

NOS 29-31 FORE STREET, TIVERTON, DEVON

(NGR SS 96641 12521)

Heritage Statement

Mid Devon District Council planning reference 21/01796

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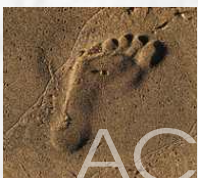
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Tiverton Almshouse Trust

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archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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## Contents

	Summary	
1.	Introduction	2
2.	Legislation and policy	3
3.	Aims and methodology	6
4.	Desk-based assessment	9
5.	Site visit	15
6.	Development of the standing buildings	19
7.	Statement of significance	21
8.	Assessment of impact on Nos 29-31 Fore Street	22
9.	Results of the trench evaluation	24
10.	Finds from the trench evaluation	25
11.	Archaeological potential	27
12.	Assessment of impact on Tiverton Conservation Area	28
13.	Assessment of impact on surrounding heritage assets	30
14.	Conclusions	31
15.	Archive and OASIS entry	32
16.	Sources consulted	32

## List of Illustrations

- Fig. 1: Location of site and historic environment data  
Fig. 2: Extract from Tozer's Plan of Tiverton, 1790  
Fig. 3: Extract from the Tiverton All Fours parish tithe map, 1842  
Fig. 4: Extract from the 1:500 Ordnance Survey town plan, 1889  
Fig. 5: Phased ground- and first-floor plans  
Fig. 6: Phased second- and third-floor plans  
Fig. 7: Trench location plan  
Fig. 8: Plans and sections of trenches 2 and 3  
Fig. 9: Plan and sections of trench 4

## List of Plates

- Plate 1: Main façade on Fore Street, looking southwest  
Plate 2: Inscribed hopper on main façade, looking southeast  
Plate 3: South elevation, looking northwest  
Plate 4: East elevation of link structure, looking southwest (1m scale)  
Plate 5: East elevation of the staff welfare block, looking south  
Plate 6: North elevation of the staff welfare block, looking southeast (1m scale)  
Plate 7: South and east elevations of the strong room (1m scale)  
Plate 8: View of banking floor, looking southwest (1m scale)  
Plate 9: View of counters, looking west (1m scale)  
Plate 10: 19th-century four-panel door in staff welfare block, looking north (1m scale)  
Plate 11: Safe in strong room, looking east (1m scale)  
Plate 12: First floor front room (101) in No. 29, looking southwest (1m scale)  
Plate 13: Stairs from first to second floor in No. 29, looking south  
Plate 14: Southwest room on the first floor of No. 29, looking southeast (1m scale)  
Plate 15: Stairs from first to second floor in No. 31, looking north (1m scale)  
Plate 16: First floor room of staff welfare block, looking northwest (1m scale)  
Plate 17: Second floor front room (201) in No. 29, looking southwest (1m scale)  
Plate 19: Southwest room on the second floor of No. 29, looking southeast (1m scale)  
Plate 18: Southeast room on the second floor of No. 29, looking south (1m scale)  
Plate 20: 18th-century door on third floor of No. 29, looking southeast (1m scale)  
Plate 21: 18th-century door on third floor of No. 29, looking northwest (1m scale)

- Plate 22: 19th-century door on third floor of No. 29, looking northwest  
Plate 23: Roof truss in No. 31, looking west  
Plate 24: Outbuilding, looking east  
Plate 25: The car park and gardens prior to the evaluation, looking northwest  
Plate 26: Trench 1, looking northwest (1, scale)  
Plate 27: Trench 2, looking northwest, showing wall S204 and drain S205 (1m scale)  
Plate 28: Trench 2, northeast-facing section, looking southwest (0.5m scale)  
Plate 29: Trench 3, looking south (1m scale)  
Plate 30: Trench 3, east-facing section through sondage, looking north (1m scale)  
Plate 31: Trench 4, looking northwest, showing wall S415 in the foreground (1m scale)  
Plate 32: Trench 4, looking southeast, showing pit F407 in the foreground, and remains of cobbled surface S409 beyond (1m scale)  
Plate 33: Trench 4, looking northwest, showing wall S410 (0.50m scale)

**Appendix 1:** Tabulated context descriptions by trench

**Appendix 2:** Summary of finds by context

**Appendix 3:** Listing of post-medieval pottery by context

## Summary

*A heritage statement was prepared by AC archaeology in February 2022 to support a planning application for the redevelopment of Nos 29-31 Fore Street, Tiverton, Devon (SS 95541 12521; Fig. 1). The document was commissioned by the Tiverton Almshouse Trust, and was prepared following a number of consultee responses to the planning application (Mid Devon District Council planning reference 21/01796) for the scheme. The proposals are for the conversion of the ground floor into two commercial units with four flats on the floors above, conversion of the currently attached rear staff welfare block into a single residential unit, and the erection of two new buildings in the rear garden and car park containing a further three residential units and an associated cycle and scooter store.*

*Nos 29-31 Fore Street are a pair of historic properties that appear to have been constructed in 1732 after the third major fire in Tiverton in June 1731. At this time they would have had separate commercial premises on the ground floor. To the rear would have been stores and service rooms probably related to the commercial use, but potentially also associated with residential accommodation that was located on the upper floors above the shops.*

*The staff welfare block was added in the early-19th century and altered in the late-19th century. The two properties were combined in the late-20th century at which time the layout of the ground floor took on its current form as a banking hall and associated offices; various changes were also made throughout the building, including the construction of the strong room and link structure. Many of the fittings were updated, although earlier fixtures survive in both the main front block and within the staff welfare block.*

*The significance of Nos 29-31 Fore Street is drawn from its architectural value, as well as its historical and aesthetic values and aspects of its setting. Its age and architectural qualities are sufficient for the building to be considered as a heritage asset. Nos 29-31 Fore Street is therefore considered to be a heritage asset of **low significance**.*

*Many elements of the building's architecture, along with other heritage values and elements of its setting, including an appreciation (from the outside) of its significance, will remain unaltered by the scheme, and some elements of the proposals have a neutral effect on the significance of the building. However, a number of elements will result in a **minor negative change** to the significance of Nos 29-31 Fore Street, specifically due to the loss of the largely original plan form on the upper floors and within the ground floor of the staff welfare block.*

*Although the conversion of Nos 29-31 causes harm to the building, the design both retains the historic building and preserves and in part enhances its external character. Overall, the proposals have no negative impact to any of the individual elements or wider character of the Conservation Area that contribute towards its special interest. It is concluded that the scheme will cause **no change** to the special interest of the Tiverton Conservation Area.*

*In close proximity to the properties (within a 50m radius) are four Grade II Listed Buildings. The proposals will not impact the character of the settings of these Listed Buildings, and will not harm any aspect of their setting contributing towards their significance. Therefore, it is concluded that the proposals will cause **no change** to the significance of the adjacent Listed Buildings along Fore Street.*

*The garden and car park to the rear of Nos 29-31 Fore Street has archaeological potential for buried remains and deposits associated with the later (mainly 19th-century) history of the property. The results can be extrapolated across the site, and similar buried remains can be expected to be present elsewhere within the garden and car park. Due to their late date (and correlation with buildings and surfaces depicted on 19th-century maps), and their poor condition following removal in the later 20th century they can be considered to be **low significance**, having limited archaeological potential to understand elements of the later history (and mainly the garden history) of the property.*

## 1. INTRODUCTION (Fig. 1)

1.1 This heritage statement has been prepared by AC archaeology in February 2022 to support proposals for redevelopment of Nos 29-31 Fore Street, Tiverton, Devon (SS 95541 12521; Fig. 1). The document has been commissioned by the Tiverton Almshouse Trust, and has been prepared following a number of consultee responses to the planning application (Mid Devon District Council planning reference 21/01796) for the scheme. The scope of the works has been guided by these consultees, in particular the Devon County Council Historic Environment Team.

1.2 The development site lies between Fore Street to the north and Phoenix Lane to the south. It comprises two historic properties (Nos 29 and 31) that were converted into a bank during the mid-20th century, a use that continued until the recent closure of the Tiverton branch of the HSBC Bank. It lies at a height of approximately 70m above Ordnance Datum on land that drops down to the southeast to the River Lowman and its floodplain. The underlying solid geology comprises Permian sandstone of the Tidcombe Sand Member overlain by Quaternary 2nd River Terrace Deposits of sand and gravel (British Geological Survey online viewer 2022).

### Designations

1.3 The historic properties are not designated as Listed Buildings. However, No. 31 is recorded on the Devon Historic Environment Record (HER reference MDV24629), which has the following description of the property:

*18th century altered, three storey, two windows, painted stucco front with rainwater head inscribed 1732 SWE. Sash windows with glazing bars and segmental heads. Small cornice below parapet. Ground floor, modern bank front.*

1.4 Within the development site is a further Historic Environment Record entry (HER reference MDV43868) for a length of cobbled path of an unknown date observed by the Tiverton Archaeological Group during groundworks within the rear garden.

1.5 The development site lies within the Tiverton Conservation Area.

1.6 In close proximity to the properties (within a 50m radius) are four Grade II Listed Buildings: Nos 23a, 23b and 23c Fore Street (National Heritage List for England (NHLE) entry 1384820), Nos 33 and 33a Fore Street (NHLE entry 1384822), No. 35a Fore Street (NHLE entry 1384823), and No. 44 Fore Street (NHLE entry 1384824).

### The scheme

1.7 The proposals are to convert the ground floor of the former bank into two commercial units with the provision of four flats on the upper floors above. Part of the rear outbuilding attached to No. 29 will be retained and converted into a single unit of

residential accommodation, with the associated demolition of the attached link and strong room. Beyond, a detached outbuilding will be demolished, and three new residential units will be constructed in a single new building located along the northern boundary of the plot, along with a cycle/scooter store. At the south end of the current car park will be a communal garden, along with access from Phoenix Lane.

## 2. LEGISLATION AND POLICY

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to the proposals are summarised below.

### Statutory

- 2.2 Scheduled Monuments, as defined under the *Ancient Monuments and Archaeological Areas Act 1979*, are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order 1981*, as amended by *The Ancient Monuments (Class Consents) Order 1984*, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument require consent from the Secretary of State for the Department for Digital, Culture, Media & Sport.

- 2.3 Listed Buildings and Conservation Areas are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Section 72 of the Act requires that 'in the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

### The National Planning Policy Framework

- 2.4 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 189-208 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2021). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*, 66).

- 2.5 The following policies are relevant to this scheme:

**Paragraph 189**

*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

**Footnote 67 to paragraph 189**

*The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.*

**Paragraph 194**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

**Paragraph 195**

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

**Paragraph 197**

*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

**Paragraph 199**

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

**Paragraph 200**

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

**Paragraph 201**

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be*



*demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

#### **Paragraph 202**

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

#### **Paragraph 203**

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

#### **Paragraph 206**

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

#### **Paragraph 207**

*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

### **Local authority planning policies**

**2.6** The *Mid Devon Local Plan 2013-2033* was formally adopted in July 2020. The adopted plan includes the following policies relating to the historic environment.

#### **Policy S9 – Environment**

*Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:*

- a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;*
- b) The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;*
- c) The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;*
- e) The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National*

*Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*

- f) *The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) *The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

#### **Policy DM25 – Development affecting heritage assets**

*Development affecting heritage assets Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:*

- a) *Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;*
- b) *Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;*
- c) *Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;*
- d) *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use; and*
- e) *Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).*

### **3. AIMS AND METHODOLOGY**

**3.1** The heritage statement contains three elements. Firstly, a **desk-based assessment**, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised 2020) and the *NPPF*. Secondly, an **historic buildings appraisal** of Nos 29 and 31 Fore Street guided by the methodologies set out in the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2020) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (updated 2016). And thirdly, an **archaeological trench evaluation** as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Field Evaluation* (revised 2020) and the Devon County Council Historic Environment Team document *Specification for Field Evaluation*.

**3.2** The scope of the study has included designated heritage assets, non-designated heritage assets and other historic environment data.

**3.3** The information derived from the study has been used:

- To identify any heritage assets recorded within the boundaries of the site;
- To assess the potential for the discovery of additional heritage assets or other archaeological sites within the boundaries of the site;

- To assess the significance of any heritage assets potentially affected by the development; and,
- To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains within the site and on the settings or character of heritage assets nearby.

**3.4** The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held by the Devon Historic Environment Record (HER);
- Historical cartographic, photographic and documentary information held online;
- Historic England's National Heritage List for England (NHLE) website;
- British Geological Survey online database; and
- Other relevant published or unpublished information and online material.

**3.5** The results of the searches are discussed in Section 4 below. All historic environment data is shown on Fig. 1. Relevant extracts of historic maps are included as Figs 2-4.

**3.6** This assessment has provided a summary of all recorded historic environment data within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Aerial photographs are of variable effectiveness depending on geology, land use and weather conditions, while certain types of remains produce no cropmarks or soil marks. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

**3.7** A site inspection including the appraisal of Nos 29-31 Fore Street was undertaken on the 20th January 2022 and the archaeological evaluation was undertaken on 9 and 10 February 2022.

#### **The trench evaluation**

**3.8** All trenches were located with a Leica Net rover GPS accurate to 1cm. The removal of overlying soils within the trenches was undertaken in 20cm spits (maximum) under the control and direction of the site archaeologist. Stripping by mechanical excavator ceased at the level at which archaeological deposits or natural subsoil was exposed.

**3.9** All features and deposits revealed were recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 2* (revised August 2012). Detailed sections and plans were produced at a scale of 1:10 and 1:20, while all site levels relate to Ordnance Datum.

#### **Assessment of significance**

**3.10** Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015) and Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The *NPPF* also includes the criteria of

archaeological, architectural and artistic value, and states that setting can also contribute to an asset's significance.

- 3.11** Taken together these documents identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two being requirements of the *NPPF*. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This heritage statement therefore expresses the ranking using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in the *NPPF*. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

### Assessment of settings

- 3.12** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible. The *NPPF Planning Practice Guidance* (Ministry of Housing,

Communities and Local Government 2019) has also been used to assess the contribution of setting to significance.

- 3.13** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* as set out below:

*Step 1: Identify which heritage assets and their settings are affected*

*Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

*Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

*Step 5: Make and document the decision and monitor outcomes*

### **Assessment of effects on significance**

- 3.14** In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether adverse or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

<b>DEGREE OF CHANGE</b>	<b>FACTORS AFFECTING CHANGE</b>
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

## **4. DESK-BASED ASSESSMENT, with a contribution by Emily Houghton (Figs 1-4)**

### **Designated heritage assets**

- 4.1** There are over 100 designated heritage assets within 300m of the proposed development site. This includes the Tiverton Conservation Area, within which the site is located. All the other designated heritage assets are also located within the Tiverton Conservation Area, and represent physical evidence (as buildings or structures) for the historic development of the urban core of the town. The majority are Grade II Listed Buildings, but there is also one Scheduled Monument, which is also designated as a Grade II\* Listed Building, three Grade I Listed Buildings, and a further three Grade II\* Listed Buildings.

- 4.2 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the study area.

#### ***Scheduled Monument***

- 4.3 There is one designated Scheduled Monument within 300m of the development site – The Great House of St George, which is also Grade II\* Listed (NHLE entries 1003836 and 1384950). The building is historically important within Tiverton as a large c.1613 town house believed to have been built by George Slee, a wealthy wool merchant and clothier. The building is a good example of an early-17th century town house.

