

**BURGAGE HOUSE
REAR OF 46 FORE STREET, TOTNES**



**HERITAGE STATEMENT
DECEMBER 2013**

**SITE AT THE REAR OF 46 FORE STREET, TOTNES, TQ9 5RP
NGR: SX 80370 60317**

**HERITAGE STATEMENT
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SUMMARY

This Heritage Statement provides a discussion of the historic development and significance of a site located at the rear of 46 Fore Street, Totnes. It provides an assessment of the potential impact of the proposal to construct a single new dwelling, *Burgage House*, on the site on the identified significance.

46 Fore Street, an early 19th century townhouse, is located on the south side of Fore Street. Many of the buildings that line this part of Fore Street are merchant's dwellings dating from the late 16th and early 17th century, but constructed on an earlier tenement settlement plan. Long burgage plots, the longest in the town, extend to the rear (south) of the dwellings; the plots extend to the former historic boundary of the town that is now delineated by Victoria Street and The Grove.

The historic development of the site since the 19th century can be traced through historic maps and plans. It was not the purpose of this Heritage Statement to trace a detailed timeline of the ownership of the site, although some of the more recent history has been included. It is evident that the burgage plot was subdivided into three linked compartments by at least the 19th century. The central largest compartment provides the proposed development site.

The site has been identified as historic significance in providing evidential value of the town's early settlement pattern. The burgage plot pattern is well-preserved throughout the town in the boundary walls between the plots. These boundary walls create legibility to the historic town plan. Through time many of the plots have variously been subdivided and / or partially built on with ancillary buildings, or in some instances with dwellings. In the instance of 46 Fore Street that part of the plot terminating at Victoria Street was used to construct a pair of dwellings on at the end of the 19th century or start of the 20th century. A similar pattern is found along Victoria Street and The Grove, where what were historically the end of burgage plots were adapted to become street-fronting plots onto these routes. The site is not have known archaeological value but is likely to have archaeological potential.

The site is set on raised ground, with a gentle incline to the south. Land to the east of the site is also lower than the site itself. The changes in the underlying topography enable views out from the site, south across the rooftops of buildings on Victoria Street, and also east to the rear of sites such as Russell Court on Victoria Street and the contemporary library block at the rear of the Mansion House on Fore Street. A single contemporary dwelling, Hidden House, has been constructed on the former burgage plot of 44 Fore Street. The proposed dwelling will be modest in scale and positioned on the site to stand clear of the enclosing boundary walls. This approach will ensure that the historic plot continues to be legible, and will not cause harm to the character or significance of the site.

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1.0 INTRODUCTION

Location: Site at the rear of 46 Fore Street, Totnes

District: South Hams

County: Devon

1.1 PROJECT BACKGROUND

Josephine Brown Heritage Consulting (JBHC) was commissioned to produce a Heritage Statement for a site at the rear of 46 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 a new dwelling, *Burgage House* on the site.

46 Fore Street occupies a site on the south side of Fore Street, and the site for which the dwelling is proposed extends to the rear (south) of the property. The narrow linear site appears to represent the settlement pattern of burgage plots common throughout the town of Totnes; the plot extends almost to Victoria Street. There are no structures within the site, although there is evidence of previous garden outbuildings. Historic rubble stone and brick boundary walls enclose all four sides of the site. The site slopes gently from north to south, and the ground falls away steeply to Victoria Street; the change in the underlying topography permits clear views across rooftops of adjacent buildings to the countryside beyond.

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 publishes 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: Conservation Principles (English Heritage, 2008) and The Setting of Heritage Assets (English Heritage, 2012).

Essentially there are four principal aims of this Heritage Statement:

- to understand the historic development and significance of the site
- to assess whether the proposed new dwelling has the potential to detrimentally impact on this significance
- to understand the contribution made by the site to the setting of surrounding designated heritage assets and their significance
- to assess whether the proposed new dwelling has the potential to detrimentally impact on the setting of any designated heritage assets.

