

# Rose and Crown, 52 Newport Road, Barnstaple, Devon.

## An Historic Building Assessment



**Rose and Crown, 52 Newport Road, Barnstaple, Devon.**

**An Historic Building Assessment**

for

**Mazzard Investments Ltd**

by



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## Non-technical summary

*Context One Archaeological Services Ltd (COAS) carried out an historic building assessment and desk-based appraisal at the former Rose and Crown, 52 Newport Road, Barnstaple, Devon, in April and May 2014. The project was commissioned and funded by Mazzard Investments Ltd. In addition to consulting desk-based sources, a Site visit was carried out on 29 April 2014.*

*The request for the archaeological work follows advice given by Central Government as set out in the National Planning Policy Framework (NPPF). The assessment is intended to determine the archaeological and historical potential of the Site and to inform the scope and nature of any archaeological constraints with relation to the renovation and development of the building.*

*The assessment has confirmed that the Rose and Crown originated as a 16<sup>th</sup> or 17<sup>th</sup> century house. The surviving original roof timbers are important historic features; these comprise three jointed cruck trusses with curved blades (terminating in rose and leaf carvings), purlins, arched wind braces and remnants of timber partitions. Jointed cruck construction set within a solid wall is in-keeping with late medieval/early post-medieval rural houses in Devon. This would make it contemporary with a group of 16<sup>th</sup> and 17<sup>th</sup> century buildings in the immediate locality, all centred on the medieval marketplace outside the Rose and Crown. This was located within the borough of Newport and on the outskirts of the medieval town of Barnstaple. Despite extensive later alterations within the building, it is possible that further historic features, such as blocked windows and doors or perhaps even evidence for internal partitions, may be uncovered during renovation works. With the exception of a kitchen range which was present by 1840, the other buildings within the Rose and Crown complex date from the late 19<sup>th</sup> century; none are considered to be historically significant.*

## 1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an historic building assessment at the former Rose and Crown, 52 Newport Road, Barnstaple, Devon (the ‘Site’), in April and May 2014. The project was commissioned and funded by Mazzard Investments Ltd. In addition to consulting desk-based sources, a Site visit was carried out on 29 April 2014.
- 1.2 The assessment is intended to determine the archaeological and historical potential of the Site and to inform the scope and nature of any archaeological constraints with relation to the renovation and development of the building.
- 1.3 The request for the archaeological work follows advice given by Central Government as set out in the *National Planning Policy Framework (NPPF)*, which states that:

*‘Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (DCLG 2012, para 128).*

*‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’ (DCLG 2012, para 129).*

- 1.4 The assessment was carried out in accordance with the current guidelines as defined by the Institute for Archaeologists (IfA 1985 (rev. 2000); 1990 (rev. 2000); and 1994 (rev. 2001 and 2008)). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:
- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
  - the identification of published and unpublished archaeological events
  - the examination of available cartographic and documentary sources
  - a site visit to assess the surviving cultural heritage resource
  - an assessment of potential impacts upon the setting of the heritage asset
- 1.5 This report summarises the topographical, archaeological and historical background of the Site and provides an assessment of its current archaeological potential and any issues relating to setting.

## 2. Statutory and non-designated heritage assets

### Statutory designated heritage assets

- 2.1 Statutory designations include Scheduled Ancient Monuments as set-out in the *Ancient Monuments and Archaeological Areas Act 1979* as Amended (1983); registered battlefields; listed buildings; registered Historic Parks and Gardens; UNESCO World Heritage Sites; and Conservation Areas. This legislation identifies archaeological sites and remains that are regarded as nationally and internationally important and which merit protection by statute. This is recognised also in the prevailing local and county structure plans.



Figure 1. Site setting



- 2.2 The Rose and Crown is a Grade II listed building (List entry no. 1385245; HER no. MDV43065). There is a Grade II listed building adjoining the Site boundary and a Grade II listed building opposite the Site (see **section 4**). A further fifteen Grade II listed buildings (and a Grade II listed telephone kiosk) are located within a 100m radius of the Site, along South Street, Newport Road and Church Grove. Predominantly these date from the early 19<sup>th</sup> century although there are also a few buildings dating to the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries.

#### **Non-designated heritage assets**

- 2.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are similarly recognised in the prevailing national, county and local planning policies. These could include, Sites of Archaeological Importance/Interest and assets identified by the local planning authority (including the local listing).
- 2.4 There are four relevant non-designated heritage assets within a 100m radius of the Site (see **section 4**).