#### ***Tiverton Conservation Area***

- 4.4 The Tiverton Conservation Area was first designated in 1973 with boundary extensions in 1992 and 2005. The character of the Tiverton Conservation Area is varied with several distinct sub areas including the central commercial area comprising Fore Street, Phoenix Lane, Bampton Street and Gold Street that all have densely developed rear courts and the Pannier Market itself. The designated area also includes the residential areas to the north and northeast side of the historic core of the town and formal planned industrial housing on the western side of the River Exe.

#### ***Listed Buildings***

- 4.5 The majority of these are not discussed here but are shown on Fig. 1 to indicate their distribution within the study area and the Tiverton Conservation Area.
- 4.6 The four Grade II Listed buildings noted in Section 1.6 above comprise: a rare example of a late 17th-century timber-framed jettied building at Nos 23a, 23b and 23c Fore Street, a former large house now divided into three (NHLE entry: 1384820); several later early-mid 19th-century houses with later alterations (Nos 33, 33a and 44 Fore Street) (NHLE entries 1384822 and 1384824); and No 35a that is one of the few surviving 'back court' properties in the town (NHLE entry 1384823).

#### ***Non-designated heritage assets and other historic environment data***

- 4.7 There are over 100 other records on the Devon HER within 300m of the development site. Some of these, where relevant, are briefly discussed below by chronological period.

#### ***Prehistoric (undated)***

- 4.8 There are two records relating to later prehistoric archaeology. One is for Fore Street that is thought to originate as a through road, of prehistoric and or Romano-British date, aligned on a ford across the River Exe (MDV44185). There is, however, no physical archaeological evidence for the highway as being of prehistoric date. The other (MDV40940) is for a few pieces of undated flint found during field walking along with a substantial quantity of medieval and later finds.

#### ***Romano-British to Early Medieval (c. AD 43 – AD 1066)***

- 4.9 Evidence for Romano-British activity comes in the form of two findspots from St Andrews Street – a Roman coin, possibly a '*barbarous radiate*' dating to the 3rd-century (MDV103671), and a sherd of 2nd- to 4th-century pottery (MDV35872). To the rear of 18 Fore Street archaeological work has revealed mostly medieval and post-medieval pottery from excavated pits, but one piece of possible Romano-British tile was also found (MDV71066).

#### ***Medieval (AD 1066 – AD 1540)***

- 4.10 A number of records date to the medieval period when the borough of Tiverton was founded (MDV21783). Historically the earliest settlement occupied the low spur of land between the confluence of the Rivers Exe and the River Lowman (Fleming 2014, 2).

The Parish Church of St Peter dates to this period and there is documentary evidence that the church was a collegiate church founded sometime before 1295 (MDV17297). There is also documentary evidence for numerous medieval chapels in the town.

- 4.11** To the east of the parish church is the suspected location of medieval markets (MDV44186). There is a number of medieval burgage plots probably dating to the 12th or 13th century (MDV44186) along with the backlands of the burgage tenements fronting Gold Street (MDV64255). The town leat is visible in Castle Street as a stone lined channel (MDV14081), and was constructed to run through the (former) cattle market (now Pannier Market) from Castle Street, across Fore Street and down to the River Lowman. In Newport Street archaeological work revealed the remains of medieval floor and wall footings, possibly the remains of buildings and yards fronting this highway (MDV75285). There is documentary evidence for two medieval mills in the town (MDV15251).

#### ***Post-medieval (AD 1540 – AD 1900)***

- 4.12** The majority of the historic environment data within the study area represents the post-medieval period, attesting to the increasing development and expansion of the settlement at Tiverton during this period, and driven by the town's prosperous textile industry. There were several mills (MDV63409 and MDV65704) and leats (MDV65568 and MDV65566) in the town.
- 4.13** The Exe Valley railway was constructed in 1885 (MDV1348). A former locomotive (MDV5330) is now housed in Tiverton Museum. A former bridge over the River Lowman (MDV37213) was replaced in the 18th century and there is cartographic evidence for a bridge house (MDV42401) and a tollhouse in the centre of the town (MDV1376). The industrial nature of the town is reflected by several blacksmiths' workshops (MDV74400, MDV38731 and MDV63410), and a bell casting pit in St Peter's Churchyard (MDV50031). In the mid-19th century an obelisk was erected somewhere on Angel Hill (MDV2684).
- 4.14** In Fore Street a cellar associated with an outbuilding (MDV73203) and a former greenhouse (MDV73204) are recorded from excavations, and there is documentary evidence for a meat market, referred to as 'flesh shambles' (MDV44187). There is also documentary evidence for a hospital (MDV76462), and cartographic evidence for a fire engine house (MDV89149) on the corner of Becks Square.
- 4.15** A number of findspots of artefacts of mainly 17th- and 18th-century date have been discovered during excavations and building works in the town.

#### ***Modern (AD 1901 – Present)***

- 4.16** The Historic Environment Record contains entries for five modern sites; including the Electric Theatre (MDV75284), a now demolished building in St Andrew Street (MDV112871), and a garden feature visible on aerial photographs (MDV108464). There are also two war memorials dedicated to the fallen in World War I and II – one in St Peter's Church (MDV14862) and the other in St George's Church (MDV107096).

#### ***Undated***

- 4.17** A number of records are for features that have not been definitively dated. This includes a number of the roads in the town, a number of cellars of unknown date that have been observed underneath the pavement in William Street (MDV102561), and 18th-century cellars are thought to exist within the plots between Barrington and Bampton Streets, it is likely the cellars underneath William Street also date to this period.

- 4.18** A former market cross stood in Market Street during part of the 18th century (MDV14095); a stone archway in Bampton Street possibly incorporates part of the cross. Cobbled surfaces have been revealed at Greenaway's Almshouses (MDV61717) and within the proposed development site (MDV43868); the paths are likely to be post-medieval or earlier in date. Coggan's Well also in Fore Street marks the end of the Town Leat (MDV109885), and is possibly of medieval date. A recorded ditch in Bampton Street may be a medieval burgage plot or a later boundary ditch (MDV102077).
- 4.19** Historic maps depict the location of town mill (MDV62724), and the associated weir is shown on late 19th- and early 20th-century Ordnance Survey maps (MDV89139); again, the mill is likely to be medieval or post-medieval in date. Finally, a number of undated archaeological features have been found at the rear of Clare House; it is probable that they relate to 18th- and 19th-century gardening activity (MDV103668).

#### **Previous archaeological fieldwork within 300m of the proposed development site**

- 4.20** Over the last 20 years developments within the centre of Tiverton have been subject to a series of archaeological assessments, historic building appraisals or evaluations, trench evaluations, watching briefs, excavations and historic building recording. The key conclusions of these events is summarised below:
- Despite the central location of these investigations within the heart of the medieval town, definite or probably medieval archaeology has only been identified on one occasion – the Electric Bingo Hall site (EDV4493).
  - The Electric Bingo Hall site (EDV4493) and the Twyford Inn (EDV6917) are the only investigations which have targeted the historic street frontages; all other investigations have been to the rear.
  - There is extensive evidence for post-medieval activity dating from the 16th or 17th century onwards. This activity includes agriculture, larger gardens, clearance of rubbish (in pits), and 18th- and 19th-century industrial activity (specifically outbuildings with cellars in the rear of historic properties). Relevant developments with such activity are: The Electric Bingo Hall (EDV4493); No. 44 Fore Street (EDV4183); Clare House Surgery (EDV6111); the Former Tiverton and District Hospital (EDV4632); and the Tiverton Pannier Market.
  - In areas of 19th- and 20th-century disturbance, where no physical earlier remains survive, residual earlier (medieval and post-medieval) pottery is a common find, e.g. at St Peter Street (EDV4170) and St Peter's Church House (EDV5858).
  - Some properties contain little or no physical remains or finds, such as at Angel Hill (MDV6823), or have been subject to significant truncation such as at No. 30 Gold Street (EDV6524).

#### **The Devon Historic Coastal and Market Towns Survey**

- 4.21** Tiverton was included within the Devon Historic Coastal and Market Towns Survey, with the report for the settlement prepared in 2014 (Fleming 2014, 86-89). The development site is located within what the survey categorised as the Town Centre character area (HUCA21). This comprises the streets forming the late medieval commercial core of the town – Fore Street, Angel Hill and Bampton Street (Fleming 2014, 81). The heritage significance of the above-ground assets is considered to be high within this area, reflecting its role as the town's commercial centre and place of civic congress and contains notable civic, ecclesiastical, and commercial buildings. It retains morphological elements that demonstrate the development of the town, including the cattle market and burgage plots (Fleming 2014, 81-84). The area was considered to have potential to reveal below-ground archaeology of high significance



including:

- Prehistoric/Roman/early medieval – settlement, boundaries, trackways or artefacts. These may particularly be associated with a former back lane running towards the ford over the River Lowman, the earliest access to and from Exe Bridge in the 13th century and the original line of the Roman road where it cuts the town centre northwards;
- Roman – remains associated with the Roman road from Exeter to Bolham Fort;
- Medieval – remains associated with the historic course of the Town Leat and structural remains of buildings, burgage plot boundaries, street surfaces, artefacts;
- Post-medieval – structural remains of buildings, boundaries, road surfaces, and artefacts; and
- 18th and 19th century – building remains, garden plots, road surfaces, and artefacts (Fleming 2014, 84).

### **Historical development**

- 4.22** The first documentary reference to the town is in King Alfred's will dated to 899 when it was known as '*Twyfryde*', meaning 'two fords'. In the Domesday Survey of 1086 the town is referred to as '*Tovreton*'; at this time the population is described as very large, consisting of 86 households (<http://opendomesday.org/>). Like many other towns Tiverton was badly affected by fires. In 1598 a fire destroyed 400 homes and killed 50 people. Not long after rebuilding had been completed there was another fire in 1612 with upwards of 600 houses being destroyed. There was a third major fire in June 1731 that started in Gold Street with 300 homes being destroyed and 3,000 people made homeless. As a result of the impact on the economy of the region an Act of Parliament was passed in 1732 requiring new buildings in Tiverton to be built with brick, stone, slate, tile and lead.
- 4.23** It is possible that Fore Street was a thoroughfare of prehistoric or Roman date aligned on a ford across the River Exe (Turton and Weddell 1989, 6). Alternatively, Fore Street may have been developed in the 14th century as 'a new, deliberately laid out, market street along the former back lane linking St Andrew Street to the crossing over the River Lowman' at Gold Street (Fleming 2014, 81). The west end of the street is cigar shaped, characteristic of a marketplace. The burgage plots survive extending either side from the street (Fleming 2014, 81-83).
- 4.24** Fore Street is one of the core commercial streets of the town and underwent many modern improvements in the early-19th century; 'the general appearance of the Fore-street, Tiverton, of a fine day, when its more opulent residents are drawn out, for wealth and respectability is not to be surpassed in the county' (Besley 1846, 106). Historic photographs show the street to have comprised numerous shops and businesses along its length. The buildings of Nos 29-31 Fore Street are visible distantly in some photographs, prior to their amalgamation with a single shop front in the mid-20th century. Unfortunately, the design of the shopfronts is poorly understood from these photographs (<http://www.francisfrith.com/tiverton>).
- 4.25** In 1894-95 No. 29 Fore Street is recorded as occupied by John Cann, a boot and shoemaker, also listed within the same directory under 'bird and animal preservers' suggesting an additional business in taxidermy (The Tiverton and District Directory 1894-95, 134, 169 and 176). Cann is first recorded on Fore Street in the 1881 census as a photographer (age 59), residing with his eight children, a servant and a shop assistant. By the 1891 census he is recorded as a Boot and Shoe Maker, residing with his four children, sister and a boarder ([www.thegenealogist.co.uk](http://www.thegenealogist.co.uk)).

- 4.26** In 1902 No. 29 continues to be a boot and shoemaker, but is now operated by James Musgrove (Kelly's Directory 1902, 694). The 1901 census records James Musgrave (age 50) residing on Fore Street with his wife and seven children, his profession detailed as a 'Bootmaker and Shopkeeper, Boot and Shoe Dealer' with at least one of his children working as a shop assistant at the premises. He appears to have been comparatively short-term resident, relocating his business to Bampton Street by 1911 ([www.thegenealogist.co.uk](http://www.thegenealogist.co.uk)).
- 4.27** In 1894-95 No. 31 Fore Street is occupied by William Bartlett, a wholesale and family wine, spirit and ale merchant (The Tiverton and District Directory 1894-95, 131 and 169). Bartlett is first recorded on Fore Street in the 1861 census (age 27) and is recorded to have consistently operated out of Fore Street until at least 1902, retiring and relocating to Park Street by 1911 (Kelly's Directory 1902, 691; [www.thegenealogist.co.uk](http://www.thegenealogist.co.uk)).
- 4.28** The Midland Bank appears to have taken over the buildings (or at least one of the properties) in the 1920s. Photographs from the mid-20th century show the bank with a contemporary single frontage (Clarke 2018).

#### **Map progression**

- 4.29** This section of the report is based on a map progression exercise undertaken on a series of historic maps relevant to the proposed development site. Research has been conducted using maps held at the Devon Heritage Centre, Exeter, as well as those available online.

#### ***Tozer's Plan of Tiverton, 1790* (Fig. 2)**

- 4.30** Tozer's 1790 plan of Tiverton depicts the townscape before the construction of the Pannier Market in 1830. The properties within the development site are shown within a continuous row of buildings on the south side of Fore Street. No detail of individual buildings is shown. Land to the rear is depicted as gardens extending down to the River Lowman, and again these are depicted schematically with no details of individual properties.

#### ***Tiverton All Fours tithe map, 1842* (Fig. 3)**

- 4.31** The 1842 Tiverton All Fours tithe map shows more detail than Tozer's plan, in particular the medieval burgage plots of and behind the buildings fronting Fore Street. It also depicts outbuildings behind these properties in more detail. The map shows Nos 29 and 31 separated by a passageway, with a range of attached outbuildings to the rear of No. 31 along the northeast boundary, and with a smaller detached outbuilding to the rear of No. 29. No other features are recorded to the rear, with the property extending halfway down to the River Lowman. Properties within the town centre are not covered individually in the associated tithe apportionment.

#### ***Ordnance Survey Tiverton town map, 1889* (Fig. 4)**

- 4.32** The 1:500 Ordnance Survey town map (Devonshire XLV.7.8 and XLV.7.9) records the buildings to comprise two approximately rectangular buildings fronting Fore Street with a covered passageway between them. No. 29 has a small lightwell or conservatory between the front range and an attached outbuilding. The path leads down a long narrow plot with three buildings attached to the rear of what is No. 31 Fore Street. A detached building is situated behind No. 29, beyond the attached outbuilding. On the street frontage, what appear to be entranceways are located at the east and west ends of Nos 31 and 29 respectively, and at No. 29 what appears to be an opening (marked 'V') to a cellar is depicted. To the rear are areas of garden, including a walled garden, and within the current car park another garden with a glasshouse situated towards its

north end and an outbuilding at its southeast corner. The maps record Ford's Brewery beyond the property (and others on Fore Street) extending down to the River Lowman. Kiddle's Court is depicted to the west, New Inn Court to the east. Numerous other courts are depicted leading off both the north and south sides of Fore Street, many with no recorded names.