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: Standard and guidance for desk-based 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 19th 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 on the 28 November 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 value (also known as 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 Conservation Principles (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 Conservation Principles 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 Conservation Principles 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 account of the site 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 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 HERITAGE ASSETS

2.1.1 Listed building/s

There are no built structures on the site. The site lies at the rear of the long garden plot of 46 Fore Street, which is grade II listed; 46 Fore Street is an early 19th century dwelling with ground floor shop. Many of the buildings which 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 Totnes Conservation Area Appraisal (South Hams District Council). The appraisal considers the conservation area as a number of distinct character areas; the site is located within the Fore Street/The Plains character area. The appraisal includes reference to the historic dwellings on the south side of Fore Street, stating that: *while most of the town's wealthy 16th and 17th century merchants sought and built houses in High Street, the higher end of Fore Street was also a desirable location, particularly on the south side where the burgage plots are the longest in the town and enjoy a southerly aspect.* The appraisal, in discussing the designation of the conservation area, notes that: *The equally important [to the historic buildings of Fore Street] plots behind the Fore Street buildings were also included so that, on the south side, the boundary followed the line of The Grove and Victoria Street.*

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 contains an entry recording 46 Fore Street, but there are no records which relate to the large plot at the rear of the building.

2.2 HISTORIC DEVELOPMENT

The site forms part of the historic tenement plot of 46 Fore Street. The long thin shape of these plots is typical of the form of burgage tenements and documentary evidence, as collated by C F Rea the Totnes historian of the early twentieth century, identifies the occupation of No 46 as dating back to 1571.

The layout of the tenements (burgage plots) followed the pattern of the earlier plots leading off High Street; the long narrow plots stretch back from the main street to the enclosing boundary. On the south side of Fore Street this boundary is distinctly evident in the alignment of Victoria Street and The Grove. The split level between the end of the plots, the historic boundary, and the road below, indicate that the boundary was a substantial feature. Fore Street has historically been a significant route, linking the town's main gate to the river, and beyond. The burgage plots of the dwellings on the south side of Fore Street are the longest in the town, as noted in the Totnes Conservation Area Appraisal. This is clearly shown on a map of 1830 (Figure 2) drawn up to illustrate the various owners of the tithes in the town; the difference between the length of the Fore Street plots to the High Street plots is clear.

The first map to show the plot associated with 46 Fore Street is the Ordnance Survey Town Plan 1:500 of 1888 (Figure 4). The map shows the plot divided into three distinct parts along its length, although it is unclear whether these were functionally connected at this date. What appear to be gateways linking between the three compartmentalized areas suggest that they were functionally linked. Immediately to the rear of the Fore Street property was a garden area, then to the south of this what appears to be a large orchard (this being that part which comprises the site today), and to the south of the orchard, another smaller plot fronting Victoria Street. This layout is also indicated on the Ordnance Survey map 1:2500 of 1889 (Figure 5). In 1891 the census records Harriet Denner at 46 Fore Street. Denner, a stationer, resided at the property with her daughter, son, and a boarder. Denner is still recorded at 46 Fore Street in 1893 in the Directory of Devon (Kelly, 1893). Reference to historic census information indicates that the Denner family resided at this property since at least 1871.

By the early 20th century the part of the plot fronting Victoria Street had been built on with a pair of houses with small rear gardens. In 1902 46 Fore Street is recorded in the Directory of Devon (Kelly, 1902) as being occupied by John Seaford and in use as 'refreshment rooms'. Seaford was also recorded at the property in the 1901 census. These changes are shown on the Ordnance Survey map 1:2500 of 1905 (Figure 6). The occupiers and commercial function of the Fore Street premises had again altered by 1914, when the Directory of Devon (Kelly, 1914) listed the occupiers of the property as Heard & Son, carriage builders (Victoria Street) and with a restaurant at 46 Fore Street.

No further changes occurred to the plot until the mid-20th century, by which time two small glasshouses and another small ancillary building had been constructed on the former orchard site. The remnants of all three buildings are visible on the site today. These structures are shown on the Ordnance Survey map 1:500 of 1954 (Figure 7). This pattern of low-level change and historic development is characteristic of the situation on most of the former burgage plots in the town, and as such this strong settlement pattern continues to be highly legible.

3.0 CHARACTER APPRAISAL

3.1 THE SITE

The site occupies part of the rear plot of 46 Fore Street. The plot is recognizable as a historic burgage plot, a pattern common throughout the core of the historic town. The plots of the buildings on the south side of Fore Street, such as that of 46 Fore Street, are the longest in the historic settlement extending through to Victoria Street and The Grove.

The site occupies approximately half of the former burgage plot. As discussed at Chapter 2.0, the site has been divided into three distinct compartments since at least the 19th century. The small compartment immediately the rear of the dwelling remains as garden. The next plot to the south is the largest, and comprises the site as evaluated in this report. The final southern plot, facing Victoria Street, was built on with a pair of dwellings around the turn of the 19th century. The historic boundary walls which define the boundary of the site, and define the compartments within the former burgage plot, are a distinctive feature of the site.

