# THE SHIPPON AT THE REAR OF 48 FORE STREET, TOTNES



HERITAGE STATEMENT December 2013

# THE SHIPPON TO REAR OF 48 FORE STREET, TOTNES, TQ9 5RP NGR: SX 80356 60293

# HERITAGE STATEMENT DECEMBER 2013

**CLIENT: MR M. CAST** 

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#### 1.0 INTRODUCTION

Location: The shippon at the rear of 48 Fore Street, Totnes

District: South Hams

County: Devon

#### 1.1 PROJECT BACKGROUND

Josephine Brown Heritage Consulting (JBHC) was commissioned by Mr Mike Cast (the Client) to produce a Heritage Statement for a former shippon at the rear of 48 Fore Street, Totnes to provide information on the historic development and significance of the site and its setting as part of a scheme proposed by Harrison Sutton Architects (the Agent) for the conversion of the shippon to a new dwelling on the site.

48 Fore Street occupies a site on the south side of Fore Street. The property has a long plot, that runs south to Victoria Street. 48 Fore Street is a listed building (grade II\*) described as a late 16<sup>th</sup> or early 17<sup>th</sup> century merchant's house. The topography of the town descends from Fore Street to Victoria Street, and given the long length of the plot, the listed building is not visible from the shippon site. The former shippon building is a small single-cell two-storey rubble stone structure, with a small rear courtyard. The building is set back from Victoria Street, and raised above it on higher ground; the junction of the former burgage plots and Victoria Street, and the difference in ground levels, is a remnant of the town's historic enclosing wall. The shippon has been vacant for a number of years and is in a poor state of repair.

#### 1.2 METHODOLOGY

The Heritage Statement was undertaken by J. Brown, with reference to best practice standards and guidance on researching, assessing and managing the historic environment.

#### The planning framework

The national planning framework establishing the need for this Heritage Statement is contained in the National Planning Policy Framework (DCLG, 2012). This Heritage Statement addresses the requirements of The National Planning Policy Framework to provide an understanding of the historic development and significance of a heritage asset: 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 (NPPF, para. 128).

At the national level best practice guidance on the management of the historic environment is provided by English Heritage. English Heritage publish a number of guidance reports to assist and inform the management of change in the historic environment.

Of particular relevance to this Heritage Statement are: <u>Conservation Principles</u> (English Heritage, 2008) and <u>The Setting of Heritage Assets</u> (English Heritage, 2012).

Essentially there are two principal aims of this Heritage Statement:

- to understand the historic development of the site and its setting
- · to evaluate the significance of the site and its setting

This information will enable the potential impact of a residential scheme for the site to be assessed in terms of the potential for it to impact on the identified significance of the site and its setting.

#### **Desk-based Assessment**

Desk-based assessment and site survey were undertaken to provide the baseline data, against which an analysis of the significance of the site and its setting could be developed. Key framework documents were used to guide this process, and in particular: <u>Standard and guidance for desk-based</u> assessment (Institute for Archaeologists, 2012)

Printed and unpublished material in the Devon Heritage Centre was consulted as part of the Desk-based Assessment. From these records it is possible to build up a picture of the development of the site from the early 19<sup>th</sup> century onwards. Additional information is found in historical trade directories and legal documents relating to the building.

#### Site survey

A site visit was carried out by Josephine Brown in December 2013. The site was recorded through a series of photographs. This site visit informed an understanding of the site and its setting. A selection of the survey photographs is included at Appendix IV.

#### Assessment of significance

A key component of this Heritage Statement is to evaluate and quantify the heritage values, that cumulatively comprise the significance, of the site and its setting, and the implications of this. The National Planning Policy Framework (DCLG, 2012) defines significance (for heritage policy) as being: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF, Annexe 2: Glossary, p. 56). The NPPF does not provide Glossary definitions for each of the four categories of significance.

In <u>Conservation Principles</u> (English Heritage, 2008), English Heritage put forward the following system of four groupings of values to be considered when assessing the significance of a heritage asset:

- Evidential value deriving from the potential of a place to yield evidence about past human activity
- Historical value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative
- Aesthetic value deriving from the ways in which people draw sensory and intellectual stimulation from a place
- Communal value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

The guidance contained in <u>Conservation Principles</u> provides an additional tool to aid analysis of significance, within the categorisation set out in the NPPF. Consideration of the four values set out in <u>Conservation Principles</u> for ensures that significance is assessed in its widest sense.