***The Second Edition Ordnance Survey 25-inch map, 1905 (Not reproduced)***

- 4.33** The Second Edition 25-inch Ordnance Survey map shows no change to the development site.

***The Ordnance Survey 1934 25-inch revision (Not reproduced)***

- 4.34** The only change on this map relevant to the development is that No. 29 is now labelled as a bank.

***Post-Second World War maps (Not reproduced)***

- 4.35** Post-war maps initially record little change to the development site. The 1962 1:2,500 map records that the plot to the southeast of both properties has become incorporated into that of the properties forming a single long plot.

**Aerial Photographs**

- 4.36** The 1946-1949 RAF aerial photographs available on the Devon Environment Viewer show no difference to the development site when compared with the 1934 Ordnance Survey map.

**5. SITE VISIT (Figs 5-6; Plates 1-25)**

- 5.1** The two historic properties are aligned northwest-southeast but for the purposes of this report will be referred to as being orientated north-south. Their ground floors have been combined for single use as a bank but are more easily distinguishable as two properties on the upper floors. The rooms are identified below and on the figures using the numbers used on the client's architectural plans. Attached to the rear of the No. 29 is a link structure, staff welfare block and strong room. Within the rear plot there is an outbuilding alongside the property boundary with No. 33.

**External description**

***Main façade on Fore Street***

- 5.2** The ground floor has a bank frontage extending across the width of both Nos 29 and 31 (Plate 1). Offset to the west there are three large windows with timber panelling below and space above for now-removed bank signage. The entrance to the bank is to the west at the end of the property. This has a timber surround. The arrangement of these windows and doors represents a recent reorganisation of access into the bank; a photograph of 1960 shows the door to the banking hall being in the second from eastern bay rather than at the west end as at present. At the east end is a two-panel timber door giving access to an internal staircase and the flat on the upper floors. A deposit box is located to the west, between this door and the windows. The masonry of the wall is a white limestone, which is also utilised for the inner architrave of the door to the flat. The outer part of this architrave is polished granite, a material also used around the openings to the bank windows and doorway.
- 5.3** The upper floors have a render finish with two windows on each floor within each property. No. 29 has quoins and its render scored to imitate ashlar masonry. The windows in No. 29 are later 19th-century (or more recent) two over two pane horned sashes with the openings on the first floor having shallow arched heads. All the

windows have keystones above. There are plat bands between the first and second floor and also at eaves level. The roof on this side of the property is half hipped to incorporate a window on the third floor, which has five casements each of six panes. Between the properties is a band of scored render with the quoins for No. 29 set in from the edge of the property. The windows in No. 31 are 18th- or early 19th-century six over six pane hornless sashes with shallow arched heads. There is a plat band at eaves level above which is a parapet with slightly projecting capstones. The roof on this side of the property is hipped behind the parapet. On the east side of No. 30 is a cast-iron down pipe and hopper. The latter is inscribed with the date '1732' and the initials 'SWE' (Plate 2).

### ***Rear elevations***

- 5.4** The south elevation of the main front block is rendered (Plate 3). On the ground floor are three window openings, all fitted with late 20th-century casements and external metal security bars. Above the central window are two rows of slates. On the first floor are three window openings and a doorway into a small open external lobby that is accessed via a modern steel staircase. The two window openings in No. 29 have external metal security bars. The western window is a modern insertion and contains a late 20th-century casement. The other two windows are 18th- or early 19th-century six over six pane hornless sashes. The lobby has a concrete floor. Within this space there is a wooden plank door to the west and a late 20th-century door to the north with side lights of small panes. On the second floor are five window openings. The central opening is a small casement, and is probably a modern insertion, whilst the others are 18th- or early 19th-century six over six pane hornless sashes. The western window has external metal security bars. On the third floor, within No. 29 is a single window opening fitted with a small casement. This is located to the east of a brick chimney stack set within the rear gable.
- 5.5** The link structure is constructed of brick laid in English bond under a fully pitched slate roof (Plate 4). The east elevation is in two planes with a ground-floor vent and a first-floor window opening in the northern section. The vent is fitted with security bars and the window opening contains a late 20th-century casement. The southern section steps out slightly from the northern part of the wall; it features a blocked ground-floor opening, two vents and a drain from a first-floor toilet.
- 5.6** The staff welfare block is two storeyed, and constructed of brick laid in an irregular English bond on stone footings under a gabled slate roof. The east elevation has four ground-floor window openings and two first-floor window openings (Plate 5). Those on the ground floor are sashes; there are two hornless six over six pane sashes, a single eight over eight pane hornless sash and a single one over one pane horned sash; the latter two are 20th-century insertions. Both the first-floor windows are also 20th-century insertions; the north opening is fitted with a two over two pane horned sash and the south window comprises a pair of two over two pane hornless sashes. In the north elevation there is a former window opening with a shallow brick arched head that has been infilled in two phases using brick (Plate 6). In the south elevation there is a first-floor fire escape door.
- 5.7** The strong room is a tall but single-storeyed structure, constructed of brick laid in stretcher bond (Plate 7) under a flat roof edged with metal railings. There is a flight of metal fire escape stairs on its east side leading to the fire door in the south elevation of the staff welfare block. The room is 'link attached' to the staff welfare block, and in the east elevation of the link is a blocked doorway.

## Internal description

### *The ground floor*

- 5.8** On the ground floor the main banking floor is within both Nos 29 and 31, and has an entirely mid-late 20th-century layout with contemporary and 21st-century fittings. To the south of the customer area (G01) opposite the front windows is the banking counter (Plate 8). This has timber panelling below with a timber counter and glass screens above. There is an office (G02) with a 21st-century door opposite the entrance along the southern side of the building. There is a part partition at the east end creating an open-plan office with, at its north end, a cupboard containing the deposit box manufactured by Chubb. To the south of this space is another office (G05) that is accessed from a central lobby beside the banking counter. It has a 21st-century door and a partially glazed partition.
- 5.9** To the rear are two modern security doors into the staff area of the bank. The counter is timber with two sets of wooden organisers on top and two sets of drawers beneath (Plate 9). To the south of this is an open-plan office (G08) with another office to the east (G06). The latter has applied pilasters within the architrave of the west door. There is a cupboard (G07) in the northeast corner, underneath the externally accessed staircase to No. 31. The opening to this has chamfered edges. In the southeast and southwest corners there is modern angled timber panelling.
- 5.10** The link structure has modern timber panelling along the lower half of its walls. Along the west side is a corridor that has a ramped floor down to the staff welfare block. On its east side is a cupboard (G10) fitted with a late 20th-century door. This contains the boiler.
- 5.11** The staff welfare block contains two cupboards (G11 within the link, and G16), toilets (G14 and G15) and an office/staff room (G18). The ceiling to the north has a timber plank finish whilst to the south beyond the male toilets it is plastered. The male toilets has a 19th-century simple door surround and 19th-century four-panel door (Plate 10). Some of the skirting boards within the staff welfare block are also of this date with some replacement sections. The stairs to the first floor are situated within a modern link attached to the west side of the block. They have square newel posts, stick balusters and a flat-topped handrail. At the base of the stairs is a leaded skylight.
- 5.12** The corridor in the staff welfare block slopes down to the attached strong room. This contains the safe (Plate 11), which is constructed of large concrete blocks with a door, manufactured by Hobbs, in its north side. There is a blocked door in the northeast corner of the strong room within a recess presumably for a locking mechanism.

### *The first floor*

- 5.13** In the main front range Nos 29 and 31 remain largely separate structures but with a modern interconnecting door. They can be accessed separately from the entrance and staircase in the front elevation, and from the staircase in the rear staff welfare block. In No. 29 the front room (101) has a blocked fireplace in the west wall and a 19th-century door surround fitted with a late 20th-century door (Plate 12). This room is accessed from a landing (104) that has had a large opening inserted to the south connecting with a rear corridor. The stairs to the first floor have a closed string, turned newel posts, stick balusters and rounded handrail (Plate 13). To the rear there is a further three rooms. In room (102) to the west of the stairs, the underside of the second-floor stairs, finished with lath and plaster (as also appears to the ceiling) projects into the space, and are supported on a square post. The southeast room (105) has a 19th-century door surround fitted with a late 20th-century door and a probable blocked fireplace in the southwest corner. The southwest room (106) has a 19th-century door surround

fitted with a late 20th-century door and there is a probable blocked fireplace in the southeast corner (Plate 14). The rear opening from the link structure is a modern insertion.

- 5.14** In No. 31 the front room (111) has a late 20th-century door and modern skirting boards. This room is accessed from a landing (112) that has a late 20th-century glazed door from the rear landing. The stairs have closed balusters and square newel posts (Plate 15). To the rear are three store rooms (114, 116, 117 and 119) and a landing (115). The arrangement of these store rooms is entirely modern. To the northeast the landing is accessed from the flight of stairs from the ground floor. At the base of these is a late 20th-century glazed door. The stairs have late 20th-century handrails attached to the walls. Two of the store rooms are accessed from a rear lobby (behind the stairs) where there is also access to the rear fire escape.
- 5.15** The link structure has a landing with a WC to the east accessed down a short flight of steps with stick balusters and rounded handrail.
- 5.16** There is another smaller landing to the south, at the top of the main staircase, which gives access to a single open-plan room to the east. All the fittings are modern (Plate 16) including the internal and external doors. The ceiling is plastered and the roof structure is not visible. A section of projecting masonry in the west wall appears to be a chimney stack.

#### ***The second floor***

- 5.17** In No. 29 the front room (201) has possible late 18th- or early 19th-century door surrounds to the south and there is a blocked fireplace in the west wall (Plate 17). The room was formerly two smaller rooms with a beam crossing the ceiling in the line of the former partition. To the rear are two landings/hallways and a further two rooms. These are accessed via secondary flights of stairs that rise east and west from the top of the main staircase. Off the landing to the east is a cupboard (204) that has a skylight in the ceiling. The room to the southeast (206) has a simple fire surround that has had its mantle removed and the fireplace blocked (Plate 18). There is a picture rail on all but the south wall, and a cupboard (205) has been inserted into the northwest corner. The room to the southwest (207) has a simple timber fire surround in the southeast corner with a mantle and an early 20th-century heater inserted into the hearth (Plate 19). Over the door is a small four-pane light. Both rear rooms have 19th-century door surrounds fitted with late 20th-century doors.
- 5.18** In No. 31 there are two front rooms with 19th-century door surrounds fitted with late 20th-century doors. This arrangement was probably also the layout in No. 29 before the front rooms were combined. To the rear are two landings/halls and a further three rooms; a bathroom (210), kitchen (212) and WC (213). As in No. 29 these are accessed via secondary flights of stairs that rise east and west from the top of the main staircase. The arrangement is however reversed with these short flights being located at the front, rather than the rear, of the stairwell. The kitchen and WC have been created out of an earlier, larger rear room. All of the fittings in these rooms date to the late-20th and early-21st century.

#### ***The third floor***

- 5.19** In No. 29 there are two rooms accessed from a landing. The rooms have 18th-century doors; the north door has L-shaped brackets and an early 20th-century handle, whilst the south door has strap hinges with expanded ends, an L-shaped hinge and 18th-century door catch (Plates 20 and 21). On the landing is a cupboard at the top of the stairs. This has a 19th-century plank door attached with strap hinges with round ends (Plate 22). The lower parts of four roof trusses are exposed, with the remainder of the

structure obscured by the ceiling. Fully trenched purlins are set into the backs of the rafters.

- 5.20** In No. 31 there are two rooms, with the staircase terminating within the front room. Three trusses are visible with a fourth located inside the partition between the rooms (Plate 23). These have pegged lapped collars and apexes, and the purlins sit in trenches. They have carpenter's marks running numerically from north to south. Truss four to the south has a slimmer collar and additional vertical posts beneath.

#### **The outbuilding**

- 5.21** This is constructed of rubble stone and brick under a gabled roof (Plate 24), and it is in a derelict state; the tiles or slates of the roof have been lost. The north elevation contains a central doorway with wooden lintel that has been infilled with brick. The east elevation is along the boundary wall and has no openings. The south elevation also has no openings. Here the lower half is of rubble stone and there is a line of headers between this and the brickwork above. The west elevation is of a similar construction, and features a doorway that is currently boarded up. The north elevation is entirely brickwork, incorporating a brick-blocked central doorway, and with brick repairs including to the northwest corner.

#### **The grounds (Plate 25)**

- 5.22** The grounds to the rear of the main block, and extending as far back as the outbuilding, are landscaped as a garden, with a pathway wrapping around the staff welfare block and strong room and up to the base of the fire escape to No. 31. To the south of this is a raised flower bed, and then an area of flagstone paving and then grass incorporating a tree. Beyond the strong room the central part of the garden is laid to grass with the path continuing south, and dropping down to the rear car park. The car park is at a lower level than the garden, and the garden above is on a terrace at the higher level.
- 5.23** The boundary walls of the car park are, where visible, modern brickwork, with the east wall laid onto a stone base visible at surface level. The wall to the north is rubble stone under a modern concrete capping, and forms a revetment to the garden, with the pathway of the adjacent property to the east being at a lower level.

## **6. DEVELOPMENT OF THE STANDING BUILDINGS (Figs 5-6)**

### **Early history of the properties**

- 6.1** The two historic properties appear to have been constructed in the first half of the 18th century based (a) on the dates of internal fittings, (b) the roof structure, and (c) the date of 1732 inscribed on the hopper of No. 31. This would indicate that they were built after the third major fire in Tiverton in June 1731; the architecture and layout of the overall (current) property probably indicates that the two properties were built as a pair, an arrangement known from other properties on Fore Street.
- 6.2** The properties at this time would have had separate commercial premises on the ground floors accessed from Fore Street. The historic mapping indicates that there was a central passageway within the building and between the commercial premises that would have given access to the rear of the plot. Old photographs of Fore Street show the shop frontage of No. 31 as extending over the entrance to the passage. Its position within the building can be partially identified as store G07, but its line to the front has been lost due to the reconfiguration as a bank. On the upper floors was residential accommodation for each property. On the first floors would have been large reception rooms to the front overlooking Fore Street (rooms 101 and 111), with smaller rooms, including a kitchen, to the rear. On the second floor would have been bedrooms, with

the third floor possibly also used as bedrooms for children, servants or apprentices. Original access arrangements to the first floor are unclear; the position of the current staircase to No. 31 may be historic, but may equally have been added in the mid-20th century when the building was converted into a bank. Beyond the main block, to the rear, were additional rooms presumably functioning in association with the commercial uses of the properties, and perhaps also at the front as additional service rooms to the house/shops. The historic mapping shows these to be quite extensive for No. 31, extending beyond the current outbuilding, forming part of the rear range. No. 29 had a small quantity of associated outbuildings.