The Totnes Conservation Area Appraisal finds that these burgage plots are almost of equal importance to the appearance and character of the conservation area, as the buildings themselves. From public thoroughfares these plots are largely hidden from view, except where an occasional alley runs alongside a long boundary wall. Instead these plots are predominantly experienced from within the plot itself and this is the case with this site. The site is accessed via a gateway in the enclosing wall, at the rear of Russell Court on Victoria Street.

There are no built structures within the site. Remnants of mid-20th century horticultural structures are the only visible evidence of any former buildings on the site. The long site experiences a gently sloping topography, descending from north to south. As a result of this topography the site permits clear views across to the rural hillsides to the south, but views to the north are relatively restricted by the stone boundary wall delineating the plot divisions. The setting of the site is discussed in Section 3.2 below.

3.2 SETTING

The site is enclosed by high boundary walls of stone and brick. These walls restrict views out from the site, particularly to the east and west. The land is slightly lower to the east of the site and as such clearer views are afforded in that direction. The setting of the site to the east is characterized by 20th century buildings, including the apartment block of Russell Court and the garages to the rear, and the library attached to the rear of the Mansion House. On the plot adjacent to that at 46 Fore Street, a contemporary two-storey dwelling has been constructed against the boundary wall of the plot. These buildings create an eclectic character, and in the case of Russell Court have partially fragmented the quality of the historic environment. However overall the strong linear pattern of the burgage plots prevails.

To the west of the site the ground rises slightly and as such views are far less open than they are to the east, and are almost completely obscured by high boundary walls. A similar situation is found in views to the north. In views west and north from the site the views encompasses the rear elements of buildings fronting Fore Street, and in particular the upper storeys and roofscape. As evidenced by data available through The National Heritage List for England, nearly all of the buildings on the south side of Fore Street are designated heritage assets i.e. listed buildings. The former burgage plots form part of the setting of the listed buildings, in that they provide part of the context within which the buildings are experienced.

To the south of the site the ground falls away steeply, marking the historic boundary of the town as currently delineated by Victoria Street. This affords views south from the site of buildings on Victoria Street and to the hills surrounding the town. The view includes the roofscape of the pair of cottages built on the lower portion of the former burgage plot of 46 Fore Street. The view also includes the large mass of Russell Court. Aside from Russell Court this view remains relatively unchanged from that which existed 100 years ago.

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 46 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 below-ground archaeology.

4.2 ARCHITECTURAL AND ARTISTIC VALUE

The site is not of architectural or artistic value. There are no structures on the site, aside from the boundary walls that enclose and subdivide the former burgage plot; these walls have historic value, as discussed below.

4.3 HISTORIC VALUE

The site is of historic value as an important component of the early settlement pattern of the town, with Fore Street as a primary route, and with burgage plots extending to the rear of the properties on the north and south sides of the street. The burgage plot plan had the advantage that each house had a frontage to the street, giving merchants and traders direct access to the main street where business was carried out. The ancillary piece of land could be used for a variety of purposes including ancillary workshops and dwellings, to graze livestock and to create kitchen gardens. Historically the plots had functional value in conjunction with the dwelling on each plot, and today are an important component of the many listed buildings located on Fore Street. The site forms part of the plot of 46 Fore Street, and continues to form part of the setting of the listed building. The burgage plots contribute to the historic significance of the listed buildings, and are also of historic value in their own rights. In this respect the site is an important component of the Totnes Conservation Area.

5.0 IMPACT ASSESSMENT AND CONCLUSION

The proposed design for the site conceived by Harrison Sutton Architects is for a single dwelling on the site to the rear of 46 Fore Street, Totnes. It is not the purpose of this Heritage Statement to provide a detailed report on the design rationale and approach to the design, which is covered in the Design and Access Statement. Rather this Heritage Statement addresses the requirement in the National Planning Policy Framework to *understand the potential impact of the proposal* in heritage terms.

The Totnes Conservation Area Appraisal (South Hams District Council, 2005) states the importance of the burgage plots in contributing to the special interest of the conservation area. This Heritage Statement finds that the site that is the focus of this study is of historic value, and as such contributes to the significance of the designated heritage asset, the Totnes Conservation Area. The positioning, orientation, scale and massing of the proposed new dwelling ensure that the new house does not impinge on the historic boundary walls of the plot, nor in views through and across the site. It can be concluded that the proposed dwelling will not cause detriment to the designated heritage asset within which it lies, the Totnes Conservation Area.