#### 1.3 STRUCTURE OF THE REPORT

Section 1.0 provides an introduction to the report, and explains the methodology for undertaking the Heritage Statement and the sources of information used.

Section 2.0 provides the Desk-based Assessment, which contains an overview of sources available for research, and an overview of the historic development of the site and its setting, based on published and unpublished material.

Section 3.0 provides a descriptive and analytical account of the shippon and its setting.

Section 4.0 contains an assessment of the significance of the site and its setting, using the definition provided in the *NPPF* as a framework.

Section 5.0 presents a discussion and conclusion on the history and significance of the shippon. It also provides a summary of the potential impact of the proposed changes on this identified significance.

Section 6.0 contains a list of the sources used through the report.

#### 2.0 UNDERSTANDING THE SITE

#### 2.1 STATUTORY DESIGNATIONS

#### 2.1.1 Listed building/s

The shippon is not statutorily designated as a listed building. The building lies at the rear of the long garden plot of 48 Fore Street, which is grade II\* listed; 48 Fore Street is a late 16<sup>th</sup> or early 17<sup>th</sup> century merchant's house. Many of the buildings that front Fore Street are listed, resulting in a particularly dense historic environment. A search of The National Heritage List for England (www.heritagegateway.org.uk, accessed 6 December 2013) for a 100 metre radius of the site produces 44 results, and this extends to 146 results for a 250 metre radius search. The results of the 100 metre radius search are provided at Appendix II.

#### 2.1.2 Conservation Area

The building lies within the Totnes Conservation Area. The special architectural and historic character of the conservation area is discussed in the <u>Totnes Conservation Area Appraisal</u>. The conservation area is considered as a number of character areas; the site is located within the Fore Street/The Plains character area.

#### 2.1.3 Devon and Dartmoor Historic Environment Record (HER)

The Devon and Dartmoor Historic Environment Record (HER) provides a record of the known archaeology and historic environment for the county. A search of the HER (www.heritagegateway.org.uk, accessed 6 December 2013) for a 100 metre radius of the site produces 59 entries; these are summarised at Appendix I. The HER does not contain any entries that relate directly to the shippon, or to 48 Fore Street, or to the immediate setting.

#### 2.2 HISTORIC DEVELOPMENT

The shippon lies at the end of the burgage plot of 48 Fore Street. Houses were not numbered in Totnes until 1877, and tracing the history of individual properties prior to this date is not straightforward. Reference to White's Directory of 1878 finds a Thomas Rodridge, a dairyman, listed for Victoria Street. It appears that this dairy was associated with the shippon. White's Directory of 1850 lists five dairymen for the town, and so it evident that there would have been relatively few of this type of commercial premises within the town itself.

The footprint of a building occupying the site is shown in detail on the Ordnance Survey Town Plan 1:500 of 1888 (Figure 4). The footprint of the building shown on the map is that which is occupied by the two-storey block today. At the rear (north) of the building a small courtyard is shown, and this links directly to a narrow walled pathway connecting directly to the garden plot of 48 Fore Street. This configuration is clearly recognizable to the site as it

stands today, with the exception that at this date the rear courtyard was not roofed.

It is evident that at this date there were many buildings of a similar size facing Victoria Street. A number of these buildings were directly linked to houses fronting Fore Street. For example a small building adjacent to the west elevation of the shippon connected to the garden plot of 48 Fore Street via a long walled pathway. The same plot configuration is also shown on the Ordnance Survey 1:2500 of 1889 (Figure 5). It appears that by the late 19<sup>th</sup> century many of the buildings facing Victoria Street, were certainly in separate use, and often in separate ownership from the principal dwelling fronting Fore Street on the former burgage plot. For example, in 1878 (White's Directory), no. 48 was occupied by Robert Gill, a chemist and tobacconist, while the shippon on Victoria Street was a small dairy. In 1881 no. 48 was occupied by Elisabeth Bomen, a glass and china dealer (Kelly), while from 1901 the Fore Street property was occupied by John Luscombe, butcher (Kelly).

