

**ARCHAEOLOGICAL ASSESSMENT
OF PARTS OF THE WOODWELL
ESTATE, SALCOMBE, DEVON**

**Prepared for
Farrell Design Studio**

Exeter Archaeology Report 08.55

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1. INTRODUCTION

This report presents the results of an archaeological assessment of proposed developments at Woodwell, Salcombe, Devon (SX 7368 3849). The assessment was prepared by Exeter Archaeology in August 2008, and was commissioned by the Farrell Design Studio on behalf of Mr Morris of Sabre Developments. Woodwell forms part of the former larger estate of Woodcot that was constructed in 1797 as the seaside villa Woodville.

The proposed developments involve works to three historic structures:

- *Woodwell*: demolition of the building, along with the demolition of a 1960s dwelling The Old Vinery, and replacement with a new dwelling;
- *The boathouse and Jetty*: demolition of the boathouse and adjacent jetty, and replacement with two new boathouses and larger jetty;
- *The 'Folly'*; creation of a ground-floor store with two possible options: (a) rebuilding of the folly reflecting its original size, shape and character, or (b) creation of a lean-to attached to the rear of the upstanding masonry.

This report presents a history of the estate that places the buildings in their context, followed by individual histories and basic descriptions of each structure. The report concludes with a brief assessment of the impact of the developments on each structure.

2. THE SITE

The site is located some 800m south-west of the centre of the historic, probably medieval, port of Salcombe, and is an example of an late 18th-century development in a beautiful estuarine position; its interest has been enhanced both by the extent of planting of exotic trees and flowers and by its association with the historian James Anthony Froude.

2.1 Statutory and other designations

The site lies within the South Devon Area of Outstanding Natural Beauty and Coastal Preservation Zone, and abuts the South Devon Heritage Coast.¹

Woodcot was listed in 1949 as a Grade II* Building of Special Architectural or Historic Interest (No. 397227). None of the other buildings or structures within the estate are described in the listing description. However, listing provides protection for any 'object or structure' within the curtilage of a listed building: 'if, at the date of listing, there was a clear relationship between the buildings: specifically, that one was ancillary [historically at least] to the use of another, the buildings had common ownership or occupation, and were not physically fenced off from each other.'² South Hams District Council regards Woodwell to fall within the curtilage of Woodcot. In principle, the Devon County Historic Environment Service also share the same view, although have not been consulted about this site.

Woodwell was recently the subject of an application to be listed in its own right as a Building of Special Architectural or Historic Interest, but this application was rejected following a report by an English Heritage inspector.³

¹ South Hams District Council 2002, Map SA3.

² Hewitson 2005, 42.

³ English Heritage (Listing) Advisor's Report: Woodwell, Cliff Road (N), Salcombe.

3. HISTORY OF THE WOODVILLE/WOODECOT ESTATE *By Anthony G. Collings*

Woodwell is located in the ancient hundred of Stanborough and ancient parish of Malborough, from which Salcombe was created as an Urban District in 1894. Both Malborough and Salcombe are somewhat unusual in that neither was a Domesday manor, their names being recorded for the first time only in the 13th century. The town's name is believed to derive from 'Salt combe' indicating the production of salt from the estuary, but it is one of the minority of estuaries in South Devon from which the Domesday survey of 1086 does not indicate salt-working.⁴ The site was almost certainly in the manor of Batson, which in 1086, when referred to as *Badestane*, had been held by the Count of Mortain, having been held by the Saxon Wulfric, and was being sub-let to Hugh de Valletort.⁵ There was no indication that the estuarine environment was being exploited at that date.

Subsequent owners were the Davills family, who held it from at least 1310 until 1563, but by the late 17th century the Harris family of Hayne, in Stowford parish in West Devon, were the owners.⁶ By the 1750s the manors of Batson and Shabbacombe (today's Shadycombe) were held by William Bastard of Kitley in Yealmpton parish, and that family were to remain the owners over several generations.⁷ During the Middle Ages some manors had become divided, with the seven in Malborough parish in 1086 increasing to twelve; in particular Salcombe manor gives the appearance of having been carved out of Batson. Towards the end of the 14th century Salcombe was one of a group of seven manors, five of them in Malborough parish, granted to Hugh Courtenay, Earl of Devon, and his wife Margaret; by the 1750s the Courtenays were to own eight manors in the parish.⁸ Ownership was to remain with them until the 1890s, when their entire South Hams holding of nearly 4,000 acres was sold off.⁹

At that date there appears to have been no development outside Salcombe's historic core (Fig. 3), but in 1764 John Hawkins, who held the manor of Alston in the north of Malborough parish, began the construction of what was modestly described as 'a mere pleasure box', called The Moul, on the promontory between North and South Sands.¹⁰ The origin of the Woodville estate can be dated to 1797, when James Yates or Yeates purchased a property on the west side of what became Cliff Road, which had seemingly been part of Batson manor, from the Bastard family. The surviving land tax assessments around that date show him to have acquired the holding then called Amy Parks, which had previously been held by the Nichols family.

In 1803–04 the area was surveyed at two miles to the inch by the Ordnance Survey (Fig. 4). The resulting drawing is the first to show Woodville, and although the scale is too small to allow total confidence, it appears to show it to have been accessed by two entrances from what is now Cliff Road, with the northern one guarded by a lodge, while another structure, seemingly a greenhouse, was present within one of the walled gardens.

⁴ Gover *et al.* 1931, 311; Darby & Welldon Finn 1967, 272.

⁵ Thorn & Thorn 1985, 15,74; Reichel 1913, 182.

⁶ Westcountry Studies Library transcripts of inquisitions post mortem of Alice de Davaylles and Lewis Develles; Plymouth & West Devon Record Office catalogue: deposit 74/533.

⁷ Dean Milles' Questionnaire *sub* Malborough.

⁸ *Calendar of Inquisitions Post Mortem* Vol. XX 1–5 Henry V (1413–1418), 140–141; Dean Milles' Questionnaire *sub* Malborough.

⁹ Jackson 1996, 200.

¹⁰ Born 1986, 142.

In 1819 Abraham Hawkins published his book on the area; he devoted two pages to Woodville and included an engraving which clearly shows the house with its prominent veranda (which extended over three sides and was evidently modelled on The Moulton) and also the battery on the shore (Fig. 7). In the very year of 1797 that some 1400 troops of Revolutionary France had landed west of Fishguard in what is now Dyfed and there is also a tradition of a landing being threatened at Ilfracombe.¹¹ With alarms of French invasion all over Britain, it is likely that someone purchasing a property virtually facing a hostile shore should seek to defend it. But by 1819 Hawkins wrote only of ‘a sort of quay with a mock parapet and small swivels to fire a royal salute’.¹² He was, however, particularly impressed with the grounds:

Charming alleys and shady bowers, meandrous walks and tufted avenues, rural seats and sloping banks, with various evergreens and flowering shrubs both exotick and indigenous, are interwoven with the scenery; and a large Camera Obscura, fixed on a perpendicular rock, insulated by the spumy surge, to which a winding path through the bushy cliff is joined by a bridge, reflects, on the table within, the diversity of surrounding objects.

One of the gardens, close to the craggy, wave-lashed shore, (and which is approached from the other grounds by an arched communication thrown over the publick highway,) has a wall clothed with a number of orange and lemon-trees, where fruit as fine and fair as if immediately from Portugal is seen in abundance....