### **3. Site location and topography**

- 3.1 The Rose and Crown public house is located at the eastern end of Newport Road in Barnstaple, Devon, at the junction with South Street (**Figure 1**). The Site (centred on NGR SS 56741 32189) occupies an area of land in the south of the town, with St John's Baptist Church to the south-west. The complex of buildings includes the public house fronting Newport Road, with further buildings to the rear of the pub arranged around a central courtyard. These comprise a single-storey kitchen extension connected to the public house via a single-storey link building; a single-storey skittle alley; a beer cellar and adjoining toilets. The buildings occupy level ground at an average height of c. 20m above Ordnance Datum (aOD).

### **4. Historical and archaeological background**

- 4.1 The archaeological and historical background for the Site and its environs has been drawn from secondary sources, including a data search of archaeological records held by Devon County Council as part of the Historic Environment Record (HER) and readily available cartographic and documentary sources. The primary and secondary records held at the Barnstaple Record Office and Devon Heritage Centre includes estate, tithe and ordnance survey maps (**Appendix 1**).
- 4.2 The open space around the Rose and Crown, at the junction of Newport Road and South Street, may be a vestige of the medieval market place (HER no. MDV43066). Opposite the Rose and Crown was 39-40 Newport road (HER no. MDV20001), a three cross-room passage farmhouse probably dating from the 17<sup>th</sup> century and demolished in the early 1980's (visible on the right side of **Plate 4**). On the same side of the road is the extant Grade II listed 44 Newport Road (List entry no. 1385225; HER no. MDV43063). The two adjoining houses of 43 and 44 Newport Road were originally one property, probably a three cross-room passage house dating to the mid-16<sup>th</sup> century with later alterations. The hall end (No. 43) has been truncated and now abuts a late 19<sup>th</sup> century house. This is considered to be an important historic building in the old centre of Newport. A medieval cobbled street (HER no. MDV43057) was also found under the front of 39 Newport Road, possibly to accommodate market stalls. The Rose and Crown building (discussed in more detail below) completes this medieval group centred on the market place.
- 4.3 The borough of Newport expanded throughout the post-medieval period, with Georgian terraces and Victorian houses along South Street and Newport Road. The north-west side of the Site adjoins the Grade II listed South Street Auction Rooms (List entry no. 1385342), formerly the Sunday School dated 1841.
- 4.4 According to the List Entry Description, the Rose and Crown may have originated as a 16<sup>th</sup> century house. The exterior is detailed as having a smooth-rendered mass wall construction; a slate roof with gabled ends; a stack with clustered shafts (some of old brick) and old pots at the junction with the adjoining house, and a rear right (i.e. west) stack with rendered shaft. It is suggested that the public house may be the higher end of a 3-room-and-cross-passage plan with the lower end of the

house to the left (i.e. the cottage). Details of the internal plan could not be ascertained as access was not permitted during the most recent inspection, although the old list description (under the 'Rose and Crown Inn') refers to three roof trusses with curved braces and decorated plasterwork. The doors and windows are 19<sup>th</sup> and 20<sup>th</sup> century, including the 19<sup>th</sup> century two-leaf front door. The HER entry (no. MDV43065) includes a note from the Department of Environment (1973) which also states that the Rose and Crown is possibly 16<sup>th</sup> century, but that the curved braces had a carved rose and foliate ornament (as opposed to plasterwork).

- 4.5 A lease dated March 1798 (1142B/L60/22) states that Hugh Fortescue and William barber sold the Rose and Crown at Newport to John Isaac for £80;

*"...demise lease and grant unto the said John (Isaac)... tenement cartilage, stable, \*\*\*\* and plot of ground with the appurtenances called or known by the name of the Rose and Crown..."*

Following the apparent demise of John Isaac's possible descendants (named as James, Robert and William Isaac) the property was re-sold on 31 July 1859 to Courtney. A further document (1142B/E528) dated August 1859 relates to repairs initiated immediately after the sale (see Plate 1). This included thatching and a new door frame for the stable, ridging and principal rafters for the brew house and a new boundary wall and door frame. Within the main house repairs included ceilings in the bedrooms, ceiling joists and window repairs.