The Ordnance Survey 1:2500 of 1905 (Figure 6) indicates that by this date the courtyard at the rear of the shippon had been partially roofed, creating a L-plan building linking directly to the pathway connecting to the garden of 48 Fore Street. Also by this date the pair of cottages directly to the east of the shippon had been constructed, on what is shown on the 1889 map as an area of open ground.

There are no alterations shown to the configuration of the site, nor its immediate setting in subsequent editions of mapping, including the Ordnance Survey 1:2500 1954 (Figure 7).

#### 3.0 BUILDING RECORDING

#### 3.1 EXTERIOR

The buildings on the north side of this part of Victoria Street are raised above the road level. This split level indicates the boundary line of the historic tenements (burgage plots), and as noted in the <u>Totnes Conservation Area Appraisal</u> the boundary was a significant feature. The shippon is accessed via a sloping driveway from Victoria Street; the driveway continues along the west side of the shippon.

The shippon lies to the west of a pair of cottages. Reference to historic maps indicates that the shippon predates the two cottages, which were built around the turn of the 19<sup>th</sup> century. A rubble boundary wall delineates the boundary between the ground to the front (south) of the shippon and the gardens of the adjacent cottages. This boundary wall contains evidence of a small single-storey structure which was positioned between the boundary wall and the south elevation of the shippon; the former interior of walls of this structure are evident through the remains of an internal plaster finish (Figure 9).

The entrance of the shippon is positioned on the south elevation, and is provided through a wide opening hung with a pair of timber doors. The building is constructed of rubble stone. The south elevation contains evidence of at least two different phases of construction (Figure 10). The upper storey of the shippon is of timber board above the entrance doorways, and there are two distinct phases of masonry construction.

The west elevation of the shippon has a gable over two-storeys of masonry. The gable is glad in corrugated metal. There are no openings in the gable. To the north of the gabled building there is a high rubble stone boundary wall, enclosing the rear courtyard of the shippon; this wall postdates the construction of the gable wall.

The south elevation of the shippon is enclosed within the rear courtyard (Figure 16). A later rear extension has created a U-plan building (Figure 17), although the derelict condition of the rear wing permits clear views of the south elevation of the two-storey building. The south elevation has ben heavily repointed with cementitious mortar at the upper level, and this partially conceals any phasing of construction. The south elevation has two openings at ground floor level, and a further door opening at first floor level. The first floor was a later insertion, probably created at the turn of the 19<sup>th</sup> century when the rear wing was erected. It appears that construction work undertaken in this period was implemented in red brick.

The rear extension is a low two-storey range, with a shallow roof which slopes down from the high rubble stone boundary wall. The structure is now only partially floored, although evidence of the former floor level is apparent in the visible joist holes. The structure is partially roofed with corrugated metal sheet. The surviving roof structure is supported on brick piers. A flight of brick

steps leads up from the courtyard to the narrow path that originally connected to the garden at the rear of 48 Fore Street.

#### 3.2 INTERIOR

The core of the shippon comprises a near square-plan two-storey structure, contained by thick rubble stone external walls. The building is comprised of a single cell on each level. Within the ground floor it is evident that the eastern half of the building has particularly wide exterior walls, and that parts of the western half of the building have been rebuilt with walls of a lesser thickness; this can be seen particularly clearly at the junction surrounding the double entrance doors. The south wall contains evidence of former small window opening that has subsequently been filled. The north wall contains two openings for access, one a former doorway, and the other possible a cattle entrance. On all four walls the lower half of the rubble walls are plastered, and the masonry above whitewashed.

The first floor is supported on two principal beams, one of which is supported on two vertical timbers. A ladder attached to the west wall provides access to the first floor. The first floor was not accessed during the survey, the floor being in poor condition. The first floor could be viewed from the ground floor through gaps in the floorboards. The first floor space is open to the roof, and the trusses are exposed.

#### 4.0 SIGNIFICANCE

#### 4.1 INTRODUCTION

The methodology used to produce this Heritage Statement is provided at Section 1.2. An assessment of the significance of the site and its setting is provided below, against the four categories contained in the National Planning Policy Framework (DCLG, 2012) definition of significance. The National Planning Policy Framework defines significance (for heritage policy) as: "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." Guidance on the assessment of significance was also taken from Conservation Principles (English Heritage, 2008).