In The Setting of Heritage Assets (English Heritage, 2012) 'setting' is defined as the environment within which a heritage asset is experienced. The site forms part of the historic burgage plot of 46 Fore Street, and has group value with the surrounding linear plots forming part of the setting of the buildings that occupy the south side of Fore Street. Nearly all of these buildings are designated heritage assets. The plots contribute to the significance of listed buildings as a result of the direct historic function between the buildings and their plots. It is from these plots that the rear elevations of these buildings can be seen. The proposed new dwelling will not obscure the delineation of the historic plot, and a large amount of open space will be retained as garden and parking areas. It will still be possible to obtain clear views of the rear elevations of the listed buildings, and as such the buildings will continue to be experienced within their traditional setting. It can be concluded that the proposed development will not cause detrimental harm to the setting of any designated heritage assets.

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), Directory of Devon

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 College, 36 Fore Street, Totnes | The Grammar School House at 36 Fore Street in Totnes was also known as 'Hele's School' and 'The Mansion'. |
| MDV9057 | Brutus Stone at the front of 51 Fore Street, Totnes | Brutus stone. A large boulder of granite fixed into the pavement outside 51, Fore Street. It 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, Totnes | According to a plaque, this late 16th century merchant's house stands on the site of the gatehouse of Totnes Priory. |
| MDV41821 | Buildings at 61-65 Fore Street, Totnes | Partial excavation of two tenements at 61-65 Fore Street by Exeter Museum Archaeological Field Unit in 1985 revealed 16th-18th century buildings. |
| MDV9080 | 70 Fore Street, Totnes | Elizabethan House and Museum at 70 Fore Street in Totnes was built in the late 16th century/early 17th century. |
| MDV53087 | 27 Fore Street, Totnes | Later 19th century, three storeys building. By 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, Totnes | 48 Fore Street, Totnes is a merchant's town house of circa 1630-50. |
| MDV28072 | 39 Fore Street, Totnes | An access pit, large pit and later floor levels were discovered during excavation to the rear of 39 Fore Street, Totnes. A quantity of post-medieval pottery and residual medieval pottery was recovered. |
| MDV9107 | Chapel of St Nicholas, Fore Street, Totnes | Site of the Chapel of St Nicholas bounded on the east by the Vicarage Court or front garden, on the north by The Vicarage and on the south by the street. |
| MDV69612 | Site to the rear of 36 Fore Street, Totnes | An archaeological evaluation undertaken in 2004 demonstrated the development of site from the Saxo-Norman period. |
| MDV35389 | 52 Fore Street, Totnes | Circa 1692 merchant's house of "deux corps de batiments" type. |
| MDV35393 | 64 Fore Street, Totnes | Early 19th century refronting of an earlier house. |
| MDV35388 | 50 Fore Street, Totnes | Later 16th century or early 17th century merchant's house of "deux corps de |

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| | | batiments" type. Brick block rebuilt in the later 19th century. |
| MDV9092 | Brasiter's Well, Fore Street, Totnes | A well located in the passage between 27 and 29 Fore street, Totnes which is marked on the Ordnance Survey Town map of 1855-1895. |
| MDV35392 | 62 Fore Street, Totnes | A late 16th century or early 17th century merchants house. Early 19th century front. |
| MDV35395 | 68 Fore Street, Totnes | Probably a single-storey medieval, hall, heightened in the 17th century and re-fronted in the 18th century. |
| MDV35390 | 54 Fore Street, Totnes | Circa 1607 merchant's house; a good example of the "deux corps de batiments" type. |
| MDV103575 | Post-Medieval Garden, 61-65 Fore Street, Totnes | A considerable depth of soil built up in the vicarage garden in the post-medieval period which produced a most interesting and unusual range of local and imported pottery. |
| MDV35394 | 66 Fore Street, Totnes | Early 19th century refronting of a later 16th century or early 17th century merchant's house of "deux corps de batiments" type. |
| MDV66950 | 20, 22 and 24b Fore Street | Rare example of mid 16th century town huse, displaying four phases of development. |
| MDV79655 | The Old Post Office, Fore Street, Totnes | Post office built circa 1920s. A good example of a vernacular revival building in traditional materials. |
| MDV41986 | Prehistoric and Roman finds discovered to the rear of 61-65 Fore Street, Totnes | Prehistoric and Roman finds were discovered during excavation in the back plots of 61-65 Fore Street. |
| MDV35391 | 56 Fore Street, Totnes | Later 16th century or early 17th century merchant's house of the "deux corps de batiments" type. |
| MDV35396 | Manor Cottage, 68a Fore Street, Totnes | Behind Number 68 Fore Street is the Manor Cottage - a complete Elizabethan house. |
| MDV80582 | Paradise Cottage, Totnes | Dwelling which probably originated as a 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, Fore Street, Totnes | A late 17th century or early 18th century house, which was later altered in the early 19th century. |
| MDV35397 | 72 Fore Street, Totnes | Three storey building of late 18th century date, which was altered in the early 19th century. |
| MDV90111 | Numbers 53, 53a, 55 asnd 55a, Fore Street, Totnes | A mid 19th century, three storey building. The deeds refer to one house formerly divided from another. |
| MDV92300 | Numbers 34, 34A and 34B, Fore Street, Totnes | A late 16th century or early 17th century house altered in the late 18th century |
| MDV92301 | Two forecourt piers at 36 Fore Street, Totnes | Stuccoed piers with caps once surmounted by carved stone pineapples. |