*Estimate and Valuation of Dilapidations at the Rose and Crown Inn Newport August 1859.*

To Thatching Stable & Ridging Brew House 6 Sqrs at 13/- per Square	3 18 -
To rebuilding boundary Wall 4 1/2 cub. Yds @ 8/-	1 14 "
To new Door frame in ditto 24 feet @ 6/-	" 12 "
To pair of principal rafters in Brew House	" 10 "
To 96 feet front Door to Yard @ 6/-	2 8 "
To new Door frame for Stable 24 feet @ 6/-	" 12 "
To 42 Yards Ceiling in Bedrooms 1/-	2 2 "
To Ceiling Joists 4 Square @ 8/6	1 14 -
To Sundry repairs to Windows	1 - -
	<u>£ 14 10 -</u>

Plate 1. Details of repairs to Rose & Crown, 1859 (North Devon Record Office: 1142B/E528)



- 4.6 A late 19<sup>th</sup> century photograph (Plate 2) shows a sign saying 'Richards Rose and Crown' on the north-west elevation. A through-storey bay window is also present at the north-western end of the north-east elevation. The caption for Plate 2 states that in early Victorian times the hollow tree, which stood outside the Rose and Crown, was 'a favourite resort for picnic parties. They would sit on the half dozen seats inside the tree and dine on strawberries, junkets and cream'. In 1886 a regular bus service from Rumsam to Pilton was set-up to ferry tourists.



Plate 2. 'Richards Rose & Crown' with hollow tree, late 19<sup>th</sup> century (Baxter 1980, pl 61)



Plate 3. 'Chalkwills Rose & Crown' with hollow tree, c. 1900 (Barthram 2002)

- 4.7 In c. 1900 the sign on the north-west elevation read 'Chalkwills Rose and Crown (Plate 3). The hollow tree was still present in c. 1911 with the now demolished 39-40 Newport Road on the right, the three cross-room passage farmhouse probably dating from the 17<sup>th</sup> century (Plate 4).



Plate 4. Junction outside Rose & Crown showing hollow tree on left and 17<sup>th</sup> century cottages on right, c. 1911 (Stone 2002)

#### Map regression

- 4.8 The c. 1840 Bishops Tawton tithe map shows the Rose and Crown, with adjacent cottage to the south-east and the kitchen extension (see Figure 2; a). A bay window is shown at the north-western end of the north-east elevation. The buildings and land fall within plot 112, listed on the accompanying 1843 apportionment under 'Gutterstone' as a house and court owned by Elizabeth Cowl and occupied by Thomas Pedlar.
- 4.9 The 1889 1:500 Ordnance Survey map shows more detail (see Figure 2; b); the Rose and Crown is labelled as a public house; the cottage to the south-east is very clearly a separate residence; the northern part of the kitchen extension is shown as belonging to the cottage, with the remaining part forming a separate building. A small building is shown attached to the south elevation of the Rose and Crown, also abutting the cottage. On the south side of the courtyard the present beer cellar and toilets are shown. While the skittle alley is also present, it was located within a separate plot, the boundary of which was aligned with the southern end of the kitchen extension. External attached piers are shown along the north-east elevation. The 1890 1<sup>st</sup> edition Ordnance Survey map appears to label this building as a school for boys and girls (see Figure 2; c).
- 4.10 The 1904 Ordnance Survey map shows the removal of the boundary between the public house and the plot with the possible school, although a new boundary is shown between the south-west corner of the kitchen extension and the present skittle alley (see Figure 2; d). The Church School shown in South Street (now the auction rooms) was closed in 1904. By 1939 the present skittle alley and adjacent land had been incorporated within the property of the Rose and Crown (see Figure 2; e). No changes are evident on the 1957-8 Ordnance Survey map while the 1972 Ordnance Survey map shows the addition of a small building to the structure on the south side of the south elevation (see Figure 2; f).