In another part is a sinuous enclosure for retaining and preserving fish in their natural element.¹³

In the following decade the civil engineer J.M. Rendel proposed the creation of new roads in the South Hams for the Kingsbridge and Dartmouth Turnpike Trust.¹⁴ This included a route descending in a gradual curve down to Salcombe, along the line dividing James Yates’ Woodville estate from the remainder of Batson manor, although it appears that he held a lease of the adjoining part of that manor (Figs 5, 6 & 8). This provided the opportunity for a third approach to the house from a wider road. Rendell died in 1829, ‘of gout in the stomach’, having been Captain of the Kingsbridge Yeomanry Cavalry; a copy of his will has survived, recording that the bulk of his estate went to his nephew Jacob,¹⁵ who may never have lived at Woodville. For a period in the 1830s it was occupied by the Reverend Robert Henshaw, two of whose daughters were born there before he became Rector of Lydlinch in Dorset.¹⁶ He left Woodville having alienated the local community,¹⁷ probably in 1838, when Woodville was described as a ‘very desirable marine villa’, when advertised as being to let for up to seven years, ‘together with the tasteful Ground, Lawn, and Gardens, abundant in the choicest Fruit Trees and rarest Exotics’.¹⁸ However, the Reverend Henshaw appears to have retained a lease, since he continued to pay the church rate until at least 1840.¹⁹

The tithe survey of Malborough parish was made in 1841 and reveals a particularly complicated picture (Fig. 8). Jacob Yates’ freehold (unnamed in the survey) was of just over eight acres (3.3ha) and the accompanying map confirms the presence of the lodge and structure within one of the walled gardens. This holding was supplemented by leasing

¹¹ Longmate 1993, 228–30.

¹² Hawkins 1819, 86–7.

¹³ *ibid.*, 86.

¹⁴ D[evon] R[ecord] O[ffice] DP 62, September 1823.

¹⁵ *Trewman’s Exeter Flying Post* 10.9.1829 2d; DRO 1659M/E45 (106).

¹⁶ 1851 census accessed via <www.ancestrylibrary.com>.

¹⁷ Fairweather *c.* 1898, 99.

¹⁸ *Trewman’s Exeter Flying Post* 3.5.1838 3f.

¹⁹ DRO Malborough Churchwardens Account Book 1832–57 (1725A/PW1/Malborough).

properties on all three sides. From the Earl of Devon he was leasing a seven-acre (2.9ha) property actually called Woodville, which included a house (adjoining the south end of Jacob's freehold) and the field above where the boathouse and jetty were to be built. From Edmund Pollexfen Bastard he was leasing a ten-acre (4.1ha) property called Berry, which included plantations on the west side of what became Bennett Road, as well as the strip of coast which included the battery. Three other fields were also leased from the Earl of Devon to increase the compactness of the estate. Most unusually, the occupier of all but the three fields was said to be John Lavers, who appears in the 1851 census as a smallholder, and would not have been expected to occupy a high-status property.

By 1857 William Robertson was the owner and he was able to extend his ownership southward when the Earl of Devon's trustees agreed to sell nearly two acres, which included the adjoining house.²⁰ Another guidebook was produced in 1864 by S.P. Fox, who was also very impressed with James Yates' work:

In the grounds of this place are produced in the greatest luxuriance, oranges, lemons, and citrons.... In a deep gully immediately below the gardens, a spacious bath house has been erected, and upon a steep rock overlooking it, is a summer house, in which there was formerly a good camera obscura. There is also an enclosure for the preservation of fish, in which a constant change of sea water is secured by means of gratings.²¹

The next occupier to be identified is Major General William Ilbert Birdwood, JP, who appears to have purchased the property in 1870.²² The 1871 census records his presence at what had been renamed Woodcot, along with his wife, two sons, a daughter and five servants.²³ Woodcot Lodge was occupied by the gardener, Reuben Cahill, with his wife, son and daughter. In 1873 a census of landownership was published, which reveals General Birdwood to have owned over 106 acres (43ha) in the county, with an estimated rental of nearly £217.²⁴ Later that decade, in 1878, the historian James Anthony Froude took a lease of The Moulton, which he evidently intended as a second home since the 1881 census records him living in Kensington.²⁵

In 1885 the area was surveyed at 1:2500 scale by the Ordnance Survey. The resulting map, published the following year, showed a small boathouse with a circular structure to its south, presumably the summer house, and a small jetty between the two.²⁶ The house purchased from the Earl of Devon was no longer present.

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In 1891 Froude's lease of The Moulton expired and he moved to Woodcot, where he lived for several months of the year, pursuing his recreations of sailing and sea-fishing when the weather allowed; he returned there for the last time in May 1894 and died in his library on 20

²⁰ DRO 1508M Devon/Deeds/Malborough 7.

²¹ Fox 1864, 101.

²² The 1896 sale catalogue refers to an indenture in which he appears as the fourth party, and while its nature is not stated it was presumably a conveyance.

²³ <www.ancestrylibrary.com>.

²⁴ *Return of Owners of Land*, 1873, Volume I, 1875, Devon page 5.

²⁵ Dunn 1963 456; <www.ancestrylibrary.com>.

²⁶ Ordnance Survey map sheet Devonshire CXXXVI.15, 1886.

October.²⁷ His family retained a connection with Salcombe, his son Ashley being elected the first chairman of the Urban District Council in 1895.²⁸

Two years later Woodcot was auctioned in London. The very detailed sale catalogue included a map, evidently based on the Ordnance Survey's of ten years earlier but showing more detail of the gardens and with the jetty more prominently shown (Fig. 9).²⁹ The catalogue stressed the 'delightful chalet residence', accessed from the Malborough to Salcombe road by a gravelled carriage drive. Also described were the:

unique grounds containing numerous Rare English, Australian and Tropical Trees and Shrubs. Fruit and Kitchen Gardens, Orangery, &c. Private Landing Stage, Boat House, and Bathing Place. Stabling for Three Horses, Carriage House, Gardener's Cottage, Farm Buildings, and an enclosure of valuable building land. The whole extending to about 11 acres.

A subsequent page described 'a diagonal path cut in the cliff, and passing over Rustic Bridges spanning the rock caves below conducts to a Pretty Summer House, placed upon a tiny rocky headland' as well as the remains of a castellated ruin, with Gothic archway and small grassy pleasance, which overhung the beach and rocks to the west of the summer house.

The result of the sale has not been established but the last published census, of 1901, shows that the name of Woodville had been restored and another retired officer, Major John Bennett, with his wife, daughter and five servants, were in occupation.³⁰ He was manager of the Marine Hotel Company,³¹ and it may well be that Bennett Road was named after him. The lodge was occupied by another gardener in 1901, Thomas Parker, along with his wife and mother.

The Ordnance Survey re-surveyed the area in 1905, but the map shows very few changes visible since 1885, apart from the name (Fig. 10). In 1910 Lloyd George's very detailed 'Little Domesday' valuation began. This shows the owner and occupier to have been Andrew McIlwraith, the property being described as 'House Grounds Cottage Stable and Coach house' within nearly four acres (1.6ha) along with a further five and a half acres (2.3ha) of land.³² Also owned by him was Woodville Lodge, occupied by Aaron Murch. This appears to be the first indication of the presence of what later became Woodcot Cottage and subsequently La Baranca. Woodville Lodge was constructed as or became a coach house and coachman's accommodation, with the former later being converted into a garage with underfloor vehicle inspection pit. This division between accommodation and storage may be reflected in the two-wing nature of the building.

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Published information for the remainder of the 20th century is scarce, but directories indicate that the change of name back to Woodcot had happened by 1919.³³ By 1935 the directories record a change of occupier, to T.N.G. Jennings, presumably a son-in-law.³⁴ The Ordnance Survey re-surveyed the area in 1936, by which date the farm buildings towards the south-west corner of the estate had been removed and Woodville Lodge constructed (Fig. 11). A

²⁷ Markus 2005, 283, 293; *Totnes Times and Devon News* 27.10.1894 3f.