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| 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, Totnes | A three storey building with a late 18th century front. |

REAR OF 46 FORE STREET, TOTNES
HERITAGE STATEMENT

| | | |
|----------|--|---|
| MDV90093 | 24 Fore Street, Totnes | Early 19th century remodelling of an earlier house. |
| MDV92274 | 18 Fore Street, Totnes | A late 18th century front to a three storey building. |
| MDV59861 | Post-medieval drain and tenement boundary, 21-25 Fore Street, Totnes | Archaeological recording by Exeter Archaeology identified a second drain some 7.5 metres east of the medieval drain. During 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 Street, Totnes | Archaeological recording by Exeter Archaeology recorded a substantial clay-bonded wall base, sealed beneath demolition material and made-ground. |
| MDV59860 | Medieval drain, 21-25 Fore Street, Totnes | Archaeological recording by Exeter Archaeology identified a medieval drain, the 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 Lane, Totnes | An early 19th century, three storey villa in Gothic style. |
| MDV86666 | 1 Bank Lane, Totnes | An early 19th century, altered building. |
| MDV9089 | Vicarage House, Fore Street, Totnes | Vicarage House, lived in by John Prince, author of 'Worthies of Devon', in 1675. |

APPENDIX II 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 | II |
| 1235628 | 37, FORE STREET | II |
| 1235696 | 47, FORE STREET | II |
| 1235697 | 51, FORE STREET | II |
| 1235698 | BRUTUS STONE TO FRONT OF NOS 51/53, FORE STREET | II |
| 1235699 | 53 AND 55, FORE STREET | II |
| 1235700 | 57, FORE STREET | II |
| 1235701 | 63, FORE STREET | II |
| 1235702 | PRIORY GATE HOUSE, 65, FORE STREET | II* |
| 1235704 | EASTGATE, 71, FORE STREET | II |
| 1235764 | 69, FORE STREET | II |
| 1235793 | 24, FORE STREET | II |
| 1235795 | 32, FORE STREET | II |
| 1235796 | 44, FORE STREET | II |
| 1235797 | 50, FORE STREET | II |
| 1235839 | 28, FORE STREET | II |
| 1235862 | KING EDWARD VI SCHOOL | II* |
| 1235931 | 38, FORE STREET | II |
| 1235939 | 52, FORE STREET | II* |
| 1235942 | 56, FORE STREET | II |
| 1235943 | 62, FORE STREET | II |
| 1235944 | 66, FORE STREET | II |
| 1235945 | MANOR COTTAGE, 68A, FORE STREET | II |
| 1235946 | ELIZABETHAN HOUSE AND LOCAL MUSEUM, 70, FORE STREET | I |
| 1235947 | 74, FORE STREET | II |
| 1237076 | THE POST OFFICE, FORE STREET | II |
| 1264282 | LITTLE PRIORY, FORE STREET | II |
| 1264795 | 72, FORE STREET | II |
| 1264828 | 48, FORE STREET | II* |
| 1264832 | 54, FORE STREET | II* |
| 1264833 | 64, FORE STREET | II* |
| 1264834 | 68, FORE STREET | II* |
| 1264900 | NOS 34, 34A AND 34B (FLAT), 34, 34A AND 34B, FORE STREET | II* |
| 1264914 | 20 AND 22, FORE STREET | II |