#### 4.2 ARCHAEOLOGICAL VALUE

The Devon and Dartmoor Historic Environment Record (HER) contains entries which relate to the buildings which front Fore Street, including 48 Fore Street and adjacent properties. There are no HER entries which relate to below-ground archaeological investigations or find spots relating directly to the site or the immediate surroundings. From this evidence it can be concluded that the site is not known to be of archaeological value. However, given the location of the site within the boundary of the core of the historic town, occupying part of a former burgage plot, there is potential for belowground archaeology.

#### 4.3 ARTISTIC VALUE

The shippon is not of artistic value. It is a roughly constructed ancillary building, probably constructed to serve a functional light agricultural purpose to shelter animals. As such it was not constructed with architectural conceit, or an as artistic expression of a particular architectural style.

#### 4.4 ARCHITECTURAL VALUE

The structure appears to have built as an ancillary building, probably as a shippon i.e. a cowhouse. The structure is relatively small and contains few references within the historic fabric to evidence this former use, although the lack of openings to permit natural light into the building is a feature of cowhouses. It is relatively uncommon to find such a building within an urban setting, albeit this structure constructed at the periphery of the urban core. As a county Devon contains numerous examples of shippon buildings, typically within a farmyard context; these buildings are typically long structures built to accommodate a large number of cattle. The shippon fronting Victoria Street is not a good representation of this type of structure, and can be considered to be of minimal architectural value in this regard. The building does have some limited architectural value in the context of the conservation area, as a surviving ancillary structure within a burgage plot, of which relatively few examples survive within the town.

#### 4.5 HISTORIC VALUE

The shippon can principally be considered to be of historic value, and it is this value that makes the greatest contribution to the significance of the building. The historic value of the building also makes an important contribution to the special interest of the conservation area. It should be noted that this historic value is not inherent to the extant fabric, but is associated with the history of function and use on the site, that provides evidential value within the context of the development of the settlement of Totnes. It is interesting to note that the functional history of the building appears to have been associated with dairy industry since at least the 19<sup>th</sup> century.

#### 5.0 CONCLUSION

The desk-based assessment and site fabric survey undertaken during the process of producing this Heritage Statement finds that the shippon building is likely to date from the early 19<sup>th</sup> century. Through tracing the historic use of the building it appears that the structure was constructed to accommodate cattle, and that these cattle were held to provide dairy products, probably on a commercial basis. The scale of the building, and its function in small-scale dairy production indicate that only a small number of cattle were housed in the building. The structure contains minimal extant evidence of the former function of the building, aside from what appears to be mid-20<sup>th</sup> century insertions to enhance the milking process.

The significance of the building is principally associated with the historic values of the building. This historic value is comprised of the historic functional use of the building as a shippon and dairy; the building continued in this use into the second half of the 20<sup>th</sup> century. In this function the building served the needs of the town for dairy products, with only a few other small dairies providing a similar service. In this regard the building makes a contribution to the historic interest of the conservation area. The building and its site are of no known archaeological value. The building is of minimal architectural value, and does not retain any extant historic fabric directly associated with its core function. Within the townscape the structure is legible as a historic ancillary building, principally through its scale and the lack of fenestration, and in this regard it makes a contribution to the special interest of the conservation area through delineating the distinction between the domestic parts of the plots fronting Fore Street, and the service / light agricultural uses of the rear parts of the plots, accessed by the ancillary route of Victoria Street.

Given that the significance of the building is principally historic, and that this value can be recorded, the building would be robust to change. Provided an appropriate scale and palette of materials were employed for any contemporary intervention, then it is unlikely that any detrimental impact would be caused to the significance of the conservation area.

#### 6.0 BIBLIOGRAPHY AND REFERENCES

#### 6.1 PUBLISHED SOURCES

P. Beacham (1990), Devon Building

English Heritage (2012), The Setting of Heritage Assets

Kelly (1893, 1902, 1914), <u>Directory of Devon</u>

Ordnance Survey mapping: 1:500 (1888); 1:2500 (1889, 1905, 1954)

P. Russell (1984), The Good Town of Totnes

South Hams District Council (2005), Totnes Conservation Area Appraisal

Totnes Image Bank & R. Densham (2004), Around Totnes in Postcards

#### 6.2 UNPUBLISHED SOURCES

Map of 1830 detailing ownership of Tithes in and around Totnes (Devon Heritage Centre 867B/P21)

Totnes Tithe Map 1842 (Devon Heritage Centre)

## APPENDIX I DEVON AND DARTMOOR HISTORIC ENVIRONMENT RECORD

The data tabled below provides a summary of the information held in the Devon and Dartmoor Historic Environment Record (HER) for a search radius of 100 metres from the site. This data was generated through the Heritage Gateway (www.heritagegateway.org.uk, accessed 5 December 2013). The search finds 59 HER entries. The density of the historic environment of the core of Totnes is demonstrated through a search of a 250 metre radius of the site which produces 200 HER entries.