²⁸ Salcombe Urban District Council Minutes 2.1.1895.

²⁹ DRO 1182M-O/Z/1.

³⁰ <www.ancestrylibrary.com>.

³¹ Salcombe Urban District Council Minutes 17.10.1895.

³² DRO 3201V/3/51, Assessment No. 531.

³³ *Kelly's Directory of Devonshire 1919*, 637.

³⁴ *Kelly's Directory of Devonshire 1935*, 666.

larger boathouse had been built to the north of the original one while the summer house was no longer present.

The Ordnance Survey's 1954 re-survey shows no significant difference,³⁵ Until 1966 Woodcot was occupied by Miss Elizabeth Jennings, but in that year she had The Old Vinery built on the site of the conservatory in what had been one of the walled gardens, Woodcot becoming a retirement home. The 1972 Ordnance Survey revision shows the building now known as Woodwell as 'Woodcot Lodge' while today's La Baranca was 'Woodcot Cottage'.³⁶

4. INDIVIDUAL STRUCTURES

4.1 Woodwell

4.1.1 *History*

Woodwell was built before 1803–4; a structure identifiable as this one is represented on the Ordnance Survey drawing of that year (Fig. 4). It is probable that it was contemporary with Woodville, built six years earlier, having served as a lodge or coach house and stable to it from its inception. The next record of its existence we have found comes from its depiction on the 1841 tithe map (Fig. 8), although it was not given a separate description from the house. Its occupier appears elusive in the earlier censuses, although given the high status of the gardens it would seem likely that a permanent gardener was being employed when the main house was a second home. The earliest reference so far located to it is in the 1871 census, when it was referred to as Woodcot Lodge and occupied by the gardener, Reuben Cahill. A description of it appears in the 1896 sale catalogue when it was referred to as the stabling: 'which is conveniently removed from the house, is stone-built and slated and comprises a three-stall stable, with carriage house, and harness room, and a large loft over. Adjoining is a gardener's cottage with garden'.³⁷ Most unusually, when Fairweather's guide to the area was published some two years later its photograph of Woodville gave more prominence to the lodge than to the main house.³⁸

4.1.2 *Description*

A detailed description is presented in Appendix 1.

4.2 **The Boathouse and Jetty** (The Boathouse is Devon County Historic Environment Record No. SX73NW/96) Record No. SX73NW/96)

4.2.1 *History*

The earliest reference to any structure here is Fox's mention of a 'spacious bath house' in 1864.³⁹ The 1896 sale catalogue describes an 'excellent boat house, private landing stage and bathing place'.⁴⁰ The accompanying plan, which is the first located map to depict any structure in this area, shows a jetty with an adjacent building located north of a summer house. Whether this structure was simply a boathouse, or also incorporated an internal bathing pool, is unclear. The building was described as 'boat house' on the 1906 Ordnance Survey map (Fig. 10). A historic photograph provided by the client shows the jetty as part of

³⁵ Ordnance Survey 1:2500 map sheet SX 7338, published in 1955.

³⁶ Ordnance Survey 1:2500 map sheet SX 7238-7338, 1972.

³⁷ DRO 1182M-O/Z/1, 3.

³⁸ Fairweather c. 1898, 96.

³⁹ Fox 1864, 101.

⁴⁰ DRO 1182M-O/Z/1, 4.

a larger structure incorporating two flights of steps into the foreshore. By 1936 a second boathouse, the present structure, had been constructed (Fig. 11). The earlier boathouse has been demolished, and a manhole constructed giving access to an underground sewerage pipe.

4.2.2 *Description*

The boathouse is situated on a platform situated just above the high tide mark. The building is constructed of small roughly coursed blocks of local greenschist rubble, and is square in plan with rounded gable ends. The building has a door in its south elevation, windows in the north and south elevations, and a wide semi-circular headed opening to allow boat access in its east elevation fronting the estuary. The windows and opening in the east elevation retain pintles for removed internal shutters and doors. The roof has an unusual design reflecting its curved nature. At eaves level there are four ties supported by a central brace, three of which form trusses. These ties support a latticework of timbers to which are attached a series of batons. These batons support curved wooden planks, to which the felt roof lining is attached.

To the west of the building is a winch for pulling boats into the boathouse. There is an adjacent opening (partially blocked), allowing a rope to pass through the boathouse. Historic photographs provided by the client show a ramp into the estuary from the boathouse. This has been removed, although vertical posts that supported the ramp partially survive.

The jetty comprises a thick slate outer wall with remains of concrete capping, to the north of which is a flight of slate steps, now mostly obscured by debris. There are remains of an inner wall of mixed stone construction. This appears to represent a rebuild of earlier and wider steps. Both the inner and outer walls are covered with the remains of a concrete render.

4.3. **The Folly** (Devon County Historic Environment Record No. SX73NW/57)

4.3.1 *History*

According to some local historians, this was built at the beginning of the Napoleonic Wars: 'Its purpose was to convince the French that the harbour was well fortified. It was manned by the militia in 1802 and known then as "the battery"'.⁴¹ No contemporary document confirming this has been located, but if it was a 'private' battery no source may have survived. The first definite indication of its existence dates from 1819, when it was depicted in an engraving in Abraham Hawkins' book and referred to as containing 'a mock parapet and small swivels to fire a royal salute', which implies that it was not intended to fire a shot in anger.⁴² However, it is not implausible that it was present from 1797, or perhaps from 1798, when the sea fencibles were formed specifically to man coastal batteries.⁴³ It seems not to have been depicted on the 1803–04 Ordnance Survey two-inch drawing (Fig. 4) but it could have been omitted given the small scale. The tithe survey of 1841 refers to it as a battery, suggesting that it continued in the role of a saluting battery on ceremonial occasions such as regattas. An example of a similar saluting battery (but without folly) is sited on the River Dart within the grounds of Greenway House.⁴⁴

⁴¹ Murch, Murch & Fairweather 1982, 7.

⁴² Hawkins 1819, facing page 85, 86–7.

⁴³ Oppenheim 1968, 116.

⁴⁴ Dyer 2002, 28.

The 1896 Sale Catalogue refers to ‘The remains of a Castellated Ruin, with Gothic Archway and small grassy Pleasaunce.’⁴⁵ A picture postcard, perhaps dating from around 1910, shows a flagstaff to have been present,⁴⁶ but this is not indicated on any map.

4.3.2 *Description*

The folly forms one component of a substantial structure rising from the rocky foreshore below the gardens of the Woodcot Estate, the other parts being the adjacent crenellated platform and the supporting cliff wall. Examination of the folly, crenellated platform and facing masonry below strongly suggests that they all form parts of one contemporary feature, although it is possible that there is some earlier masonry in the basement of the folly. The rear of the folly has also been altered, which may be associated with the later creation of a slipway at the rear of the platform, and subsequent repairs.

The folly is constructed of dressed local sandstone; only the south side of the upstanding structure survives. The remaining fabric contains a gothic doorway in the south elevations, and the southern sides of reveals of window openings in the east and west elevations. At a ‘basement’, i.e. tidal, level is a possible boat store, although the available space seems too small for such a purpose. Above this, the folly had a main room at the level of the platform, whose floor was approx. 0.20m above the present ground surface. The inside of this room retains remains of a mortared surface. This room evidently had a ceiling; the inner face of the south wall retains a crease for a low-pitched roof, which lay a little below the crenellated wall-top. In the absence of clear evidence of a staircase, it is possible that stairs or a ladder could have given access to the roof.