REAR OF 46 FORE STREET, TOTNES
HERITAGE STATEMENT

| | | |
|---------|--|----|
| 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 | II |

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)

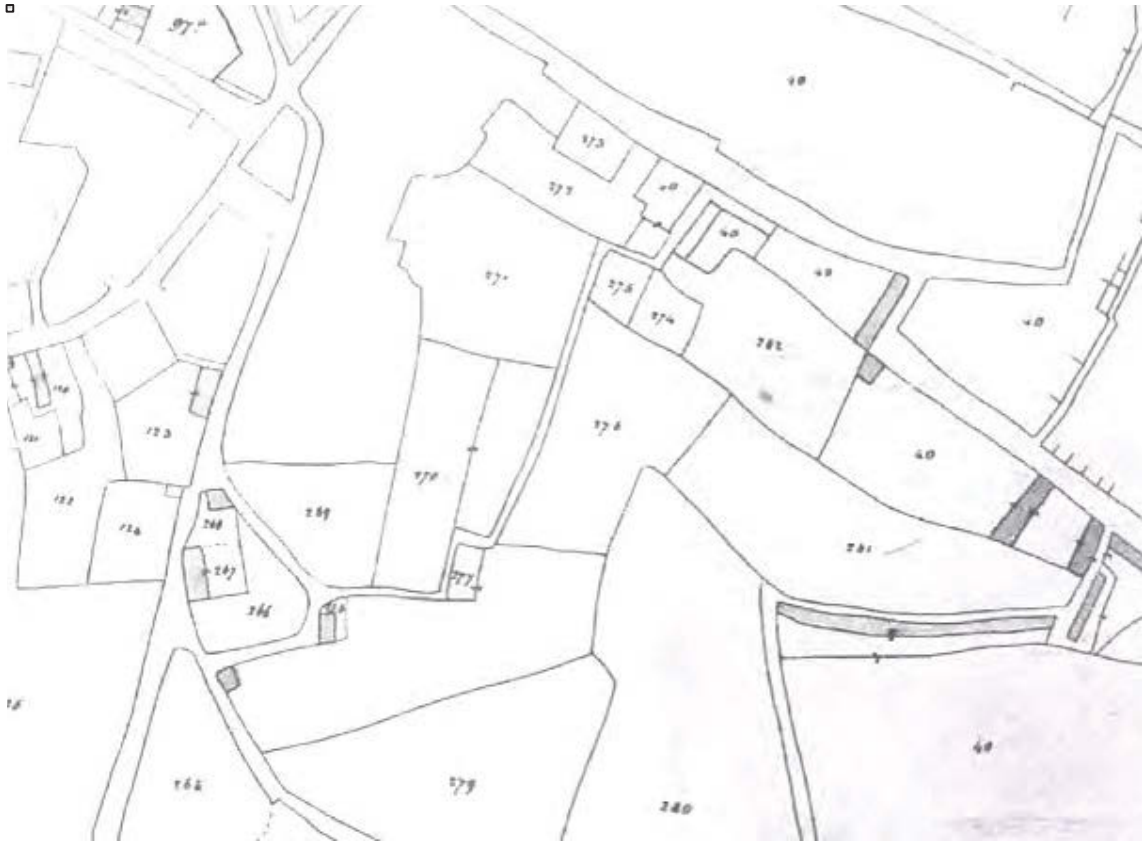


Figure 3: Totnes Tithe Map 1842 (Courtesy Devon Heritage Centre)