HER ref.	Name	Summary	
MDV16361	King Edward VI	The Grammar School House at 36 Fore	
	College, 36 Fore	Street in Totnes was also known as 'Hele's	
	Street, Totnes	School' and 'The Mansion'.	
MDV9057	Brutus Stone at the	Brutus stone. A large boulder of granite fixed	
	front of 51 Fore	into the pavement outside 51, Fore Street. It	
	Street, Totnes	is traditionally asserted that the Trojan	
		Brutus first stepped ashore here and that the	
		sea formerly flowed up to this stone.	
MDV14233	65 Fore Street,	According to a plaque, this late 16th century	
	Totnes	merchant's house stands on the site of the	
		gatehouse of Totnes Priory.	
MDV41821	Buildings at 61-65	Partial excavation of two tenements at 61-65	
	Fore Street, Totnes	Fore Street by Exeter Museum	
		Archaeological Field Unit in 1985 revealed	
		16th-18th century buildings.	
MDV9080	70 Fore Street,	Elizabethan House and Museum at 70 Fore	
	Totnes	Street in Totnes was built in the late 16th	
		century/early 17th century.	
MDV53087	27 Fore Street,	Later 19th century, three storeys building. By	
	Totnes	1887, the site had become the post office.	
		When a new post office was built next door	
		in 1928, 27 Fore Street was converted into a	
		cinema foyer.	
MDV9059	48 Fore Street,	48 Fore Street, Totnes is a merchant's town	
	Totnes	house of circa 1630-50.	
MDV28072	39 Fore Street,	An access pit, large pit and later floor levels	
	Totnes	were discovered during excavation to the	
		rear of 39 Fore Street, Totnes. A quantity of	
		post-medieval pottery and residual medieval	
MD) (04.07	Ob a real of Ot	pottery was recovered.	
MDV9107	Chapel of St	Site of the Chapel of St Nicholas bounded on	
	Nicholas, Fore	the east by the Vicarage Court or front	
	Street, Totnes	garden, on the north by The Vicarage and on	
MDV69612	Site to the rear of 36	the south by the street.  An archaeological evaluation undertaken in	
NID 60 90 17	Fore Street, Totnes	2004 demonstrated the development of site	
	Fore Street, Tottles	from the Saxo-Norman period.	
MDV35389	52 Fore Street,	Circa 1692 merchant's house of "deux corps	
WID V 33303	Totnes	de batiments" type.	
MDV35393	64 Fore	Early 19th century refronting of an earlier	
IVID V UUUUU	Street, Totnes	house.	
MDV35388	50 Fore Street,	Later 16th century or early 17th century	
	1 00 1 010 011001,	zato. Total contary of oarry 17th contary	