5. DISCUSSION

The proposed development will affect four structures: Woodwell, the ‘Folly’, a boathouse, and a jetty.

5.1 *Woodwell*

Our research has shown that, contrary to previous views, Woodwell was almost certainly constructed in 1797–1803 as part of the Woodville estate, and probably functioned not only as a lodge, but also as a coach house and coachman’s accommodation. It relates to the layout of the estate that underwent alterations in the 19th century following the construction of Bennett Road.

The building has however undergone very considerable change in the 20th century that disguises its original layout and compromises its integrity as an historic building. Neither the English Heritage investigators nor Exeter Archaeology has been able to identify sufficient historic fabric or architectural features to form an intelligible account of its 19th-century structure.

5.2 *Folly*

Our research has demonstrated that the folly is not ‘Victorian’, but dates from the early years of the Woodville Estate; it was certainly in existence by 1819 and is very probably some form of Napoleonic fortification. It forms part of a structure with the adjacent platform and the supporting walls. In view of their substantial nature, the conclusion that they formed a coastal artillery battery would have been reasonable enough without the testimony of Hawkins that it

⁴⁵ DRO 1182M-O/Z/1, 4.

⁴⁶ Murch, Murch & Fairweather 1982, 7

was a saluting battery. Being a local historian and writing in 1819, only 20 years or so after the battery was built, he should have been well informed about the purpose of the platform and folly. The engraving of 1819 shows the folly as a small tower; it may well have offered an upper viewing gallery above the platform.

This is obviously a structure of historic interest. Two options are proposed. The first includes the construction of a zinc skin attached to framing and blockwork that would sit within the existing folly and be attached to its upstanding south elevation. This option would provide stability for the surviving fabric, but would obscure the internal elevations of the lower storey. In this design the new build would be clearly distinguishable. The second option (for which no drawings are as yet available) would be to rebuild the square tower of the folly to its original shape and size. Such reconstructions of historic structures need firm evidence if they are to be successful. In this case the fabric gives the south side, the positions of windows to north and south, the roof line and form of crenellations; only the form of the north elevation is unknown. The 1819 engraving (Fig. 7) gives the overall volumes of the tower and the east elevation. In our view a reconstruction could have the merit of strengthening the structure and bringing it back into some useful purpose. The crenellated parapet would presumably be extended and the arched opening on the side walls would be formed in the style of the existing door. The lower surviving walls could be covered with the provision of a floor, which might also be beneficial in preserving the lower parts of the building.

5.3 *Boathouse and Jetty*

The jetty appears to be a (later) 19th-century structure; it is ruined and cannot be used. The present boathouse is entirely a structure of the 1930s. It is not completely without interest; its most notable feature is perhaps its interesting roof structure that reflects its curved shape. Nevertheless it is evidently not a major historic structure. We understand there are potential issues with the structural integrity of the building; this is a matter for a structural engineer.

ACKNOWLEDGEMENTS

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SOURCES CONSULTED

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Unpublished sources

Devon Record Office

Malborough parish Land Tax Assessments, 1747–1832

Map of the Manors in Malborough & South Huish by George Lang, 1777
(D1508M/M&P/Malborough Maps 1)

1813 Map of the Manors of Batson & Shabbacombe (Z2/6)

Plan of proposed Turnpike Roads from ... Kingsbridge to Salcombe, September 1823 (DP 62)

1829 Will of James Yeates (1659M/E45 (106))

Malborough Churchwardens Account Book 1832–57 (1725A/PW1/Malborough)

Malborough Tithe Apportionment & Map, 1841

1857 Conveyance (1508M Devon/Deeds/Malborough 7)

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 1896 Sale catalogue of Woodcot (1182M-O/Z/1)
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Devon County Historic Environment Record

Entries for map sheet SX73NW

RAF Vertical Aerial Photographs CPE/UK 1890 10 Dec 46 F20"// MULTI (4) 58 Sqdn
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Documents provided by the Farrell Design Studio

Harrison Sutton Partnership planning application documents: *Old Vinery – The Folly; Old Vinery – The Boathouse; Old Vinery – The Jetty; Old Vinery – Woodwell*
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 Photographs and prints of the Woodcot Estate

Westcountry Studies Library

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Ordnance Survey Two-inch Drawing No. 21, surveyed 1803–04

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APPENDIX 1: Woodwell

The description of the building Woodwell presented in this appendix is a revised version of an earlier description and has been updated in line with information gathered during the assessment. A history of the building and some of the more recent planning background has been presented in sections 2 and 4.1.1. Exeter Archaeology initially became involved following an EH report concluding that the building did not merit Listing; our aims were first to make a final record of the structure if it were indeed to be demolished, and second to assess the survival of historic fabric within the building.

Woodwell is situated adjacent to the southeast entrance from Cliff Road to the Woodcott estate and is constructed against or as part of a terrace defining the formal gardens from the kitchen gardens; the latter were formerly situated on a long narrow terrace above the gardens. In the 1960s a new dwelling, The Old Vinery, was constructed within the east end of these gardens and woodland to the north.

The house

Woodwell is a two-storey, rectangular-shaped building, and in its current layout has a toilet, kitchen, sitting room and drawing room with a separately-entered garage on the ground floor. On the first floor are three bedrooms, with a bathroom over the garage. To the west is a gardener's shed, entered separately from a path on a raised garden terrace.

Much of the fabric of the building is obscured, on the exterior by white-painted plaster and on the interior by lath and plaster. The exterior walls, where exposed, are constructed of local green schist rubble. Internally, brick has been used in the dividing wall between the kitchen and the sitting room, and partially, along with wooden panelling, in the partition wall between the kitchen and toilet. Many of the interior elevations of the walls have been covered with painted lath and plaster, a material also used along the east side of the stairs, and the first floor corridor.

Externally, there is a range of architectural detail. The ground-floor windows are surmounted by a moulded wooden cornice with flat wooden brackets. With the exception of the kitchen fenestration, the ground-floor windows have wooden lintels with moulded wooden brackets. This missing detail is odd since the windows are the same design as others on this frontage. There are no such details on the first floor dormer windows. On the first floor, the windows lighting the central and west bedrooms are under a large dormer, and have a large wooden chamfered lintel with run-out stops that supports timber framing in the 'gable' above.

At the east end of the south elevation of the building is a wooden veranda with chamfered square posts with run-out stops. Along the east gable of the building are 'wavy' wooden barge boards.

Internally, the building retains a mix of architectural features dating from the late 19th century to the late 20th century. The latter, for example in the bathroom, overlie earlier features or fittings such as skirting boards.

On the ground floor there are fireplaces in the kitchen and sitting room, the former with a simple arched opening reflecting a utilitarian function. In the drawing room the fireplace is of 19th-century date with an ornate cast-iron surround incorporating ceramic tiles. The fireplace has a plain wooden mantelpiece with large wooden brackets. The first floor fireplaces are

also of cast iron but much plainer. However they have tall decorated wooden surrounds and mantelpieces, with lower mouldings respecting the adjacent skirting boards.

Skirting boards and picture rails survive in most rooms, the notable exception being the kitchen. Many four-panelled doors of probable late 19th-century date survive, as do fittings for gas lights in the first-floor bedrooms. On the ground floor there are exposed beams displaying ovolo-mouldings. Several of these beams in the kitchen are truncated and appear to have been sawn-off rather than representing evidence for a former staircase.