### **Later development of the properties**

- 6.3** The staff welfare block appears to have been constructed in the early-19th century based on the date of internal fittings. The original function of the structure is unclear. Rooms G14 and G15 that now contain the toilets appear to be the original spaces based on the location of 19th-century skirting boards within these rooms and the corridor. The location of the possible blocked fireplace on the first floor may indicate that there was probably originally a fireplace on the ground floor within what is now the corridor which was removed when the stairs were added. Presumably the south end of the ground floor housed a store as it was not originally externally lit. The first floor was also not lit but the presence of the blocked fireplace is indicative of a use more than just a store. The addition of windows in the east elevation and the blocking of the window in the north elevation probably dates to the late-19th century. The commercial premises in No. 29 housed a boot maker in the late 19th century, and No. 31 was a wine merchants in the late-19th century.
- 6.4** No. 29 became a bank in the late 1920s, and old photographs of High Street appear to show that the shop front had been updated. No. 31 was incorporated into the bank in the 1960s and the shop fronts of both were again updated to form a single frontage, in a style typical of modern (late 19th- and 20th-century) banks. It was at this time that the layout of the ground floor took on its current form (although some alterations may be later – see below). Probably contemporary are the addition of the staircase in the staff welfare block (allowing access to the first floor of No. 29 that was used in association with the bank rather than as residential use as in No. 31), and the removal of partitions on the upper floors (for example creating store 201, lobby 118 and kitchen 212) as well as the addition of new stores (114, 116, 117 and 119). It was during this period that the buildings to the rear were also removed, leaving only the staff welfare block and the single outbuilding behind No. 31.
- 6.5** In the last quarter of the 20th or early-21st century the strong room and link structure were constructed. The presence of the blocked door within the east elevation of the strong room suggest that it may have been constructed before the link structure but they are broadly contemporary. The construction of the link structure lead to the removal of part of the west wall of the staff welfare block including presumably the fireplace as noted above. During the same period many of the fittings throughout the two properties were updated including doors, bathrooms and the kitchen in No. 30. The ground-floor fenestration of the bank was also reconfigured, and it is possible that some of the ground-floor offices also date from this period rather the mid-20th century.



## **7. STATEMENT OF SIGNIFICANCE**

### **Architectural, aesthetic and artistic values**

- 7.1** The two historic properties have architectural value derived from their early plan forms and survival of some original fixtures and fittings. The plan of the properties, most notably on the ground floor, has been heavily impacted by their amalgamation into and their use as a bank in the later 20th century. This has left uncertainties over the earlier layouts including access to the first floor. However, their forms are clearer on the upper floors where layouts survive along with associated 18th- and 19th-century fixtures and fittings. Specific fittings contributing to the architectural value of the building are the staircases, historic doors architraves, doors and associated fittings (although original doors rarely survive), historic windows, and the roof structures.
- 7.2** The architecture of the bank is utilitarian, particularly the strong room that reflects its function, but is neither the less distinctive in its design, which is typical of 20th-century banks (within historic buildings). The external architecture draws on 100 years of banking architecture, and whilst distinctive is not innovative.
- 7.3** The historic properties also have architectural value derived from their main façade which like the other properties on Fore Street is of a relatively good quality Georgian form. This façade and elements such as the inscribed hopper also give the properties aesthetic value. They have a group value with other contemporary properties on Fore Street.
- 7.4** The building has no artistic value relating to its architecture. Whilst there are historic fixtures and fittings that contribute to the building's architectural value, none are of high quality.

### **Historical and communal values**

- 7.5** Historical value tends to be illustrative or associative. Nos 29 and 31 Fore Street have illustrative value as they can be visually read as Georgian houses with both commercial and residential functions, and through the use of the bank that the commercial use has continued into the 21st century. The main blocks have associative value relating to the rebuilding of the centre of Tiverton following the fire of 1731, and as noted above a group value with other nearby contemporary buildings. The rear range and outbuilding illustrate, to an extent, the historic development of plots behind main ranges, but due to the demolition of most outbuildings and the construction of the strong room, these are low contributors to the historical value of the building.
- 7.6** No specific communal value for relating to the history of the property has been identified, although the consultation response to the planning application from the Tiverton Archaeological Group highlights a local interest in the historic property within the centre of the town.

### **Setting**

- 7.7** The setting of the building is considered to be the plot in which it stands and the adjacent length of Fore Street, these being the areas in which the building can be experienced, and the heritage values that make its significant can be appreciated. The location on Fore Street and the shape of the plot have dictated the function and plan form of the historic properties and forms an intrinsic part of their character. The form of the built environment of Fore Street limits views of the building from a distance. Close experience is required to understand the architectural value of the building, but in longer-distance views there is a general appreciation of its character and setting in association with adjacent contemporary properties. The shops were designed to be seen from close proximity where their fronts – displaying goods – could be viewed. The

building does not have long-distance designed views. As townhouses views are over Fore Street (including from the principal rooms on the upper floors), and limited to the properties opposite and the adjacent length of the highway, as well as to the rear over the rear of the property taking in the adjacent properties and now the modern development beyond in Phoenix Lane.

### **Assessment of significance**

- 7.8** In summary, the significance of Nos 29-31 Fore Street is drawn from its architectural value, as well as its historical and aesthetic values and aspects of its setting. Its age and architectural qualities are sufficient for the building to be considered as a non-designated heritage asset. Nos 29-31 Fore Street is therefore considered to be a heritage asset of *low significance*.

## **8. ASSESSMENT OF IMPACT ON NOS 29-31 FORE STREET**

- 8.1** The proposals are to convert the ground floor of the former bank into two commercial units with the provision of four flats on the upper floors above. Part of the rear staff welfare block attached to No. 29 will be retained and converted into a single unit of residential accommodation, with the associated demolition of the attached link and strong room. Beyond, a detached outbuilding will be demolished.
- 8.2** The alterations to the main façade onto Fore Street will include the addition of a doorway into No. 31 and an altered opening into No. 29. These will be within the existing door and window openings, which date to the later 20th century and are of no architectural value. The change to the arrangement of the fenestration will reflect the internal subdivision back into two commercial units. Due to the style of the existing frontage (as a single bank shopfront over two properties) the changes may on the face of it appear odd, but this would be mitigated by any future signage (and any other associated treatment to the façade) for new occupants. The changes will not cause any visual impact. There will be no change to the façades above the shopfront, which illustrate the earlier histories of the properties.
- 8.3** The conversion of the bank into two commercial units will to an extent restore the historic plan form of the building recreating two units on the ground floor. Many of the late 20th-century partitions are to be removed, and several openings in walls to be retained are to be blocked up. A single new opening will be created within an historic internal partition, as be it one that has already been significantly altered in the later 20th century.
- 8.4** The creation of four flats on the upper floors will result in a change to the existing plan form at these levels. It will be necessary to remove the central staircases in each property as their location makes creating separate units (within each historic property) on each floor challenging. It is proposed that these will be replaced by new staircases located to the rear of the building. The creation of the flats will result in the need for new partitions and doorways and the removal of most of the existing partitions and the blocking up of some historic doorways; however, the retention of the historic party walls between Nos 29 and 31 is a positive element of the design. These proposals will be harmful due to the loss of the largely original plan form on the first and second floors.
- 8.5** The proposals retain the third-floor attic accommodation as stores, with the groups of stores accessed via new staircases from the communal areas of the two historic buildings.

- 8.6 The main body of the staff welfare block will be retained and converted with the modern strong room and link structure removed. These additions do not contribute to the significance of the building, and therefore their removal will not result in any harm.
- 8.7 The construction of the dwellings to the rear will not result in any physical change to Nos 29-31, although the detached outbuilding will be demolished. Any change to its significance would be through change within its setting. The current character of the plot does not reflect its historic character as until the later 20th century there was a series of outbuildings both behind No. 29 and extending further back from No. 31 beyond the current detached outbuilding. The size and form of the remainder of the plot also reflects historic and modern change, including the truncation of the historic burgage plot, and the modern creation of the car park within the lower garden in the shortened plot. The orientation of the new dwellings will reflect the position of the former outbuildings, and their massing is likely to reflect the historic structures (if the existing outbuilding can be used as a guide); the impact of their construction is therefore neutral. The derelict outbuilding is to be removed due to its poor condition. This will inevitably lead to the loss of historic fabric and evidence of the existence of former outbuildings, although the location of the replacement cycle/scooter store will reflect the current and historic positions of outbuildings here.
- 8.8 In conclusion, although some elements of the proposals have a neutral effect on the significance of the building, and a number of heritage values that contribute to the building's significance remain unaffected, some elements will result in a **minor negative change** to the significance of Nos 29-31 Fore Street, specifically due to the loss of the largely original plan form on the upper floors and within the ground floor of the staff welfare block.
- 8.9 In accordance with paragraph 203 of the *NPPF* this harm will need to be weighed against the **low significance** of the building. However, in the overall decision making process, the wider principles of the *NPPF* could also be applied, and consideration given to the justification for the scheme design, as well as public benefits of the scheme. The proposals bring the currently unused historic building back into a viable and sustainable use, and one which has the clear public benefit of providing two commercial units, a local owner with a charitable status (as opposed to the former national corporation of the bank), and providing four units of accommodation (as part of a wider scheme that creates 8 units) for the local population with specific housing needs, and a central location that will provide an economic benefit to the town centre.
- 8.10 As has been discussed above, the nature of the building, and in particular the location of the central staircases, is a challenge to convert without causing any harm, and it is the removal of these, along with the removal of internal partitions in the staff welfare block, that causes the harm to the building. In contrast, the overall design and individual elements of the proposals respond positively to the historic character of the two historic buildings, and their histories as well as their setting. As has been discussed in the preceding assessment above many elements of the building's architecture, along with other heritage values and elements of its setting, including an appreciation of its significance, will remain unaltered by the scheme.

## 9. RESULTS OF THE TRENCH EVALUATION (Figs 7-9; Plates 26-33; Appendix 1)

### Introduction

9.1 The evaluation was undertaken in accordance with a trench plan approved by the Devon County Council Historic Environment Team. The trenches targeted – where possible – the footprints of the proposed new structures, but also included other areas of the garden avoiding known services and allowing for machine access within the confined site. It comprised four trenches, with Trench 4 split into two to avoid a possible previously unknown service (Fig. 7).

9.2 Archaeological features were present in two of the four trenches (Trenches 2 and 4). The trenches containing features are described in detail below, while tabulated context descriptions for all trenches are provided in Appendix 1. Context numbers are prefixed by the relevant trench number (e.g. 100 for Trench 1, 300 for Trench 3 etc.).

9.3 Natural river terrace deposits were exposed in three trenches at depths of between 0.48m (Trench 1) and 1.80m (Trench 3) below the current ground level. This was overlaid in places by other possible natural deposits (or in one instance a possible early agricultural soil), and then by varying sequences of deposits.

### **Trench 2** (*Detailed plan Fig. 8a and section Fig. 8b; Plates 27 and 28*)

9.4 This trench was located alongside the northeast boundary to the south of the outbuilding and was aligned approximately northwest-southeast. A wall (S204) and a drain (S205) were exposed at depths of 0.52 and 0.67m from the surface respectively, and were sealed beneath layers comprising topsoil (200) and two landscaping deposits (201 and 202). They were set into a lower landscaping deposit (203), which contained a large number of post-medieval finds, but due to the presence of the features was not fully excavated.

#### Wall S204

9.5 This was aligned approximately northeast-southwest, was laid into deposit 203, and comprised a single surviving course of brickwork, made up from reused fragments of red brick (laid one standard width wide) bonded in soft red mortar.

#### Drain S205

9.6 This was located to the southeast of wall S205, was again aligned northeast-southwest, and was also laid into deposit 203. It comprised a length of abutting ceramic pipes whose northeast end terminated in the trench within a small red brick drain.

### **Trench 4** (*Detailed plan Fig. 9a and sections Figs 9b-c; Plates 31-33*)

9.7 This trench was excavated in two lengths within the south end of the garden terrace and the north end of the car park. Features were found in both parts of the trench at varying depths from the ground surface.

#### Surface S409

9.8 The remains of a cobbled surface were exposed at the north end of the trench, at depths up to 1.26m below the surface. It was overlaid by a demolition deposit (402, associated with its partial removal), and then by a deep sequence of landscaping deposits and topsoil.

#### Pit F407

9.9 Two possible pits (F407 and F416) were identified cutting into deposit 404 at the north end of the trench. The overlying deposit sequence was too deep to allow safe excavation of the features. However, the surface fill (408) of pit F407 contained 29 sherds of post-medieval pottery, mainly tableware, window glass and a bottle neck

which dates from 1820-1840, as well as pieces of clay tobacco pipe and some animal bone and shell.

#### Wall S410

- 9.10** At the junction of the car park and the base of the garden terrace to the north the top of a northeast-southwest aligned wall (S410) was exposed. This was constructed of stone blocks and occasional bricks laid in uneven courses and bonded in reddish pink mortar. The kerb of the car park had been constructed onto the top of the remains of the wall. The structure is interpreted as an internal boundary wall within the property, as recorded on historic Ordnance Survey maps. Immediately to the south of the wall was a garden soil (411) within which was a ceramic land drain.

#### Wall S415

- 9.11** In the southern part of the trench a northeast-southwest aligned wall (S415) was exposed 0.14m below the surface. It was constructed of stone and brick laid in courses and bonded in a grey cement. The structure is interpreted as part of the foundation for a greenhouse depicted on historic Ordnance Survey maps.

### **10. FINDS FROM THE TRENCH EVALUATION** *by Naomi Payne and Charlotte Coles* (Appendices 2 and 3)

#### **Introduction**

- 10.1** All finds recovered on site during the evaluation have been retained, cleaned and marked where appropriate. They have been quantified according to material type within each context and the assemblage examined to extract information regarding the range, nature and date of artefacts represented. The collection of finds is summarised in Appendix 2.

#### **Post-medieval pottery** *by Naomi Payne*

- 10.2** 113 sherds (5147g) of post-medieval pottery were recovered from six contexts. The assemblage is dominated by South Somerset (or other Somerset) earthenwares, and refined white earthenwares likely to have been produced in Staffordshire, with 34 and 37 sherds respectively. There are smaller quantities of stoneware (14 sherds), creamware (eight sherds), Bristol/Staffordshire yellow slip ware (four sherds), porcelain (four sherds), yellow kitchen ware (two sherds), flower pot (two sherds), Bristol treacle-brown glaze (one sherd) and tin-glazed earthenware (one sherd). A full quantification of fabrics and forms can be seen in Appendix 3. Although all of the context spot dates post-date c. 1800, there is a clear background of 18th-century material including the creamware, Bristol/Staffordshire yellow slip ware, Bristol treacle-brown glaze, scratch blue stoneware, salt-glazed stoneware, tin-glazed earthenware, and at least some of the local earthenware. Much of the material represents 19th-century domestic rubbish dumping. The pottery from pit F407 comprises mainly tableware, but landscaping deposit 302 on the other hand is largely made up of more functional pottery, the notable exception being the porcelain teacup. One vessel of local interest is the late 19th-century stoneware flagon from landscaping deposit 412, which features the following label: AR[THUR PAINE]/ WINE & SPIR[ITS MERCHANTS]/ TIVE[RTON].

#### **Metal finds** *by Naomi Payne*

- 10.3** Metal finds recovered included a section of copper alloy pipe with an attachment rod *in situ*, two iron nails and a hook.