	Totnes	merchant's house of "deux corps de batiments" type. Brick block rebuilt in the	
		later 19th century.	
MDV9092	Brasiter's Well, Fore	A well located in the passage between 27	
	Street, Totnes	and 29 Fore street, Totnes which is marked	
	, , , , , , , , , , , , , , , , , , , ,	on the Ordnance Survey Town map of 1855-	
		1895.	
MDV35392	62 Fore Street,	A late 16th century or early 17th century	
	Totnes	merchants house. Early 19th century front.	
MDV35395	68 Fore Street,	Probably a single-storey medieval, hall,	
	Totnes	heightened in the 17th century and re-	
MDVOFOOO	545 01 1	fronted in the 18th century.	
MDV35390	54 Fore Street,	Circa 1607 merchant's house; a good	
	Totnes	example of the "deux corps de batiments" type.	
MDV103575	Post-Medieval	A considerable depth of soil built up in the	
100070	Garden, 61-65 Fore	vicarage garden in the post-medieval period	
	Street, Totnes	which produced a most interesting and	
	,	unusual range of local and imported pottery.	
MDV35394	66 Fore Street,	Early 19th century refronting of a later 16th	
	Totnes	century or early 17th century merchant's	
		house of "deux corps de batiments" type.	
MDV66950	20, 22 and 24b Fore	Rare example of mid 16th century town	
	Street	huse, displaying four phases of	
145) (50055	TI 011 D 105	development.	
MDV79655	The Old Post Office,	Post office built circa 1920s. A good example	
	Fore Street, Totnes	of a vernacular revival building in traditional materials.	
MDV41986	Prehistoric and	Prehistoric and Roman finds were	
	Roman finds discovered to the	discovered during excavation in the back plots of 61-65 Fore Street.	
	rear of 61-65 Fore	plots of 61-65 Fore Street.	
	Street, Totnes		
MDV35391	56 Fore Street,	Later 16th century or early 17th century	
	Totnes	merchant's house of the "deux corps de	
		batiments" type.	
MDV35396	Manor Cottage, 68a	Behind Number 68 Fore Street is the Manor	
	Fore Street, Totnes	Cottage - a complete Elizabethan house.	
MDV80582	Paradise Cottage,	Dwelling which probably originated as a	
	Totnes	small outbuilding at the rear of Totnes	
		Museum, a former merchant's house on Fore	
		Street. It is multi-phase and irregular in	
		appearance, having had a number of additions and alterations.	
MDV92286	Little Priory,	A late 17th century or early 18th century	
	Fore Street,	house, which was later altered in the early	
	Totnes	19th century.	
MDV35397	72 Fore Street,	Three storey building of late 18th century	
	Totnes	date, which was altered in the early 19th	
		century.	
MDV90111	Numbers 53, 53a, 55	A mid 19th century, three storey building.	
	asnd 55a, Fore	The deeds refer to one house formerly	
MDV92300	Street, Totnes Numbers 34, 34A	divided from another.  A late 16th century or early 17th century	
141D 4 95200	and 34B, Fore Street,	house altered in the late 18th century	
	Totnes	neads altered in the late four contary	
MDV92301	Two forecourt piers	Stuccoed piers with caps once surmounted	
MDV92301	Two forecourt piers	Stuccoed piers with caps once surmounted	

	at 36 Fore Street, Totnes	by carved stone pineapples.	
MDV59863	Well, 21-25 Fore Street, Totnes	Archaeological recording by Exeter Archaeology recorded a stone-lined, clay- bonded well some 4 metres deep.	
MDV90079	17, 17a and 19 Fore Street, Totnes	An early 19th century, altered, three storey building. At the west end, a 16th or 17th century masonry party wall of a former building still retains the moulded corbel of a first floor jetty. The building now holds two, adjacent jewellery shops.	
MDV90092	Lloyds Bank, Fore Street	A mid to late 19th century bank in Florentine Renaissance style.	
MDV92316	67 Fore Street, Totnes	Mid 19th century three storey building.	
MDV92302	35, Fore Street, Totnes	Built as one of a pair with Number 37, dated circa 1824-1825.	
MDV92315	61 Fore Street, Totnes.	Early-mid 19th century house	
MDV103574	Medieval Vicarage, 61-65 Fore Street, Totnes	By the end of the medieval period this tenement was the residence of the vicars of Totnes.	
MDV90112	44 Fore Street, Totnes	Probably a late 16th or early 17th century house which was rebuilt in the early 19th century, but retaining the original (patched) masonry party walls.	
MDV92288	30 Fore Street, Totnes	An early-mid 19th century, three storey building.	
MDV90096	38 Fore Street, Totnes	Probably a later 16th century or early 17th century building that was rebuilt in the early 19th century as double pile house, but retaining the original masonry party walls.	
MDV18441	St Nicholas Well, Fore Street, Totnes	St Nicholas Well is mentioned in an entry in the borough muniments in 1450. No trace of it remains.	
MDV90091	29 Fore Street, Totnes	An earlier 18th century front to a 16th or 17th century building	
MDV90244	Cabot House, 69 Fore Street, Totnes	Three storey building with an early 19th century façade.	
MDV90241	57 Fore Street, Totnes	Three storey building of circa 1860-1861.	
MDV90107	37 Fore Street, Totnes	Building built circa 1824-1825 as one of a pair with Number 35.	
MDV90108	47 Fore Street, Totnes	A late 18th century house.	
MDV92291	46 Fore Street, Totnes	An early 19th century building.	
MDV90109	51 Fore Street, Totnes	A late 16th or early 17th century building which was subsequently remodelled in the early 19th century.	
MDV90240	63 Fore Street, Totnes	An early 19th century building retaining masonry party walls of an earlier building.	
MDV90090	28 Fore Street, Totnes	A mid-19th century, two storey building.	