Figure 4: Ordnance Survey Map 1:500 1888

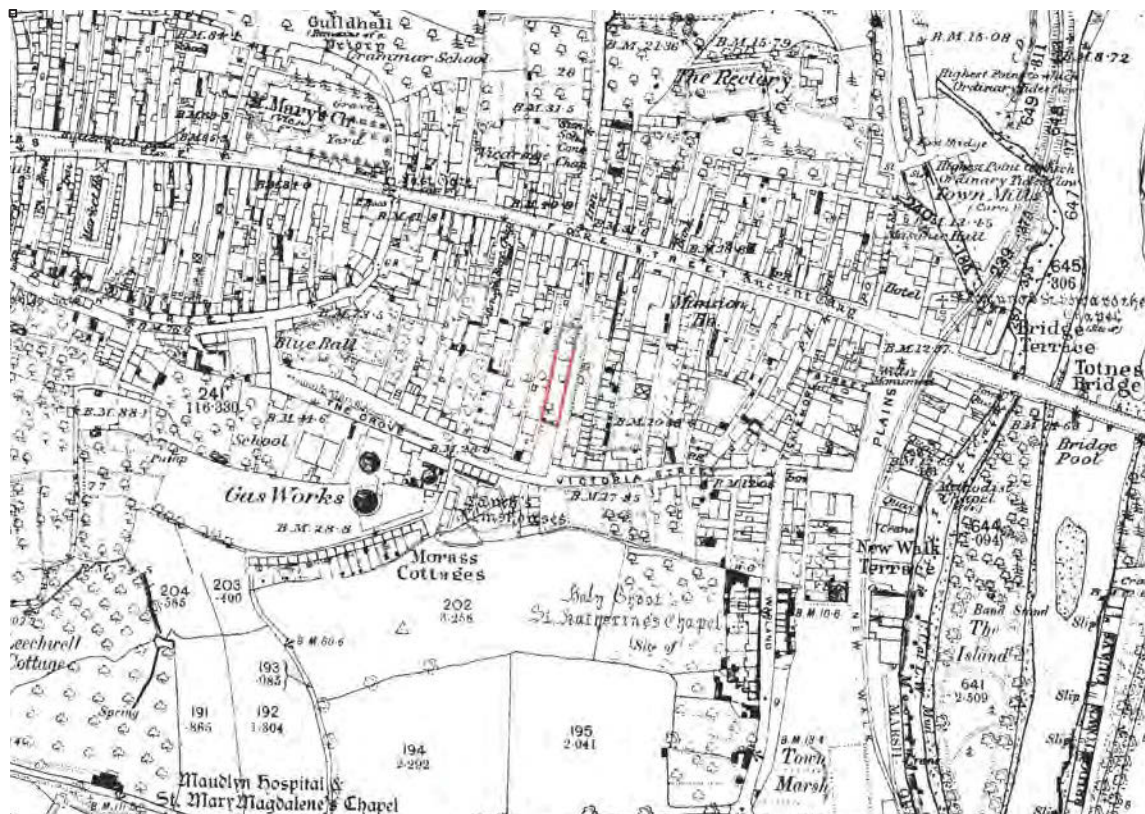


Figure 5: Ordnance Survey Map 1:2500 1889

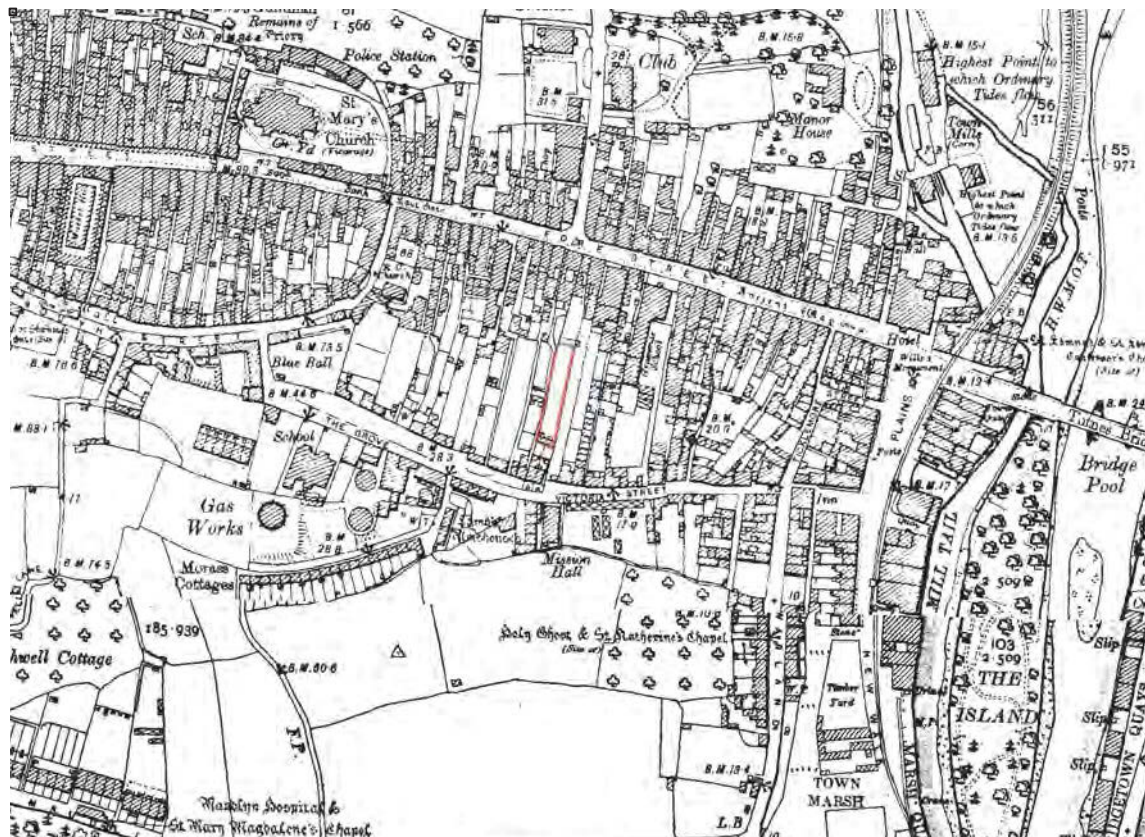


Figure 6: Ordnance Survey Map 1:2500 1905-6

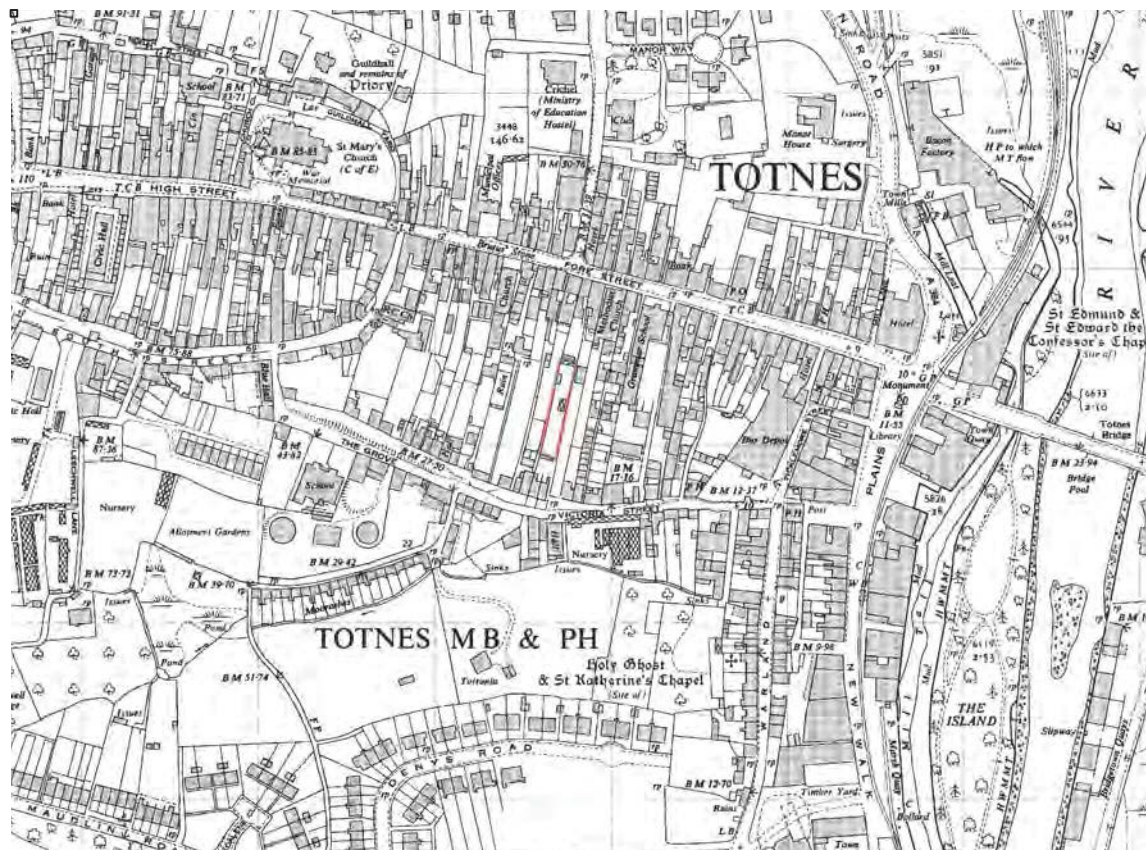


Figure 7: Ordnance Survey Map 1:2500 1954

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 site, view south towards Victoria Street



Figure 9: The site, view north towards Fore Street



Figure 10: The site, view north towards Fore Street



Figure 11: The boundary wall at the northern end of the site



Figure 12: View north-east across the site