#### **Glass** by *Charlotte Coles*

- 10.4** Twenty pieces of glass (2186g) were recovered from four contexts. These are all bottle glass with the exception of two pieces of window glass, one from context 203, a landscaping deposit and another from context 408, fill of pit F407. The vast majority of the bottle glass is from 18th- or 19th-century cylindrical beer bottles. There is a bottle neck from context 302, a landscaping deposit, which dates from the late-18th century and another from context 408 which dates from 1820-1840 (Nightingale 2010). A very small clear glass bottle with no markings apart from an embossed number 17 on the base was found in context 302. This is likely to be a medicinal bottle given its size. This has an external helix screw thread closure and is likely to date from the late-19th or early-20th century.

#### **Clay tobacco pipe** by *Charlotte Coles*

- 10.5** A total of 26 pieces of clay tobacco pipe (152g) was recovered from five contexts. There are 20 stem pieces and six bowls. No mouthpieces are present, however there is a piece of stem from context 203, a landscaping deposit, which has green glaze indicating a glazed mouthpiece. The bowl piece from context 203, is a bulbous form with a heel and a bottered rim with milling present, this form is likely to date from the late-17th or early-18th century. This pipe has no signs of soot or blackening and is unlikely to have been smoked. Two bowls were found from context 302, a landscaping deposit. Although these only survive as the heel and part of the bowl they are also likely to date from the late-17th or early-18th century. They are also unsmoked. The other three bowls come from context 408, fill of pit F407. One of these only survives as a heel and the very bottom part of the bowl; the other two have bottered rims and milling and the shape is characteristic of the late 17th- or early 18th-century bowls. One of these has no signs of having been smoked and the other has been used lightly.

#### **Ceramic Building Material (CBM)** by *Naomi Payne*

- 10.6** 18 pieces (1008g) of CBM were recovered from four contexts. Most of this material comprises small brick and roof tile fragments of 18th/19th century date, but there are also two pieces of glazed ridge tile from topsoil and context 408, fill of pit F407. This is an end piece with a single crest present and a thick greenish-brown lead glaze. This piece is likely to date from the 17th or 18th centuries.

#### **Animal bone** by *Charlotte Coles*

- 10.7** A total of 17 pieces (419g) of animal bone was recovered from four contexts. There are eight identifiable bones present, including a sheep/goat scapula from topsoil and a sheep/goat metatarsal from context 203, a landscaping deposit. There is also a sheep/goat distal radius and a sheep/goat distal tibia from context 302, a landscaping deposit and two pig maxillae, a dog maxilla and a cat scapula from context 408, fill of pit F407. The only butchery marks present are chops through two large mammal ribs from context 302.

#### **Shell** by *Charlotte Coles*

- 10.8** A total of eight pieces (232g) of shell was recovered from three contexts. The shell includes a piece of scallop shell from context 203, a landscaping deposit, a cockle shell from context 302, also a landscaping deposit, and five oyster shells and a crab pincer from context 408, fill of pit F407. Three of the oyster shells are left sides and two are right sides. Two of the left side shells have infestations including one with limpets, calcareous worm tubes and bryozoa or sea mat. One of the left side shells also has a cut mark on the ventral margin made when accessing the oyster.

#### **Coal** by *Naomi Payne*

- 10.9** A small piece of coal (8g) was recovered from the topsoil.

**Plastic** by Naomi Payne

- 10.10 A cylindrical white plastic cap was recovered from the topsoil.

## 11. ARCHAEOLOGICAL POTENTIAL

### Archaeological potential based on previous investigations in the town

- 11.1 The review of previous archaeological investigations in the centre of Tiverton, summarised in Section 4 above, demonstrates that historic properties here have archaeological potential, both under existing buildings and within their associated former burgage plots. Survival of buried remains of differing periods along with the extent of survival (if any) varies across the town, and these are clearly a factor of individual property histories, including the presence (or absence) of later post-medieval buildings constructed within the rear of plots, and where relevant demolition of such structures or other episodes of landscaping.
- 11.2 On the basis of other investigations, including the observations made previously within the garden of Nos 29-31, both the garden and the car park are considered to have archaeological potential for buried remains dating from the post-medieval period (associated with the rebuilding of the shops and houses on the street frontage in the 1730s) and potentially for earlier features and deposits.

### Archaeological potential based on the results of the trench evaluation

- 11.3 The results of the trench evaluation have identified the presence of deposits and features with both the garden and car park elements of the site. The finds assemblage indicates that none can be clearly datable to earlier than the 19th century, although stratigraphically some of the lowest deposits may represent earlier soils. Most of the features can be correlated with structures and surfaces depicted on 19th-century maps. Wall S204 and drain S205 in Trench 2 are associated with a building recorded on the 1889 Ordnance Survey town plan, and are perhaps of mid 19th-century date. Wall S410 represents an internal boundary between two gardens, with surface S409 being part of a walkway within the northwest garden, and wall S415 forming part of a greenhouse in the southeast garden. All three features are recorded on the 1889 Ordnance Survey town plan, and probably date to the early- to mid-19th century.
- 11.4 The evaluation has demonstrated that the structures discussed above were almost entirely demolished in the second half of the 20th century, with only foundations surviving; no evidence for internal surfaces of the buildings was present, and elsewhere only limited evidence for the historic garden path remains. After demolition of the structures the site was significantly landscaped with the car park cut into the existing level to form a relatively flat terrace. The ground level in the upper park of the garden, at least away from the retained standing buildings towards the frontage, was raised in level to form a flat garden at a higher level. This change in topography is clear both within the site, and when the garden is compared to the lower levels of the adjacent properties to the northeast and southwest. Material used to raise the ground level up probably derived from the current car park area.
- 11.5 In conclusion, the garden and car park to the rear of Nos 29-31 Fore Street has archaeological potential for buried remains and deposits associated with the later (mainly 19th-century) history of the property. The results can be extrapolated across the site, and similar buried remains can be expected to be present elsewhere within the garden and car park. Due to their late date (and correlation with buildings and surfaces depicted on 19th-century maps), and their poor condition following removal in the later 20th century they can be considered to be **low significance**, having limited

archaeological potential to understand elements of the later history (and mainly garden history) of the property.

## 12. ASSESSMENT OF IMPACT ON TIVERTON CONSERVATION AREA

### Introduction

12.1 The special interests of Conservation Areas are derived from the collective heritage values and cohesive historical integrity of the assets within them, and the overall preservation of the historic (and aesthetic) character of the area. The Tiverton Conservation Area was designated in 1973 with boundary extensions in 1992 and 2005. The special interest of the Tiverton Conservation Area is set out in the *Tiverton Conservation Area Character Appraisal and Management Plan* prepared by Mid Devon District Council in 2005. Based on this special interest and the presence of a number of Scheduled Monuments and Grade I Listed Buildings within the designated area, the Conservation Area is considered to be an asset of **high significance**.

12.2 The *Tiverton Conservation Area Character Appraisal and Management Plan* identifies a series of features that contribute towards the special interest of the Conservation Area. These include the 'special architectural interest' of the Scheduled Monuments, the Listed Buildings and other non-designated but locally important buildings. The document includes the following statements relating to this interest (Mid Devon District Council 2005, section 2):

*Tiverton has a tradition of architectural variety, reflected in the quality of the design and workmanship of the buildings. The old stone buildings have often been extended, embellished and refurbished to a higher standard in later centuries. Buildings exhibit a wide range of architectural styles from the early 18th century Georgian Gotham House (photo 5), the Queen Anne style Amory House and various classical traditions fashionable in Georgian times, as used on Scott and Moffatt's rebuilding of the workhouse at Belmont Hospital, to the Regency style villa of Clare House.*

*The Victorians continued the tradition of using a wide range of architectural styles.*

*Of particular interest are the surviving buildings commissioned by John Heathcoat, including the factory school. He also provided formally planned workers housing in terraces of pleasing simple Georgian design (Plate 7), with characteristic cast iron window cills. This housing is considered to be a very significant survival of planning industrial housing, both in regional and national terms.*

*Attractive buildings of high architectural quality continued to be added to the town into the twentieth century.*

12.3 Linking into the architecture is the 'appearance', the built form of mainly three-storey buildings in the central core, and a more diverse architecture outside of this area. This appearance also relates to building materials, ornamentation and the street furniture. The roofscapes are also important, both for materials, and form, which includes rows of buildings at right angles to the principal street frontages.

12.4 The town has 'special historic interest', which includes evidence for prehistoric and Roman activity in the wider vicinity of the medieval town (knowledge of which has much increased since the *Tiverton Conservation Area Character Appraisal and Management Plan* was produced). This interest also, but not exclusively, derives from the identification of Tiverton as having late Saxon origins, and the medieval documentation including for the creation of a borough in 1224. This led to the land being split into burgage plots, which are still evident in the townscape today, often represented by *later*



boundary walls and buildings. Other historical elements include the provision of a leat in 1250, and the development of the town as a textile centre and later for the lace industry. This continued into the later post-medieval period when large numbers of small industrial workshops were constructed (Turton and Weddell 1989). The original Blundell's School was founded off the back of the profits of cloth trading. Other historical events, such as the English Civil War, and fires, have shaped the architecture of the town and the archaeological potential.

- 12.5** The *Tiverton Conservation Area Character Appraisal and Management Plan* highlights the archaeological potential, including evidence for prehistoric and Roman activity, the medieval and post-medieval town, including expansion onto field systems, and industrial activity including associated water courses.
- 12.6** The character of the Tiverton Conservation Area also contributes towards its significance. This includes the central commercial core including densely developed rear courts, the formal residential areas to the northeast of the central core and formal industrial housing west of the river.

#### **Assessment of impact**

- 12.7** Although unlisted, 29-31 Fore Street is considered to be an important unlisted building within the *Tiverton Conservation Area Character Appraisal and Management Plan* (Mid Devon District Council 2005, Plan 9).
- 12.8** The alterations to the main façade are minimal, with only the addition of a doorway in an existing modern window opening proposed. Alterations to the rear include removing the late-20th and early-21st century strong room and link structure as well as the modern fire escape behind No. 31. The proposals for the main façade will result in a minimal visual change within the modern section of the frontage. As discussed above the changes at ground-floor level do not impact the character of the building, and consequently will not impact the appearance of the property in the wider streetscape of Fore Street. The attached elements to be removed at the rear neither contribute to the significance of the building nor the special interest of the Tiverton Conservation Area. Their removal will open up views of Nos 29-31 Fore Street from its rear curtilage.
- 12.9** The construction of the new properties and cycle and scooter store will result in a visual change to the current character of the rear of the property, but as discussed in Section 6 above this character is entirely modern, and there is an historical precedent for the presence of outbuildings to the rear of both Nos 29 and 31. The current revised proposals have been drawn up following consultation with the Mid Devon District Council Conservation Officer, and through their orientation and positions the new buildings reflect the location of these former outbuildings, set alongside the northeast boundary, and towards the front of the property leaving a communal garden to the rear. They also retain the historic alignment of boundary walls, and character of settlement within this part of the Conservation Area, with the linear development along the south side of Fore Street, and rear outbuildings at right angles to these, often alongside the northeast boundaries (as surviving in the adjacent historic burgage plots). Previous consented schemes within the town centre have demonstrated that the rear plots of historic properties are capable of accommodating sensitive new development that respects the historic environment; these developments also form a precedent for the current proposals.
- 12.10** In conclusion, whilst the proposals within the current garden and car park represent a visual change within a small part of the Conservation Area, the design, massing and location of the new buildings draws on the historic character of the local townscape and the history of the plot containing Nos 29-31 Fore Street. Although the conversion

of Nos 29-31 causes harm to the building, the design both retains the historic building and preserves and in part enhances its external character. Overall, the proposals have no negative impact to any of the individual elements or wider character of the Conservation Area that contribute towards its special interest. It is concluded that the scheme will cause **no change** to the special interest of the Tiverton Conservation Area.

### **13. ASSESSMENT OF IMPACT ON SURROUNDING HERITAGE ASSETS**

**13.1** Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance. The proposals will not result in any physical change to any of the surrounding heritage assets so any impact would be the result of change to their setting where this setting contributes to their significance.

#### **Impacts on setting and significance**

**13.2** A change to the setting of the heritage assets, in particular the visual aspect of setting, where this forms part of their significance can impact their significance. An appraisal has been carried out in accordance with the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*. Where necessary, this has been undertaken to an enhanced Step 1 as set out in this guidance.

**13.3** Within 300m of the proposed development site is the Scheduled Monument of Great House of St George and over 100 Listed Buildings. The proposals will not affect the aspects of setting that contribute towards the significance of these buildings and would not affect the ability to appreciate their significance; they have therefore been excluded from further assessment.

**13.4** In close proximity to the properties (within a 50m radius) are four Grade II Listed buildings; Nos 23a, 23b and 23c Fore Street (NHLE entry 1384820), Nos 33 and 33a Fore Street (NHLE entry 1384822), No. 35a Fore Street (NHLE entry 1384823), and No. 44 Fore Street (NHLE entry 1384824); their locations are shown on Fig. 1. As standing buildings all have aspects of setting contributing to their significance. This includes elements such as their topographic location (within historic burgage plots), which will remain unaffected by the proposals.

**13.5** All except No. 35a Fore Street have roadside settings along Fore Street. As discussed above, the limited changes to the front elevation of Nos 29-31 do not harm the character of the streetscape, and will therefore not impact on aspects of setting of these Listed Buildings relating to Fore Street (such as their individual character in the streetscape, and appreciation of the buildings and their localised setting from Fore Street). In relation to the proposals at the rear of the property, due to their topographic locations (with intervening buildings on the road frontage and behind adjacent properties), Nos 23a, 23b and 23c and No. 44 are not intervisible with the rear of the property, and the changes here will not alter aspects of setting contributing to their significance. There is intervisibility between No. 35a and the northwest end of the garden of Nos 29-31, but views of or from land to the southwest are blocked by the intervening building attached to No. 35a. Ground level views are however limited due to the change in level with No. 35a being much lower than the garden of Nos 29-31, which is retained by a tall boundary wall. Proposals within the northern part of the site will involve removal of modern elements, such as the fire escape improving its character. There will be no adverse impact on the setting of No. 35a.

**13.6** In conclusion, the proposals will not impact the character of the settings of the adjacent Listed Buildings, and will not harm any aspect of their setting contributing towards their

significance. Therefore, it is concluded that the proposals will cause **no change** to the significance of the adjacent Listed Buildings along Fore Street.