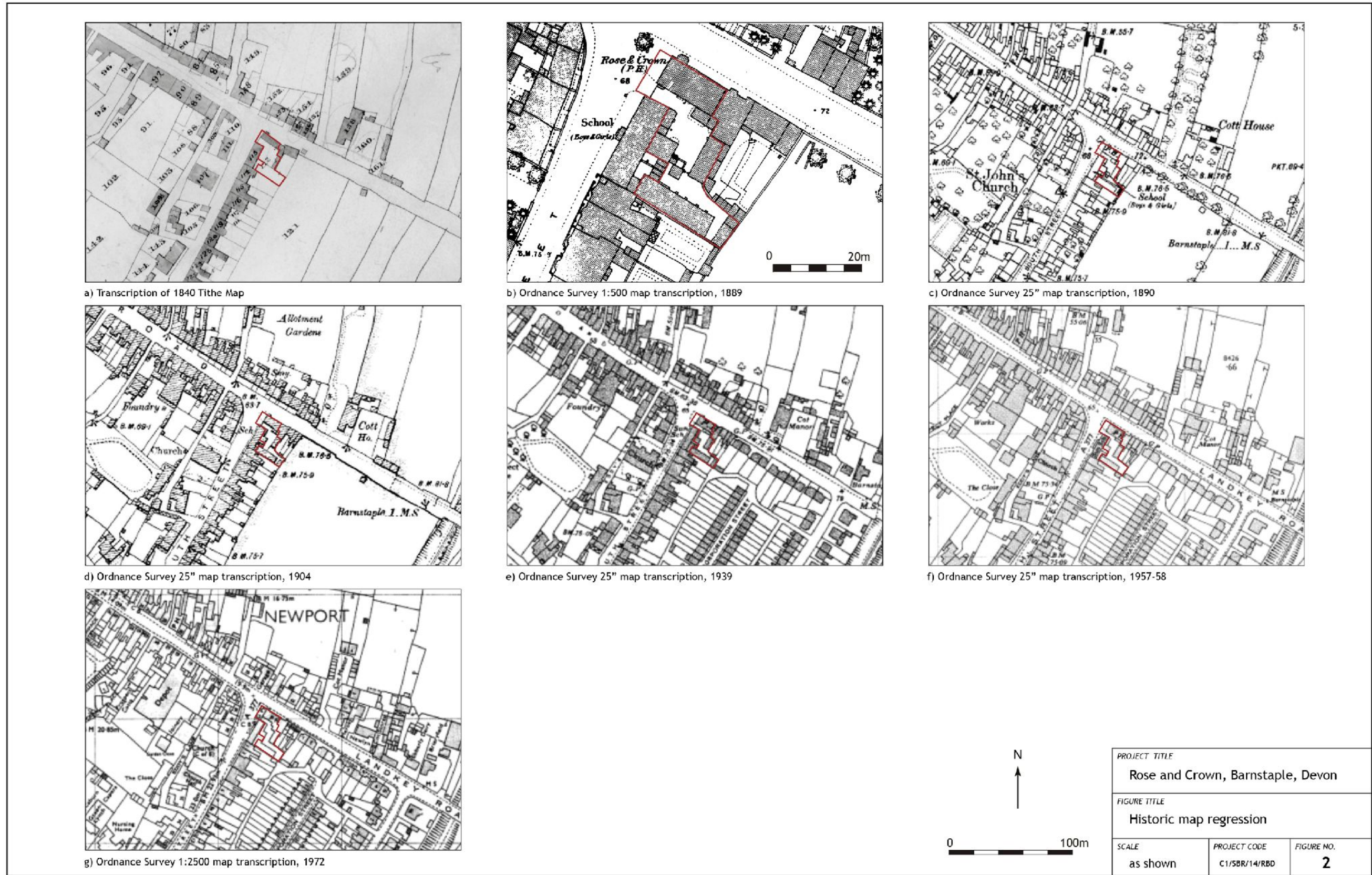


Figure 2. Historic map regression



## 5. Site visit

- 5.1 A Site visit was carried out on 29 April 2014 during dry and bright weather conditions. The viewpoints of the digital photographs taken during the visit are shown on **Figure 3**.
- 5.2 The Site visit was accompanied by photographs of the existing buildings with each viewpoint including a scale where possible. The photographic survey set the complex in context with general shots illustrating form and setting. All elevations (internal and external) were photographed where possible. Evidence for structural alterations, phasing and significant historic features were photographed. The images consisted of digital images taken with a Nikon D40X 10.1 megapixel digital SLR camera fitted with an 18-55mm lens. Images were captured on a 4GB SD card in the field and were subsequently transferred to the COAS online server for storage.
- 5.3 The Rose and Crown is a low two-storey building on Newport Road at the junction with South Street (see **Cover image**; **Plate 5** & **Figure 1**). Both the north-east and north-west elevations are rendered (**Plates 5** & **6**). To the south-east is an adjoining cottage, the north-east elevation sharing the same eaves level as the Rose and Crown (see **Plate 6**) although the roof of the cottage is higher and the south-west elevation is on a different alignment (see **Plate 7**) indicating that the property is separate. The cottage appears to have been added later, encompassing the substantial rubble built chimney which protrudes from the south-east gable end of the Rose and Crown (see **Plate 8**). A line of slates on the chimney indicate the original height of the roof, the depth above the level of the original roof trusses (see below) indicating it was once thatched.
- 5.4 The construction of the rear elevation is visible beneath the whitewash (see **Plate 9**) revealing alternating areas of rubble and brick with several blocked openings. A single-storey rubble built lean-to structure is attached to the eastern end of the elevation, butting against the western side of the kitchen extension (see **Figure 3**; **Plate 7**). A small brick-built outbuilding was later constructed on the east side of the lean-to, with a further small lean-to providing access to the extension. The eastern end of the Rose and Crown is accessed from this extension. The former kitchen extends south-eastwards from the extension; Victorian floor tiles were noted.