The garden

To the south of the house is a small garden enclosed by a retaining wall that joins the east wall of the garage. The wall contains several vertical breaks, two of which appear to form an opening lining up along main door into the building. The retaining walls of the steps abut both the building and the garden wall. A photograph published in 1898⁴⁷ depicts an enclosed garden in front of the centre of the building, with a smaller garden to the west.

The garden appears to have originally been of a different design, with steps up to the front of the property, flanked by sloped planting beds. The present layout is contemporary with a refurbishment of the property in the twentieth century when the veranda was added along with new steps from the driveway through a raised garden.

Development of the house

As described in section 4.1.1 there is clear evidence that Woodwell was associated with the early seaside villa Woodville, and almost certainly is contemporary with the construction of Woodville in 1797. The building was used as a lodge, coach house, stables and dwelling. The house has been substantially altered, but the photograph published by Fairweather gives an impression of its former character. At its east end the building appears to have contained been a two-storey gardener's cottage, possibly separated internally from the rest of the building. The next section was also two-storied and also appears to have been for accommodation. To the west the photograph shows a projecting two-storey bay with a wide, tall arched opening that must represent the coach house. Any structures to the east (probably including the stables) are not visible.

The limited exposure of historic fabric makes it difficult to identify how much of this early building survives. The rear wall – forming the boundary with the kitchen gardens, is original and incorporates projecting masonry that may represent a chimney stack visible on Fairweather's photograph. To the west of this break the wall continues as a garden boundary feature. This may indicate that Woodwell was constructed first – along with the main house Woodcot – and the gardens were laid out at a later date, i.e. the estate was landscaped following the completion of the main phase of building construction. The east elevation of the building along with the south (front) elevation east of the garage must retain original fabric, albeit heavily altered through changes to the fenestration. The east and west walls of the garage also reflect the position of the earlier coach house, although how much historic fabric remains uncertain. The ground-floor fireplace in the east room of later 19th-century date, but may occupy an original opening.

Significant alterations to the building was made in the early 20th-century, in the broad style of the 'Arts & Crafts Movement'. This would tie in well with the purchase of the estate in 1906 by Andrew McIlwraith. Woodville Lodge was also constructed at this time, certainly by

⁴⁷ Fairweather c. 1898.

1910, and was used as a coach house and coachman's accommodation, these functions having been transferred from Woodcot. The alterations included a reordering of the ground floor (to a single dwelling) with the insertion of new fireplaces in the current kitchen and sitting room. Doors and windows on the south elevation were also altered reflecting the new arrangement. On the first floor the room/s over the coach house were removed and rebuilt with a lower roofline. To the east the existing arrangement was altered with the creation of new heated bedrooms. Fittings on the first floor, such as the fireplace and skirting boards, date from this phase of alterations.

More recent alterations include new fittings in the bathroom and kitchen, as well as the insertion of a modern garage door into the earlier, wider opening of the coach house.

In summary, Woodwell was probably constructed in 1797 as a lodge to the property Woodcot, and almost certainly primarily functioned as a coach house and accommodation for a coachman and his family. The structure has been extensively altered on several occasions, most notably in the early 20th century, following the purchase of the estate in 1906 by Andrew McIlwraith.

There is no evidence that it incorporates a structure earlier than 1797, and whilst the general fabric of the building may be original, the layout and most of the fixtures and fittings relate to significant late 19th- and 20th-century alterations.



Fig. 1 Location of the site.

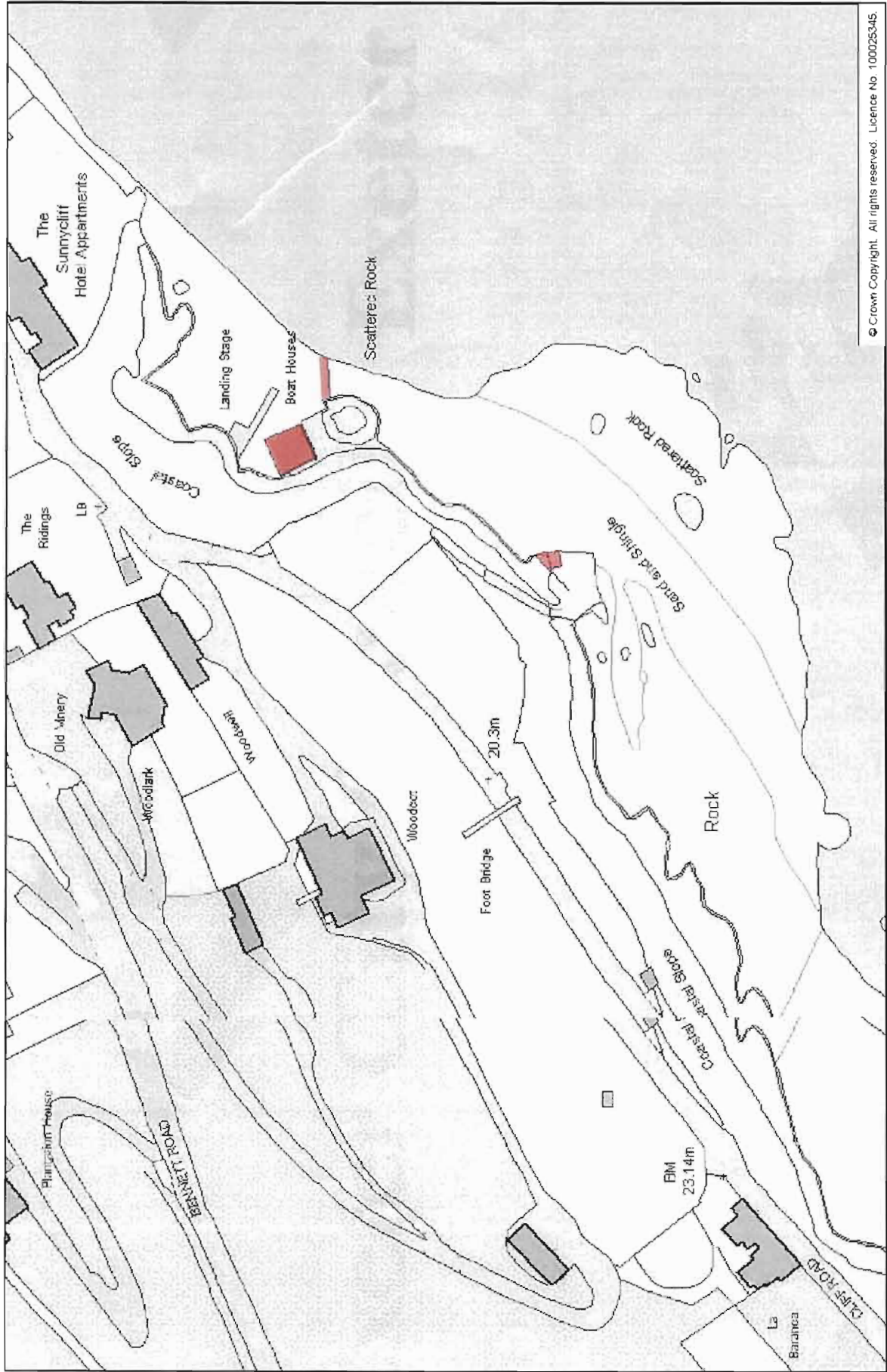


Fig. 2 Location of the boathouse, jetty and fand folly. Reproduced at 1:1250 scale from Ordnance Survey digital mapping.