## 14. CONCLUSIONS

- 14.1** Nos 29-31 Fore Street are a pair of historic properties that appear to have been constructed in 1732 after the third major fire in Tiverton in June 1731. At this time they would have had separate commercial premises on the ground floor facing onto Fore Street. To the rear would have been stores and service rooms probably related to the commercial use, but potentially also associated with residential accommodation that was located on the upper floors above the shops. On the first floor would have been large reception rooms to the front overlooking Fore Street with smaller rooms, with uses including kitchens, to the rear and bedrooms on the second floors. The third floor could also have been utilised as additional accommodation or as stores.
- 14.2** The staff welfare block was added in the early-19th century and altered in the late-19th century. The two properties were combined in the late-20th century at which time the layout of the ground floor took on its current form as a banking hall and associated offices; various changes were also made throughout the building, including the construction of the strong room and link structure. Many of the fittings were updated, although earlier fixtures survive in both the main front block and within the staff welfare block.
- 14.3** The significance of Nos 29-31 Fore Street is drawn from its architectural value, as well as its historical and aesthetic values and aspects of its setting. Its age and architectural qualities are sufficient for the building to be considered as a heritage asset. Nos 29-31 Fore Street is therefore considered to be a heritage asset of **low significance**.
- 14.4** Many elements of the building's architecture, along with other heritage values and elements of its setting, including an appreciation (from the outside) of its significance, will remain unaltered by the scheme, and some elements of the proposals have a neutral effect on the significance of the building. However, a number of elements will result in a **minor negative change** to the significance of Nos 29-31 Fore Street, specifically due to the loss of the largely original plan form on the upper floors and within the ground floor of the staff welfare block.
- 14.5** Although the conversion of Nos 29-31 causes harm to the building, the design both retains the historic building and preserves and in part enhances its external character. Overall, the proposals have no negative impact to any of the individual elements or wider character of the Conservation Area that contribute towards its special interest. It is concluded that the scheme will cause **no change** to the special interest of the Tiverton Conservation Area.
- 14.6** In close proximity to the properties (within a 50m radius) are four Grade II Listed Buildings. The proposals will not impact the character of the settings of these Listed Buildings, and will not harm any aspect of their setting contributing towards their significance. Therefore, it is concluded that the proposals will cause **no change** to the significance of the adjacent Listed Buildings along Fore Street.
- 14.7** The garden and car park to the rear of Nos 29-31 Fore Street has archaeological potential for buried remains and deposits associated with the later (mainly 19th-century) history of the property. The results can be extrapolated across the site, and similar buried remains can be expected to be present elsewhere within the garden and car park. Due to their late date (and correlation with buildings and surfaces depicted on 19th-century maps), and their poor condition following removal in the later 20th

century they can be considered to be **low significance**, having limited archaeological potential to understand elements of the later history (and mainly the garden history) of the property.

## 15 ARCHIVE AND OASIS ENTRY

15.1 The archive from the trench evaluation is currently stored at AC archaeology's Devon office, pending a decision on the planning application, and the requirements for any further archaeological work, should they be requested by the Devon County Council Historic Environment Team.

15.2 An OASIS entry has been created using the unique identifier 504733.

## 16. SOURCES CONSULTED

### Devon Heritage Centre

Tozer's Plan of Tiverton, 1790, DHC7344F/11/3/1/2

Tiverton All Fours parish tithe map, 1842, DHC DEX/4/a/TM/Tiverton All Fours

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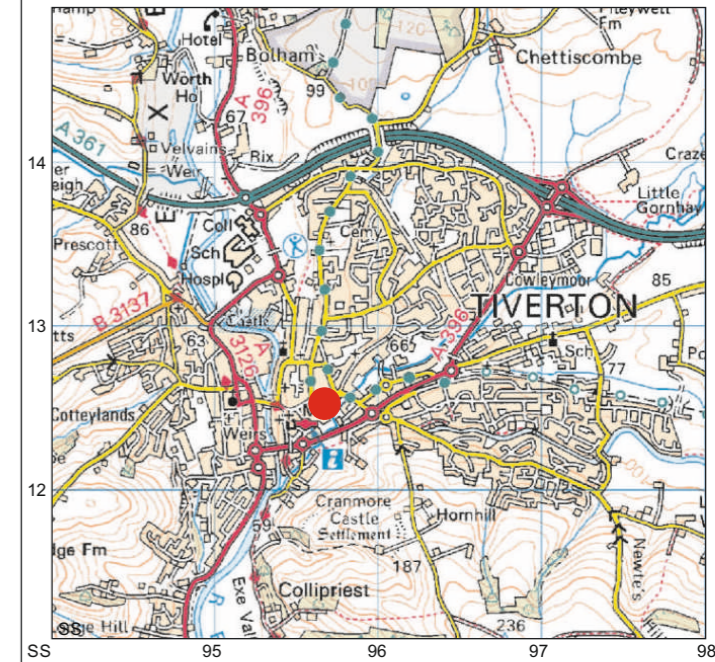
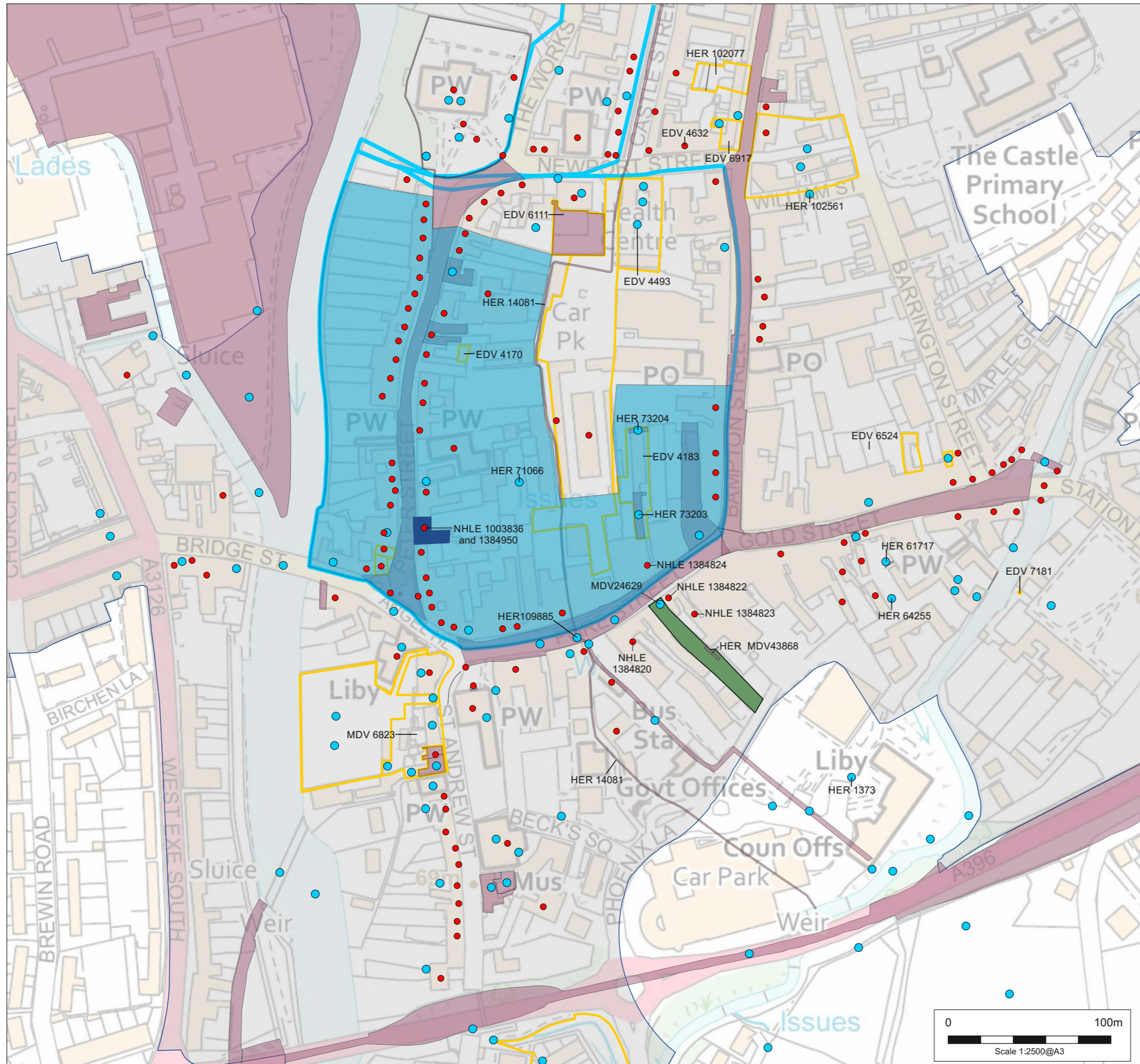
British Geological Survey  
<http://www.bgs.ac.uk/opengeoscience>

Devon County Historic environment viewer  
<http://map.devon.gov.uk/dccviewer>

National Heritage List for England  
<https://historicengland.org.uk/listing/the-list/>

Francis Frith  
<http://www.francisfrith.com/tiverton>





**Legend**

- Application area
- Heritage assets**
- Scheduled Monument
- Grade I Listed Buildings
- Grade II\* Listed Buildings
- Grade II Listed Buildings
- Historic Environment Record Entries (for clarity not all polygons shown)
- Tiverton Conservation Area
- Archaeological Interventions





PROJECT

Nos 29-31 Fore Street, Tiverton,  
Devon

TITLE

Fig. 2: Extract from Tozer's Plan of  
Tiverton, 1790



AC archaeology



PROJECT

Nos 29-31 Fore Street, Tiverton,  
Devon

TITLE

Fig. 3: Extract from the Tiverton All  
Fours parish tithe map, 1842



AC archaeology





PROJECT

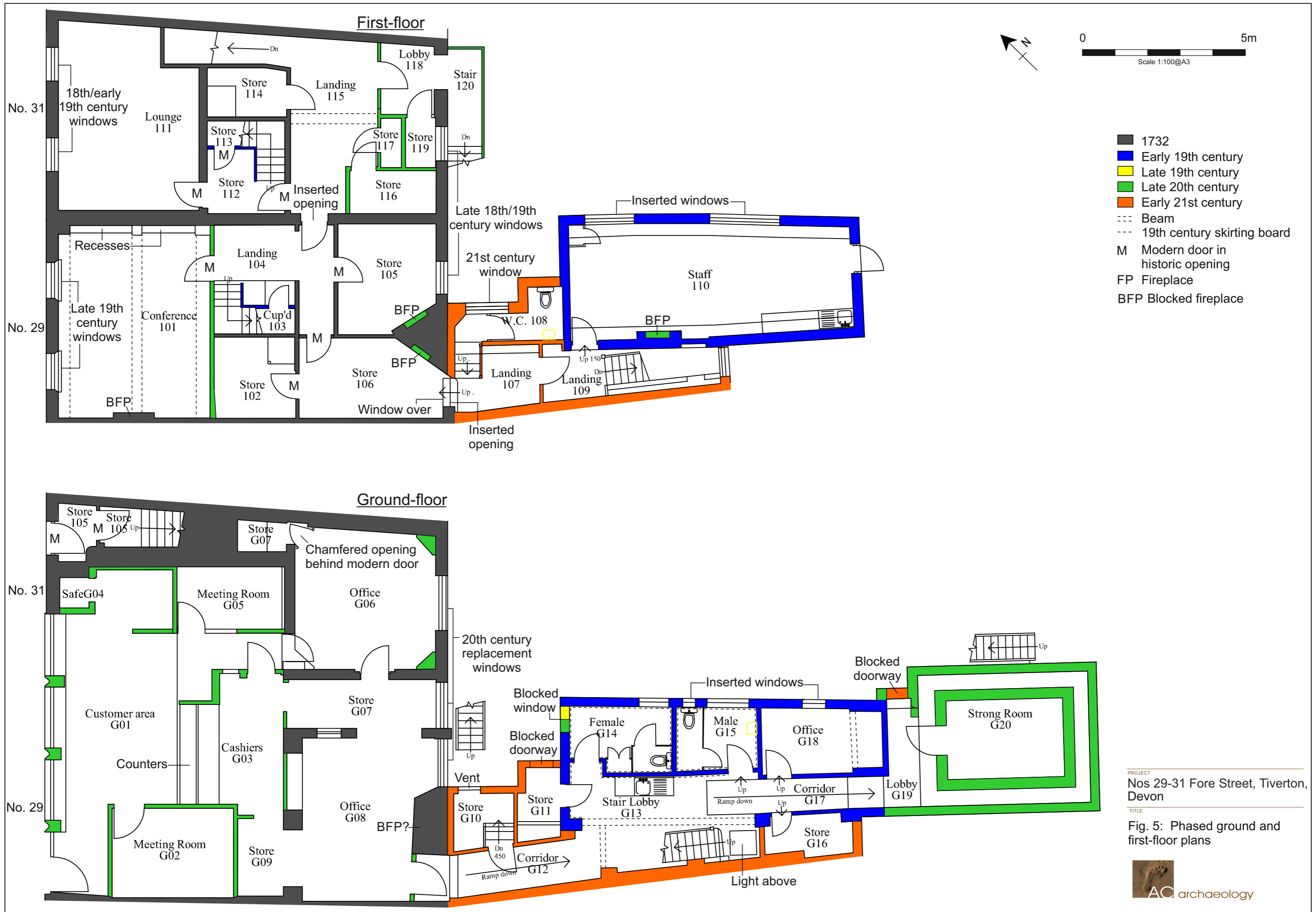
Nos 29-31 Fore Street, Tiverton,  
Devon

TITLE

Fig. 4: Extract from the 1:500  
Ordnance Survey town plan, 1889



AC archaeology

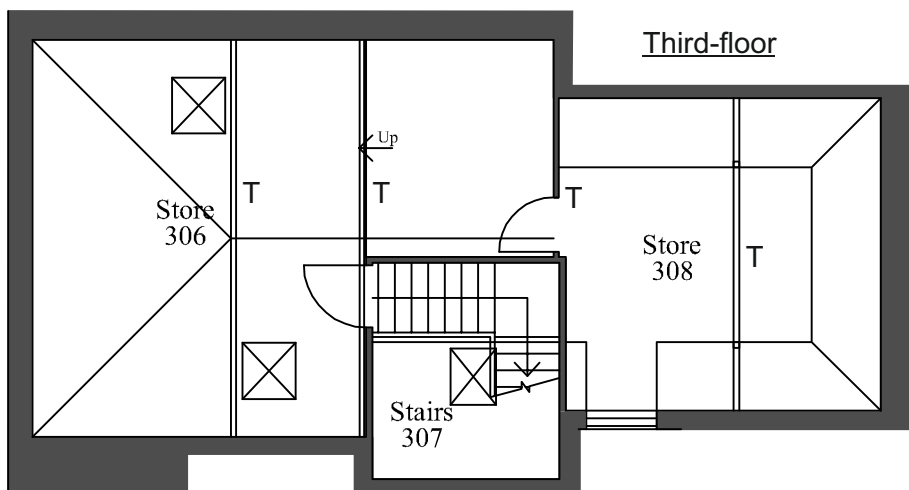


PROJECT  
Nos 29-31 Fore Street, Tiverton,  
Devon

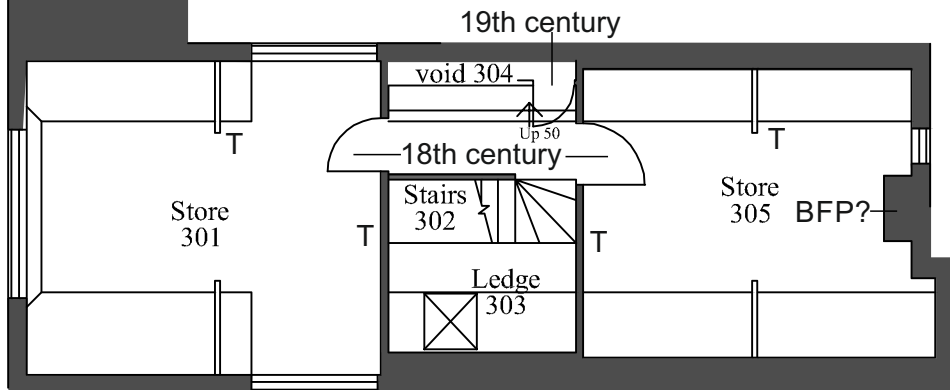
TITLE  
Fig. 5: Phased ground and first-floor plans