Plate 5. North-west elevation overlooking South Street (from NW)



Plate 6. Frontage of Rose & Crown & adjoining building (from NE)

- 5.5 Within the roof were three jointed cruck roof trusses; one near the north-west gable end (see **Plate 10**); one to the south-east; and a further one near the south-east gable (see **Plate 11**). A joint in each of the north-western and south-eastern trusses have given way although the other cruck joints remain intact (see **Plate 12**). Some of the original purlins are in-situ (see **Plates 10-13**) together with several arched wind braces (see **Plate 13**). The bays at either are raised slightly higher than the central area; the remains of lathe and plaster walls with attached uprights indicates divisions within the loft space (see **Plate 13**). The crucks are visible in six first storey rooms, either as curving timbers (painted in black gloss paint) or as shapes beneath the plastered walls. The approximate locations of the curved crucks are indicated on **Figure 4**. Two of the curved timbers (presumably within principal rooms) have been carved; one with a rose and the other with two stylized leaves with buds (see **Plates 14, 15** & **16**).



Plate 7. Rear of Rose & Crown with adjoining cottage & outbuildings/ extensions (from WSW)



Plate 8. Chimney at SE end of Rose & Crown, showing slate drip course & original roof level (from SW)



Plate 9. Rear of Rose & Crown with outbuildings (from SSE)



Plate 10. Roof showing jointed cruck truss towards W end (from SE)



Plate 11. Roof showing jointed cruck truss towards E end (from WNW)



Plate 12. Joint of central cruck truss (from E)





Plate 13. Purlins, arched wind-braces, lathe and plaster division with timber uprights (from SSW)



Plate 14. Cruck blade in first-floor room (from WSW)



Plate 15. Carved foliage on cruck blade in first-floor room (from SSW)



Plate 16. Carved rose on cruck blade in first-floor room (from NNE)

- 5.6 The thickness of the walls is evident in the window recesses at first floor level (see **Plate 17**) and the ground floor, where openings have been re-modelled and blocked. The ground floor is mostly occupied by the bar (see **Plate 18**); the solidly built entrance lobby from the front elevation is probably a later insert. The large exposed timber joists do not correspond with the jointed cruck trusses and therefore are likely to be a later insert. However, a partially exposed timber on the left side of the central entrance lobby may be part of the original frame but requires further investigation. The chimney in the north-west gable is entirely set within the wall (now used as a cupboard) and therefore is likely to be later than the protruding chimney at the south-east end.
- 5.7 On the opposite side of the courtyard to the Rose and Crown is a single-storey lean-to structure (toilets) and a two-storey beer cellar, both constructed against the curtilage of the neighbouring auction house (see **Plate 19**). Along the southern side of the Site is the skittle alley (see **Plate 20**); the north-east elevation is predominantly of rubble with brick around the window openings. Despite the presence of whitewash the windows appear to have been inserted within blocked openings (see **Plate 21**). The skittle alley is accessed through a wooden door at the west end of the north-east elevation. Narrow piers are attached at regular intervals along the internal south-west wall (see **Plate 22**) and a large window is present in the south-east gable (see **Plate 23**). The timber roof frame is original 19<sup>th</sup> century with modern steel supports (see **Plate 24**).