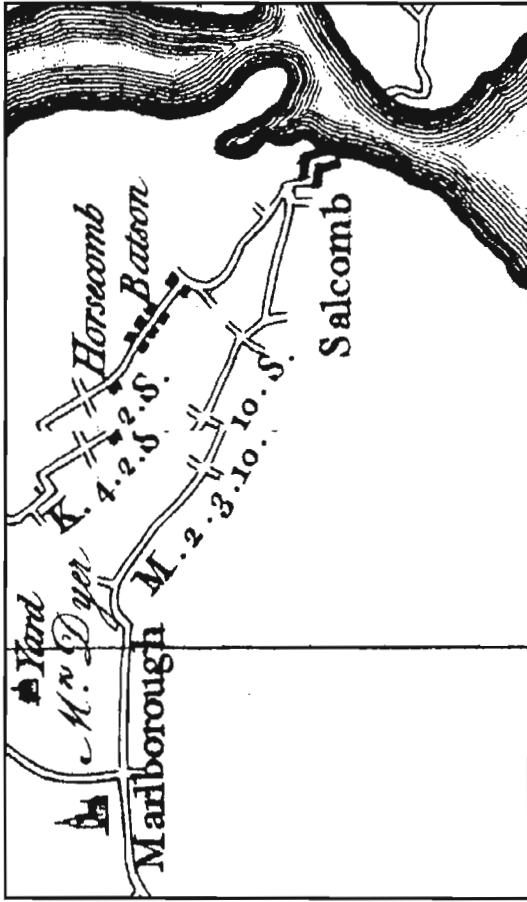


Fig. 3 Extract from Benjamin Donn's 1765 765 1-inch to a mile map of Devon, Sheet 10b, indicating the undeveloped stad state of the area south of Salcombe's historic core (enlarged).



Fig. 4 Extract from the 2-inch to the mile Ordnance Survey Drawing No. 21, surveyed 1803-04 (enlarged x2). This is the earliest map that shows Woodville to have been located.

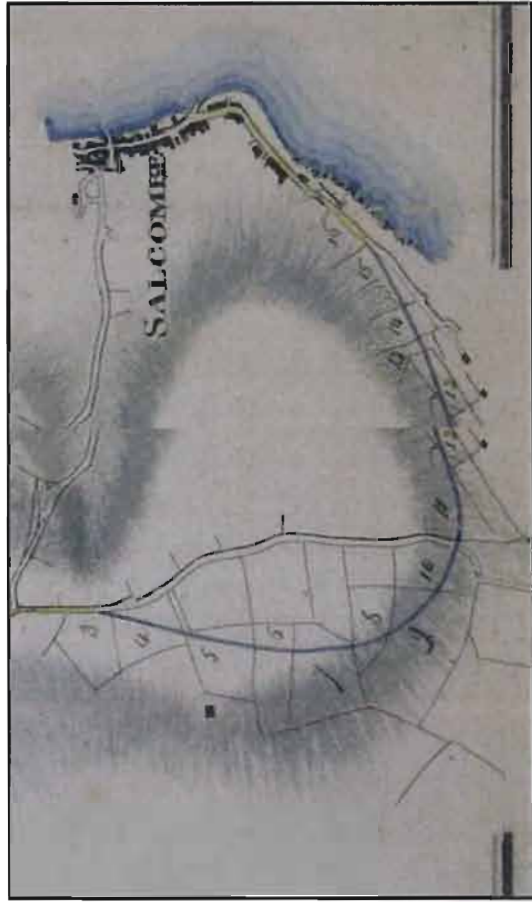


Fig. 5 Extract from J.M. Rendel's 1823 3-in-3-in-3-inch to a mile Deposited Plan showing the proposed turnpike road that bett became Bennett Road (enlarged x2). Reproduced by courtesy of Devon Ren Record Office (DRO DP 62).



Fig. 6 Extract from C. & J. Greenwood's 1827 1-inch to a mile Map of the County of Devon (enlarged x3). This suggests that the turnpike road divided the grounds of Woodville.

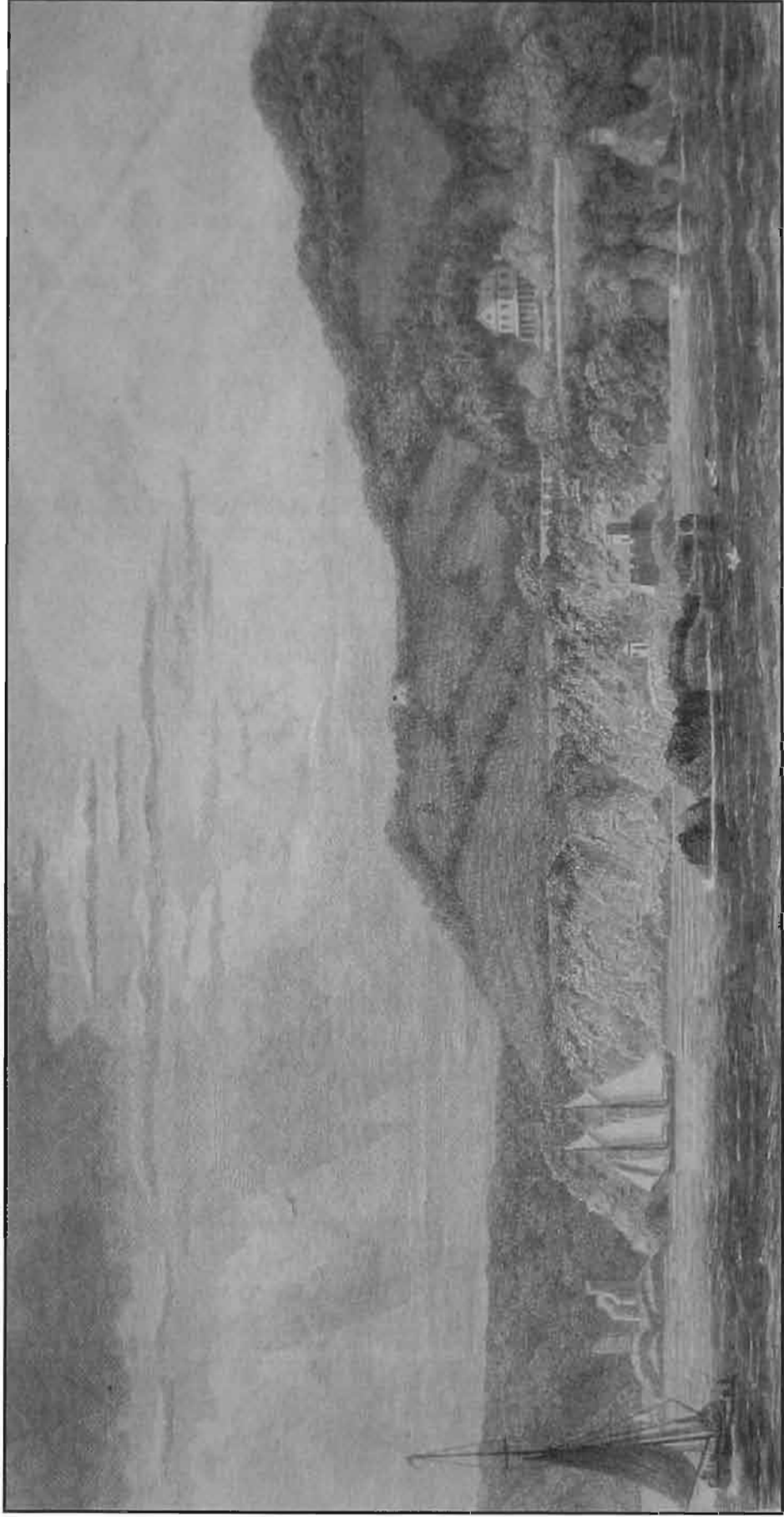


Fig. 7 The engraving by Letitia Byme of Woodville, reproduced from Hawkins 1819, facing page 85 (enlarged). As well as being the earliest depiction of the battery it appears to show the summer house to se to its north, with possibly another undocumented one to the south.