No. 31

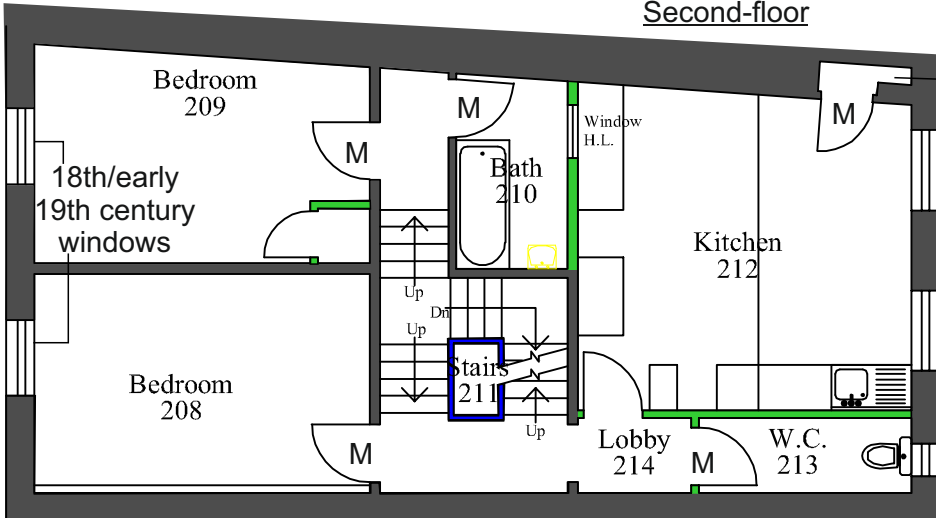


No. 29

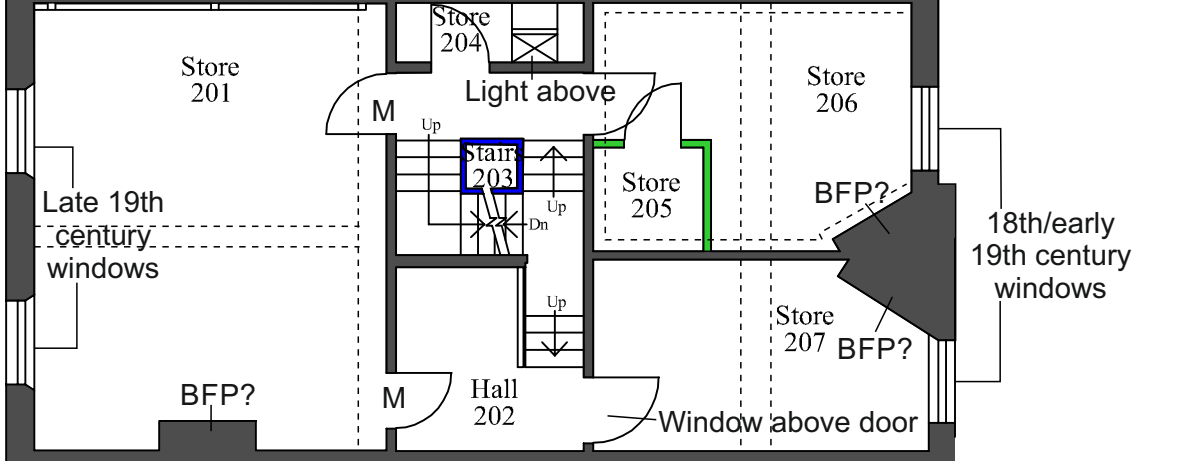


Second-floor

No. 31



No. 29



- 1732
- Early 19th century
- Late 19th century
- Late 20th century
- Early 21st century
- - - Beam
- - - Picture rail
- M Modern door in historic opening
- BFP Blocked fireplace
- T Truss

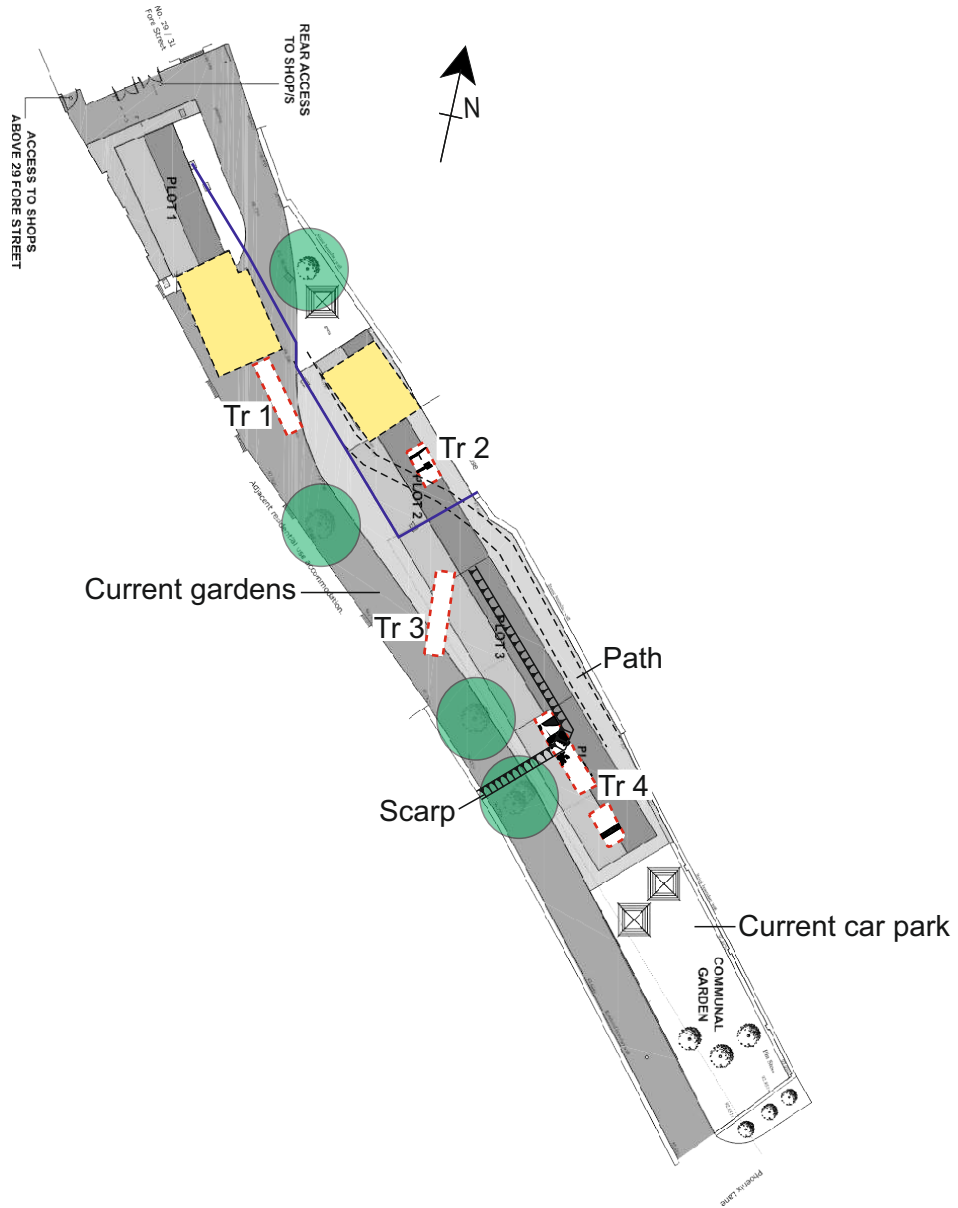



0 5m

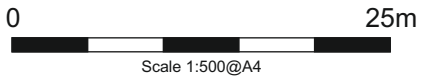
Scale 1:100@A4

PROJECT  
Nos 29-31 Fore Street, Tiverton, Devon

TITLE  
Fig. 6: Phased second and third-floor plans



-  Trench
-  Extant building proposed for demolition
-  Tree protection zone
-  Sewer



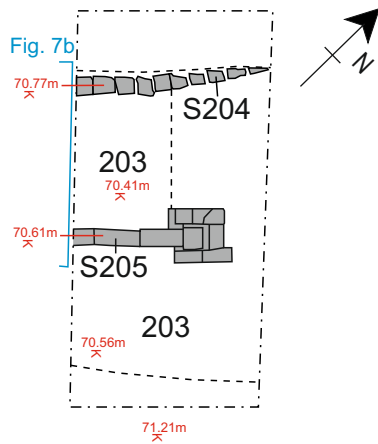
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Nos 29-31 Fore Street, Tiverton, Devon

TITLE

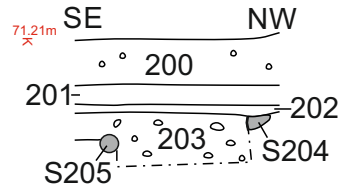
Fig. 7: Trench location plan



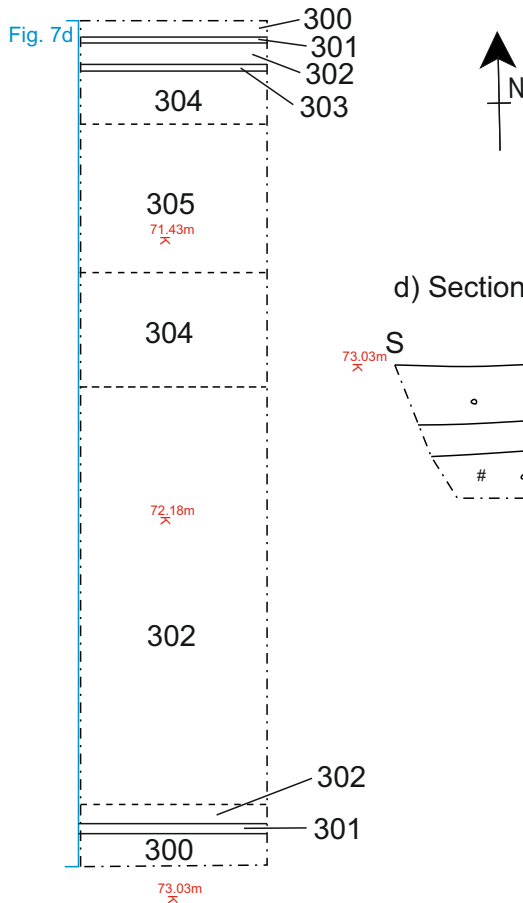
a) Plan of trench 2



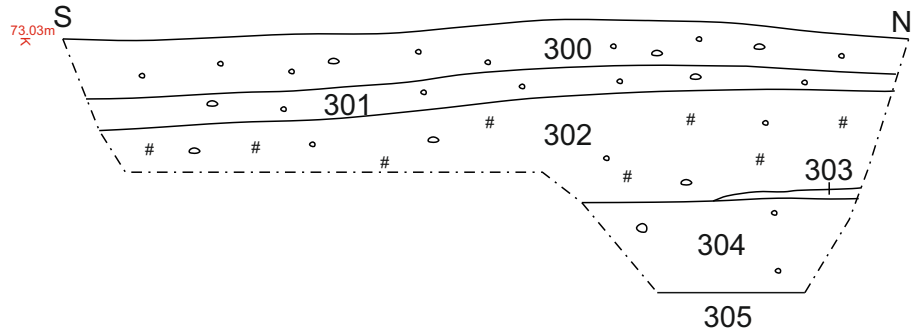
b) Section of trench 2



c) Plan of trench 3

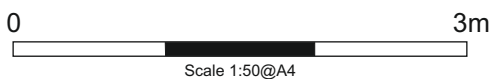


d) Section of trench 3



**Key**

- # Charcoal
- ▣ Structures in section

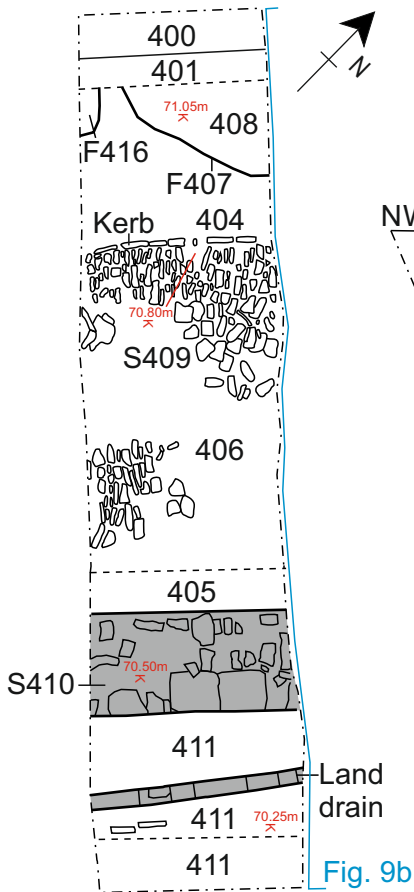


PROJECT  
Nos 29-31 Fore Street, Tiverton,  
Devon

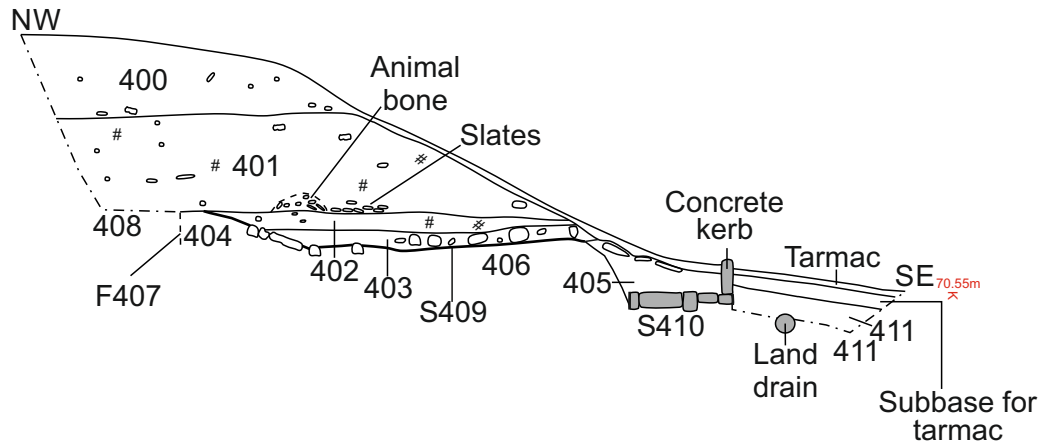
TITLE  
Fig. 8: Plans and sections of  
trenches 2 and 3



a) Plan of trench 4 in two parts

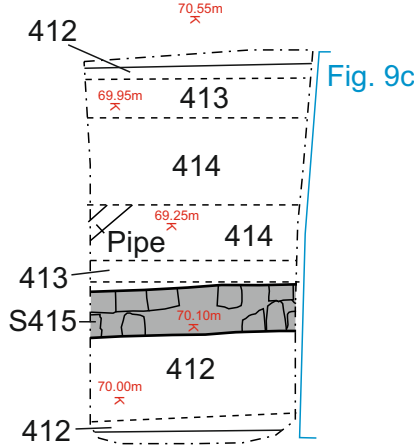


b) North part of trench 4

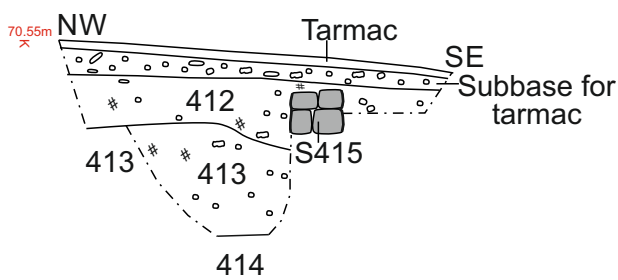


412

Gap in trench due to services

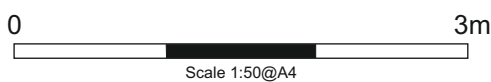


c) South part of trench 4



Key

- # Charcoal
- Structures in section



PROJECT  
Nos 29-31 Fore Street, Tiverton,  
Devon

TITLE  
Fig. 9: Plan and sections of trench 4



AC archaeology





Plate 1: Main façade on Fore Street, looking southwest



Plate 2: Inscribed hopper on main façade, looking southeast



Plate 3: South elevation, looking northwest



Plate 4: East elevation of link structure, looking southwest (1m scale)