Plate 17. Window recess & cruck blade (from WSW)



Plate 18. Ground floor of Rose & Crown (from NW)



Plate 19. Beer cellar, toilets & skittle alley (from NNE)



Plate 20. Skittle alley (from NW)



Plate 21. Skittle alley window (from NE)



Plate 22. Interior of skittle alley (from SE)



Plate 23. Interior of skittle alley (from NW)



Plate 24. Roof of skittle alley (from NW)



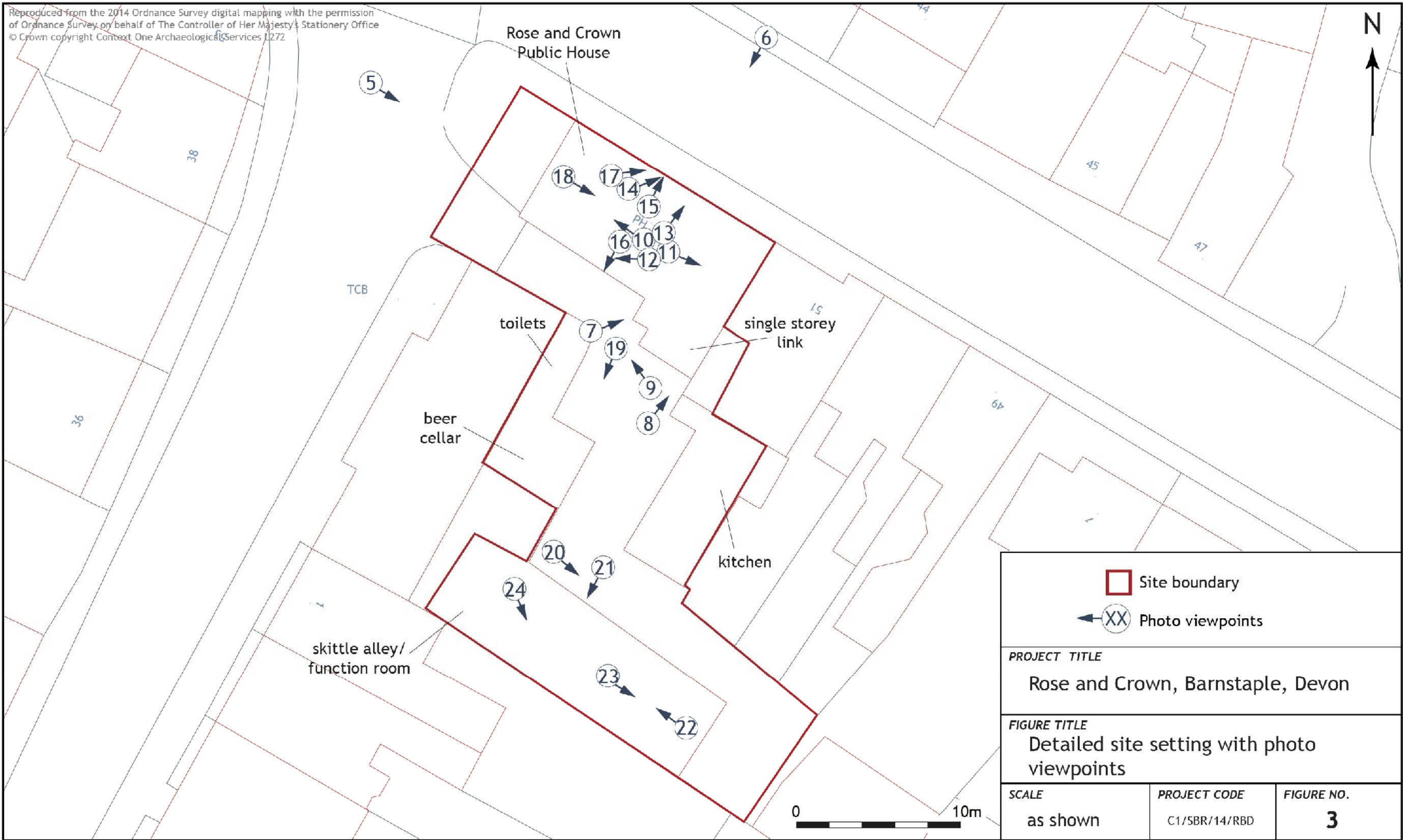


Figure 3. Detailed site setting showing photographic viewpoints

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Figure 4. Detailed site setting showing phasing of building