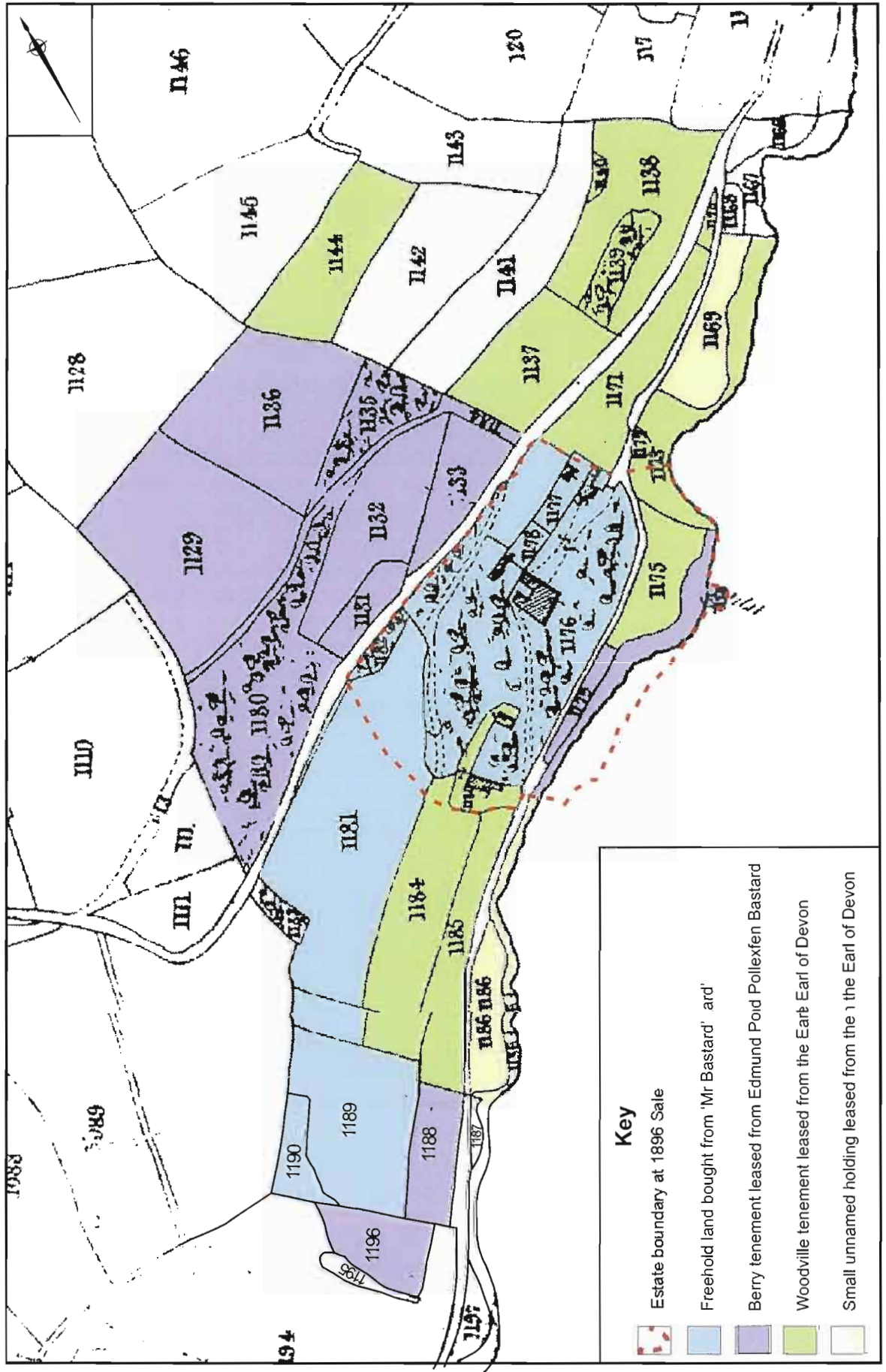


Fig. 8 Jacob Yates' complicated land holding as derived from the 1841 Malborough Tithe Survey, which suggests that there had been a degree of intermingling between Salcombe and Batson manors. Plot No. 1174 is described as 'Battery & Cliffe' Enlarged to 1:3000.

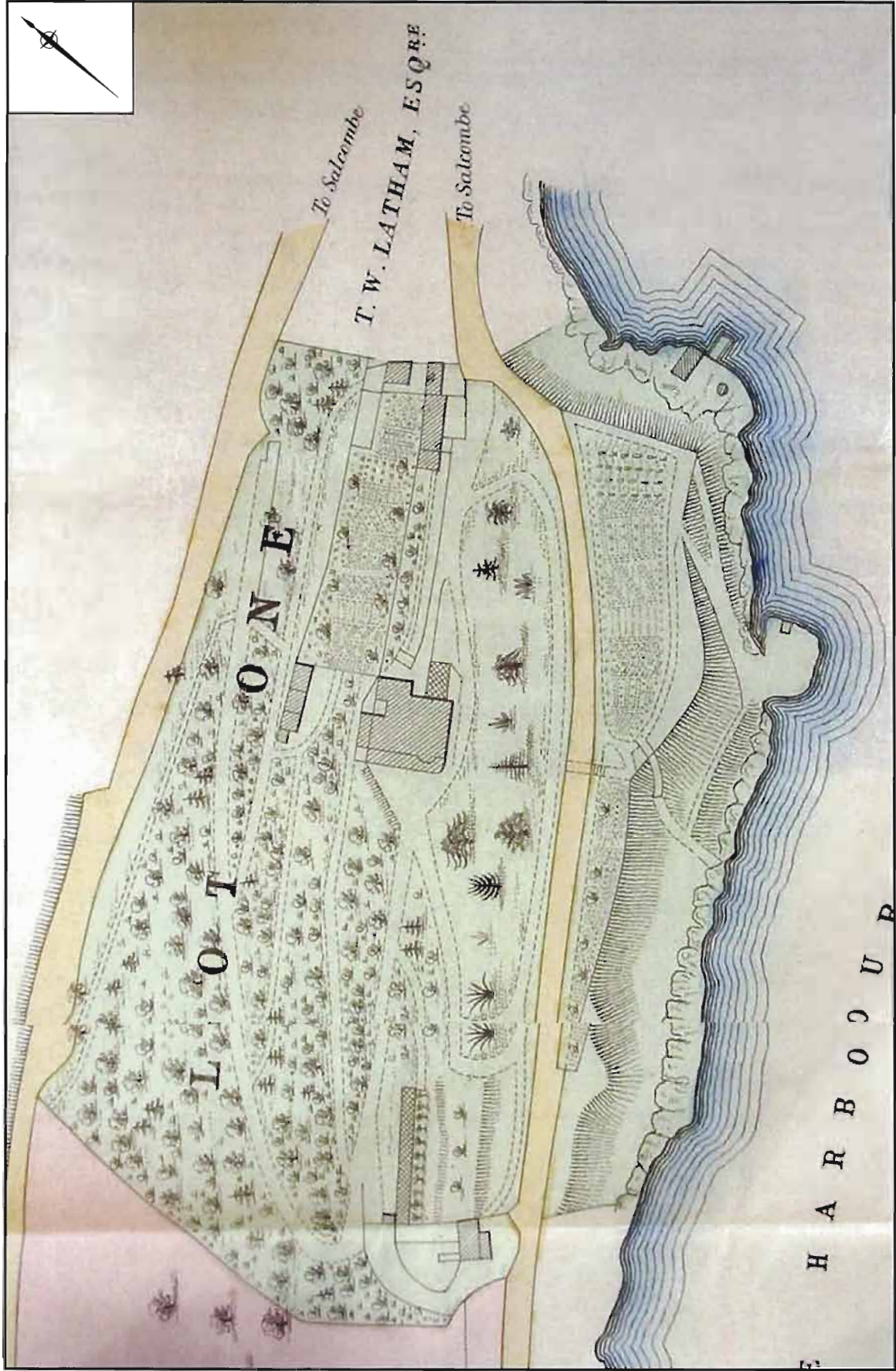


Fig. 9 The plan from the 1896 sale catalogogue, enlarged to 1:1250 scale. Reproduced by courtesy of Devon Record Office (1182M-O/Z/1).