MDV90095	32 Fore Street,	A three storey building with a late 18th	
	Totnes	century front.	
MDV90093	24 Fore Street,	Early 19th century remodelling of an earlier	
	Totnes	house.	
MDV92274	18 Fore Street,	A late 18th century front to a three storey	
	Totnes	building.	
MDV59861	Post-medieval drain	Archaeological recording by Exeter	
	and tenement	Archaeology identified a second drain some	
	boundary, 21-25	7.5 metres east of the medieval drain. During	
	Fore Street, Totnes	the course of the life of the drain it had been	
		narrowed by the insertion of a wall which	
		represents the tenement boundary between	
		two plots.	
MDV59862	Wall, 21-25 Fore	Archaeological recording by Exeter	
	Street, Totnes	Archaeology recorded a substantial clay-	
		bonded wall base, sealed beneath	
		demolition material and made-ground.	
MDV59860	Medieval drain, 21-	Archaeological recording by Exeter	
	25 Fore Street,	Archaeology identified a medieval drain, the	
	Totnes	construction of which, and the surrounding	
		occupation layer, are suggestive of an	
		internal sub-floor drain similar to those found	
		in other medieval buildings.	
MDV90094	Gothic House, Bank	An early 19th century, three storey villa in	
	Lane, Totnes	Gothic style.	
MDV86666	1 Bank Lane,	An early 19th century, altered building.	
	Totnes		
MDV9089	Vicarage House,	Vicarage House, lived in by John Prince,	
	Fore Street, Totnes	author of 'Worthies of Devon', in 1675.	

#### THE NATIONAL HERITAGE LIST FOR ENGLAND

The data tabled below provides a summary of the information held in The National Heritage List for England for a search radius of 100 metres from the site. The data was generated through the Heritage Gateway (www.heritagegateway.org.uk, accessed 5 December 2013). The search generated 44 results. The density of the historic environment of the centre of Totnes is evidenced by a search for a 250 metre radius of the site which produces 146 results of designated heritage assets.

List entry no.	Location	Listing grade
1107494	1, BANK LANE	II
1235626	29, FORE STREET	ii
1235627	LLOYDS BANK LIMITED, 31 AND 33, FORE	
	STREET	
1235628	37, FORE STREET	II
1235696	47, FORE STREET	II
1235697	51, FORE STREET	II
1235698	BRUTUS STONE TO FRONT OF NOS 51/53,	II
	FORE STREET	
1235699	53 AND 55, FORE STREET	II
1235700	57, FORE STREET	II
1235701	63, FORE STREET	II
1235702	PRIORY GATE HOUSE, 65, FORE STREET	*
1235704	EASTGATE, 71, FORE STREET	II
1235764	69, FORE STREET	II
1235793	24, FORE STREET	II
1235795	32, FORE STREET	
1235795	44, FORE STREET	
1235797	50, FORE STREET	
1235839	28, FORE STREET	ll l
1235862	KING EDWARD VI SCHOOL	*
1235931	38, FORE STREET	
1235931	52, FORE STREET	*
1235942	56, FORE STREET	
1235942	62, FORE STREET	
1235943	66, FORE STREET	
1235945	MANOR COTTAGE, 68A, FORE STREET	
1235946	ELIZABETHAN HOUSE AND LOCAL	1
1200040	MUSEUM, 70, FORE STREET	'
1235947	74, FORE STREET	ll l
1237076	THE POST OFFICE, FORE STREET	
1264282	LITTLE PRIORY, FORE STREET	
1264795	72, FORE STREET	
1264828	48. FORE STREET	
1264832	54, FORE STREET	
1264833	64, FORE STREET	
1264834	68, FORE STREET	
1264900	NOS 34, 34A AND 34B (FLAT), 34, 34A AND	
.201000	34B, FORE STREET	"
1264914	20 AND 22, FORE STREET	II