Plate 5: East elevation of the staff welfare block, looking south



Plate 6: North elevation of the staff welfare block, looking southeast (1m scale)

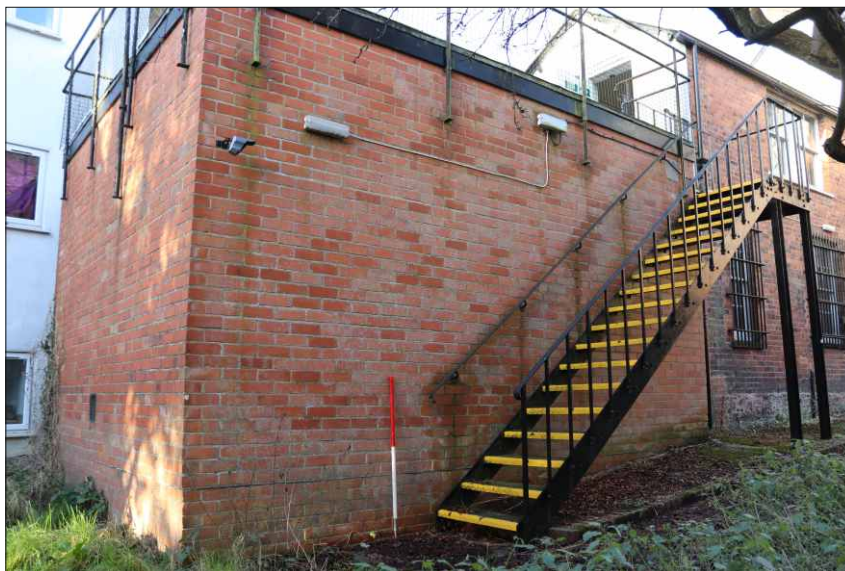


Plate 7: South and east elevations of the strong room (1m scale)





Plate 8: View of banking floor, looking southwest (1m scale)



Plate 9: View of counters, looking west (1m scale)



Plate 10: 19th-century four-panel door in staff welfare block, looking north (1m scale)

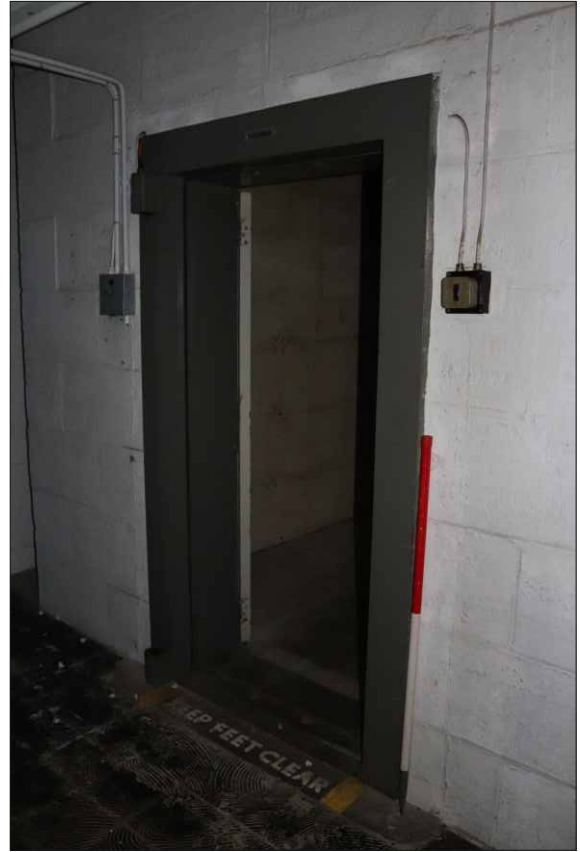


Plate 11: Safe in strong room, looking east (1m scale)



Plate 12: First floor front room (101) in No. 29, looking southwest (1m scale)



Plate 13: Stairs from first to second floor in No. 29, looking south



Plate 14: Southwest room on the first floor of No. 29, looking southeast (1m scale)



Plate 15: Stairs from first to second floor in No. 31, looking north (1m scale)



Plate 16: First floor room of staff welfare block, looking northwest (1m scale)



Plate 17: Second floor front room (201) in No. 29, looking southwest (1m scale)



Plate 18: Southeast room on the second floor of No. 29, looking south (1m scale)



Plate 19: Southwest room on the second floor of No. 29, looking southeast (1m scale)



Plate 20: 18th-century door on third floor of No. 29, looking southeast (1m scale)



Plate 21: 18th-century door on third floor of No. 29, looking northwest (1m scale)





Plate 22: 19th-century door on third floor of No. 29, looking northwest



Plate 23: Roof truss in No. 31, looking west



Plate 24: Outbuilding, looking east



Plate 25: The car park and gardens prior to the evaluation, looking northwest



Plate 26: Trench 1, looking northwest (1m scale)



Plate 27: Trench 2, looking northwest, showing wall S204 and drain S205 (1m scale)





Plate 28: Trench 2, northeast-facing section, looking southwest (0.5m scale)



Plate 29: Trench 3, looking south (1m scale)



Plate 30: Trench 3, east-facing section through sondage, looking north (1m scale)





Plate 31: Trench 4, looking northwest, showing wall S415 in the foreground (1m scale)



Plate 32: Trench 4, looking southeast, showing pit F407 in the foreground, and remains of cobbled surface S409 beyond (1m scale)



Plate 33: Trench 4, looking northwest, showing wall S410 (0.50m scale)

# Appendix 1

Tabulated context descriptions by trench

APPENDIX 1: TABULATED CONTEXT DESCRIPTIONS BY TRENCH

Trench 1		Length 4.80m	Width 1.30m	Alignment NW-SE
Context	Description	Depth b.g.s	Interpretation	
100	Dark grey soft andy loam	0-0.23m	Topsoil	
101	Brownish grey sandy clayey loam	0.23-0.48m	Subsoil	
102	River cobbles in yellowish-brown silt	0.48m +	Natural river terrace deposits	

Trench 2		Length 2.60m	Width 1.30m	Alignment NW-SE
Context	Description	Depth b.g.s	Interpretation	
200	Dark grey soft sandy loam	0-0.28m	Topsoil	
201	Yellow-brownish grey soft sandy loam with common small river gravel inclusions	0.28-0.41m	Mid 20th-century landscaping deposit	
202	Brownish yellow compacted sand with abundant small river gravel	0.41-0.47m	Redeposited natural used as a mid 20th-century landscaping deposit	
203	Dark greyish brown soft silty loam with common small river gravel inclusions	0.47m +	19th-century landscaping deposit	
S204	Single course of broken red bricks reused as a linear (ne-sw aligned) wall bonded in soft red mortar	0.53m +	19th-century wall	
S205	Ceramic drainage pipe terminating in a square brick drain	0.67m +	19th-century drainage pipe	

Trench 3		Length 5.50m	Width 1.30m	Alignment N-S
Context	Description	Depth b.g.s	Interpretation	
300	Dark grey soft sandy loam	0-0.30m	Topsoil	
301	Dark grey brown loose sandy clayey loam with abundant river gravel inclusions	0.30-0.45m	Mid 20th-century landscaping deposit	
302	Light grey brown soft silty clay with common gravel and small cobble inclusions	0.45-1.15m	Mid 20th-century landscaping deposit	
303	Mid brownish red hard clay with abundant river gravel inclusions	1.15-1.20m	Redeposited natural used as a 19th-century landscaping deposit	
304	Dark down-black soft silty clay with common river gravel and cobble inclusions	1.20-1.80m	Soil layer, possibly naturally formed	
305	River cobbles in yellowish-brown silt	1.80m +	Natural river terrace deposits	

Trench 4		Length 10.10m	Width 1.30m	Alignment NW-SE
Context	Description	Depth b.g.s	Interpretation	
Note excavated in two lengths either side of a live service				
400	Dark brown black soft sandy loam with common river gravel and cobble inclusions	0-0.54	Modern topsoil	
401	Mid grey brown soft sandy clayey loam with common river gravel and cobble and rare charcoal inclusions	0.54-1.16m	Mid 20th-century landscaping deposit	
402	Dark grey brown soft silty clayey loam with occasional river gravel and rare charcoal inclusions	1.16-1.29m	Mid 20th-century landscaping deposit	
403	Light grey brown soft silty clayey loam with occasional river gravel and cobble inclusions	1.29-1.39m	Possible disturbed remains of surface S409	
404	Mid grey brown firm silty clay with rare river gravel inclusions	1.16m +	19th-century landscaping deposit	
405	Light grey brown loose silty clay with common river gravel and cobbles and CBM inclusions	1.39-1.79m	Mid 20th-century Demolition deposit	
406	Mid reddish brown firm silty clay with abundant river gravel and CBM inclusions	1.39m +	19th-century landscaping deposit	
F407	Subcircular cut feature – not excavated	1.16m +	Probable Victorian rubbish pit	
408	Light green grey loose sandy loam with occasional river gravel and charcoal inclusions	1.16m +	Fill of F407	
S409	Surface of river cobbles laid upright in some coursing	1.29m +	Cobbled surface	
S410	Linear e-w aligned structure of stone blocks and occasional bricks laid in uneven courses and bonded in reddish pink mortar	1.70m +	Internal boundary wall	

## APPENDIX 1: TABULATED CONTEXT DESCRIPTIONS BY TRENCH

411	Dark grey brown soft sandy loam with occasional river gravel inclusions	0.12-0.28m	19th-century garden soil
412	Dark black brown soft clayey loam with common river gravel and cobbles and CBM	0.20-0.56m	19th-century landscaping deposit
413	Mid grey brown soft silty clay with common river gravels and rare charcoal inclusions	0.56-1.30m	Possible natural subsoil
414	River cobbles in yellowish-brown silt	1.30m +	Natural river terrace deposits
S415	Linear stone and brick structure aligned northeast-southwest, with masonry laid in courses and bonded in a grey cement	0.14-0.31m	Wall, probably of a 19th-century greenhouse
F416	Circular cut feature – not excavated	0.16m +	Probable Victorian rubbish pit

# Appendix 2

Summary of finds by context

APPENDIX 2: SUMMARY OF FINDS BY CONTEXT

Cont -ext	Context Description	Post- medieval pottery		Copper alloy		Iron		Glass		Clay tobacco pipe		CBM		Animal bone		Shell		Coal		Plastic	
		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt
100	Trench 1, topsoil	3	103									3	70	1	13						
200	Trench 2, topsoil	17	182			1	8	3	19	2	6	6	581					1	8	1	1
203	Landscaping deposit	27	494			2	35	6	43	8	39	8	201	3	33	1	10				
302	Landscaping deposit	34	2254					7	1682	10	48			6	308	1	2				
408	Fill of pit F407	29	1875					4	442	5	53	1	156	7	65	6	220				
412	Landscaping deposit	3	239	1	89					1	6										
<b>Totals</b>		<b>113</b>	<b>5147</b>	<b>1</b>	<b>89</b>	<b>3</b>	<b>43</b>	<b>20</b>	<b>2186</b>	<b>26</b>	<b>152</b>	<b>18</b>	<b>1008</b>	<b>17</b>	<b>419</b>	<b>8</b>	<b>232</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>1</b>

(weights in grams)

# Appendix 3

Listing of post-medieval pottery by context

APPENDIX 3: LISTING OF POST-MEDIEVAL POTTERY BY CONTEXT

Context	Context Description	South Somerset (SS)	North Devon (ND)	Tin-glazed earthenware	Yellow slip ware (YSW)	Bristol Treacle-Brown	Stoneware	Creamware	Porcelain	Refined white earthenware	Yellow kitchen ware	Flower pot	Totals	Forms present, comments etc.
100	Topsoil	3											3	1 x SS slipware chamber pot
200	Topsoil	5	1				3		1	7			17	1 x scratch blue stoneware saucer, 3 x willow pattern plates/saucers
203	Landscaping deposit	9	1		2		4	5		6			27	1 x SS plate or dish with slipped bands on the rim, 1 x SS slipware cup or porringer, 1 x willow pattern plate, 1 x plain white earthenware chamber pot, 1 x salt-glazed stoneware plate with moulded rim, 1 x large blue transfer-print handle (perhaps from teapot), 1 x Bristol/Staffs YSW plate or platter with combed/trailed decoration
302	Landscaping deposit	15	3	1	2	1	5	1	3		1	2	34	1 x SS slipware chamber pot with concentric slipped rings on rim, 4 x SS bowls (3 with concentric slipped rings on/inside the rim), 1 x ND gravel-free Type 3C slipware bowl, 2 x salt-glazed stoneware tankards, 1 x stoneware beer bottle, 2 x bone china/porcelain teacups with over-painted black transfer-printed decoration.
408	Fill of pit F407	2	1					2		24			29	1 x ND sgraffito cup rim/handle, willow pattern including: 3 x tea cups, 1 x oval base with a '5' stamped on the underside, 1 x dish with angled rim, 1 x saucer, 1 x chamber pot and 1 x large tureen lid, 1 x large blue transfer-printed bowl, 1 x blue shell-edge platter, 1 x mocha ware mug, 1 x glazed blue and white sprigged ware mug, 1 x rim from large plain white earthenware bowl, 1 x plain white earthenware chamber pot, 1 x large externally glazed slip-and-copper green earthenware jar, 1 x unglazed shallow earthenware dish or lid, 1 x cup or bowl with hand-painted foliate decoration, 1 x creamware base with footring



APPENDIX 3: LISTING OF POST-MEDIEVAL POTTERY BY CONTEXT

Context	Context Description	South Somerset (SS)	North Devon (ND)	Tin-glazed earthenware	Yellow slip ware (YSW)	Bristol Treacle-Brown	Stoneware	Creamware	Porcelain	Refined white earthenware	Yellow kitchen ware	Flower pot	Totals	Forms present, comments etc.
412	Landscaping deposit						2				1		3	1 x large yellow kitchen ware mixing bowl, 1 x red glazed stoneware mug, 1 x stoneware flagon with AR[THUR PAINE]/WINE & SPIR[ITS MERCHANTS]/TIVE[RTON]
Totals		34	6	1	4	1	14	8	4	37	2	2	113	

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