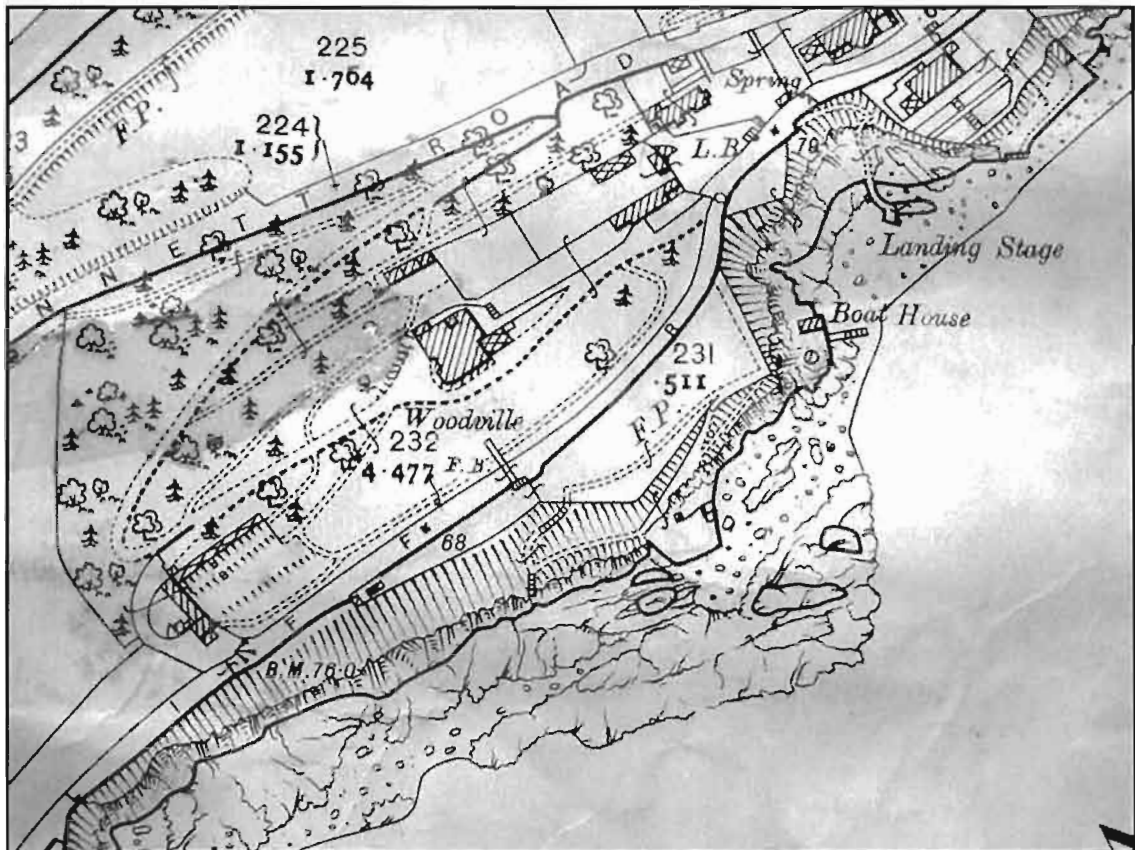


Fig. 10 The sites in 1906. Ordnance Survey 1:2500 2nd edition map sheet Devonshire CXXXVI.15, enlarged to 1:2000.

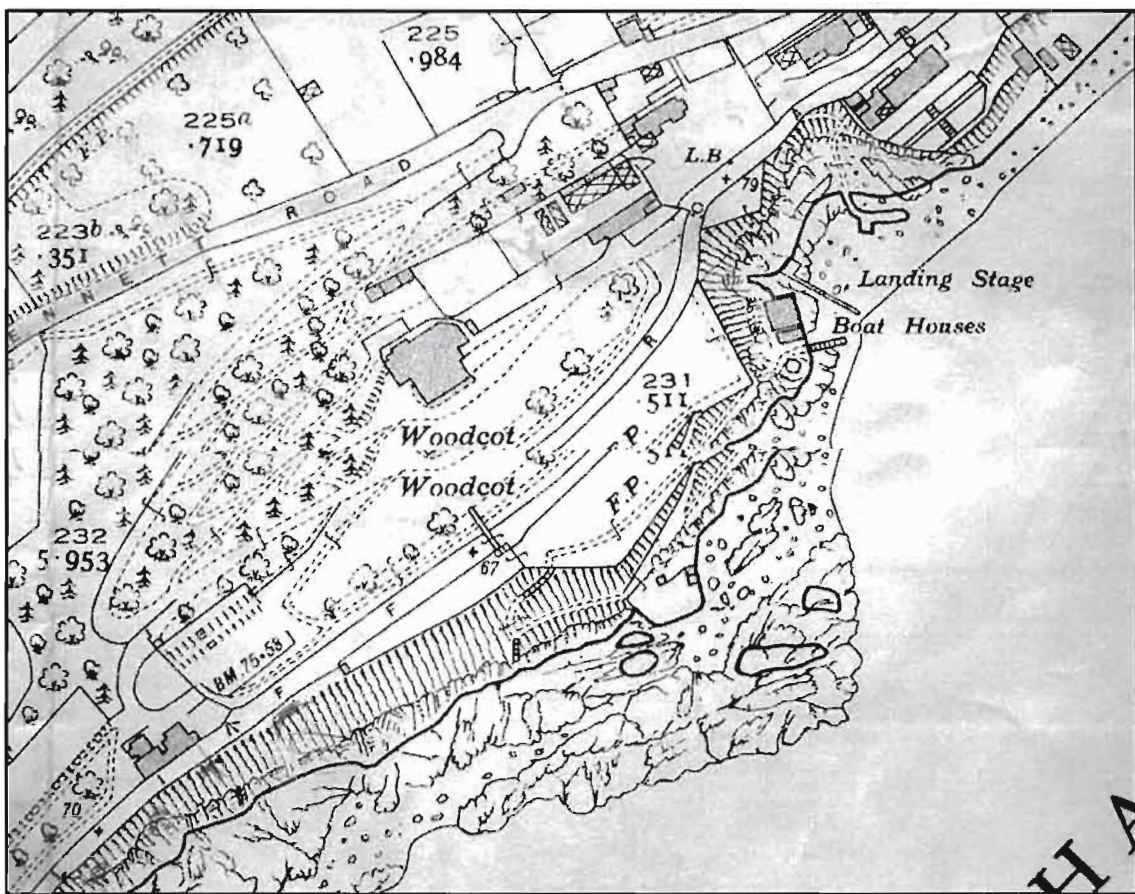


Fig. 11 The sites in 1936. Ordnance Survey 1:2500 Revised edition map sheet Devonshire CXXXVI.15, enlarged to 1:2000.