1264915	30, FORE STREET	II
1264916	2 FORECOURT PIERS OF NO 36, FORE STREET	II
1264917	46, FORE STREET	II
1264923	SOUTH HAMS DISTRICT COUNCIL, 61, FORE STREET	II
	67, FORE STREET	II
1264989	27, FORE STREET	II
1264990	35, FORE STREET	

# APPENDIX III HISTORIC MAPS AND PLANS



Figure 1: Ordnance Survey "Old Series" 1809



Figure 2: Map of 1830 detailing ownership of Tithes in and around Totnes (Devon Heritage Centre 867B/P21)



Figure 3: Totnes Tithe Map 1842 (Courtesy Devon Heritage Centre)



Figure 4: Ordnance Survey Map 1:500 1888

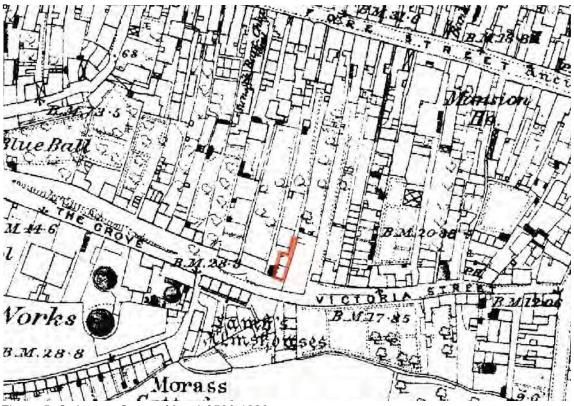


Figure 5: Ordnance Survey Map 1:2500 1889

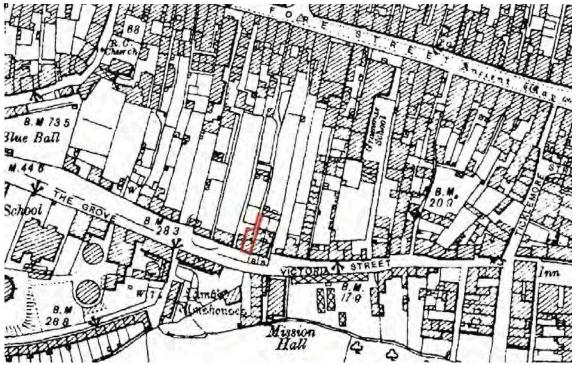


Figure 6: Ordnance Survey Map 1:2500 1905-6

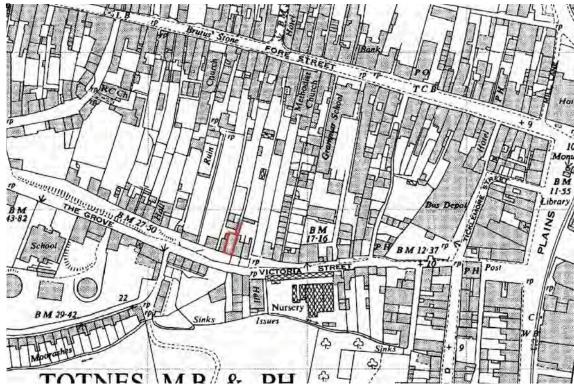


Figure 7: Ordnance Survey Map 1:2500 1954

### APPENDIX IV SITE SURVEY PHOTOGRAPHS

The following images are a selection of the survey photographs taken by Josephine Brown during the site visit on the 28 November 2013.



Figure 8: The south and west elevations viewed from the south-west.



Figure 9: The site boundary wall attached to the south elevation.



Figure 10: Detail of the first floor of the south external elevation.



Figure 11: The north elevation viewed from the north.



Figure 12: The internal elevation of the south wall.



Figure 13: Detail of the upper floor of the shippon.



Figure 14: Interior of the north wall of the shippon.



Figure 15: The courtyard at the rear of the shippon.



Figure 16: External north wall.



Figure 17: Junction of north external wall and rear extension.



Figure 18: Roof structure detail.

# THE SHIPPON AT THE REAR OF 48 FORE STREET, TOTNES HERITAGE STATEMENT