## 6. Discussion

- 6.1 The assessment has confirmed that the Rose and Crown originated as a 16<sup>th</sup> or 17<sup>th</sup> century house (see **Figure 4**). This is based on the three surviving jointed cruck trusses within the roof, the curved blades continuing to the first-floor rooms and set within solid walls. Devon rural crucks of the fifteenth to seventeenth centuries were set into solid walls of cob or stone as opposed to the timber frames used for pre-18<sup>th</sup> century town houses, several of which are known in Barnstaple (Beacham 2001, 17). However, internal timber-framed partitions were common in rural houses the first floor rooms without ceilings and therefore open to the roof (*ibid.*, 17-18). Indeed, there are remnants of timber internal partitioning within the roof of the Rose and Crown. Together with the absence of smoke-blackening to the roof timbers, it is concluded that this was not an open hall. This would suggest that the large chimney constructed within the south-east gable end may be original, although chimneys are not usually associated with cruck building (except as later inserts) and are generally accepted as being a 17<sup>th</sup> century adaption.
- 6.2 The building had become the Rose and Crown public house prior to 1798, with sales particulars listing a tenement, a stable, a plot of ground and the Rose and Crown. The 1840 tithe map only shows the public house and kitchen extension (see **Figure 4**). Although the 1843 tithe apportionment lists a house and court, this does not correspond with a sale document for the Rose and Crown dated 1859 which proves it remained a public house. This also reveals that the public house had remained in the ownership of the Isaac family as opposed to the different owner and occupier listed in the tithe apportionment. Another document dated 1859 details repairs to the Rose and Crown following the sale; this includes the stable, brew house, boundary wall, and within the public house to the bedroom ceilings, ceiling joists and windows.
- 6.3 By 1889 the buildings around the courtyard were in place, although the present skittle alley was in a separate plot which may have been a school (see **Figure 4**). This had been amalgamated with the Site by 1904. A small brick lean-to had been added by 1972 but overall there have been no significant changes to the building footprints. In contrast, the interior of the public house has been altered significantly throughout its history, with evidence of blocked openings, a change in the first-storey floor level, insertion of ceilings to the first floor bedrooms, and the insertion and later removal of a bay window to the north-east elevation.
- 6.4 To conclude, the surviving original roof timbers are important historic features; these comprise the jointed cruck trusses, curved blades (including the rose and leaf carvings), purlins, arched braces and remnants of timber partitions. More detailed recording of the roof timbers would perhaps provide a closer date for the building. Nevertheless, the jointed cruck construction set within a solid wall is in-keeping with late medieval/early post-medieval rural houses. This would make it contemporary with the group of 16<sup>th</sup> and 17<sup>th</sup> century buildings centred on the medieval marketplace, within the borough of Newport and on the outskirts of the medieval town of Barnstaple. Despite extensive later alterations within the building, it is possible that further historic features, such as blocked windows and doors or evidence for internal partitions, may be uncovered during renovation works. With the exception of the kitchen range which was present by 1840, the other buildings within the Rose and Crown complex date from the late 19<sup>th</sup> century; none are considered to be historically significant.

## 7. COAS acknowledgements

- 7.1 We would like to thank the following for their contribution to the successful completion of this project:

James Windsor (Mazzard Investments Ltd)  
Staff at North Devon Record Office

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- Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.* Reading: IfA
- Standard and Guidance for an for the archaeological investigation and recording of standing buildings or structures published by the Institute for Archaeologists,* Reading: IfA
- The Book of Barnstaple*

## Appendix 1. Historic maps and documents

Map date	Type	Reference	Comments
1798 & 1859	Lease for the Rose and Crown, Newport	North Devon Record Office: 1142B/L60/22	Sold by Hugh Fortescue & William Barber to John Isaac for £80. Comprised tenement curtilage, stable, plot of land & appurtenances called Rose & Crown. In 1859 re-sold to Courtney
1859	Document detailing repairs to Rose & Crown, Newport	North Devon Record Office: 1142B/E528	Relates to immediate repairs following sale, amounting to an estimated c. £15.00
c. 1840	Tithe Map of Bishop's Tawton	Devon Heritage Centre: ArchangelCD ROM	Site occupies plot 112. Shows the Rose & Crown with bay window adjacent cottage & south extension
1843	Tithe Apportionment of Bishop's Tawton	Devon Heritage Centre	The plot appears to be part 112, listed under 'Gutterstone' as a house and court owned by Elizabeth Cowl and occupied by Thomas Pedlar.
1889	Ordnance Survey: 1:500	North Devon Record Office	See text
1890	Ordnance Survey: 1 <sup>st</sup> edition 25"	North Devon Record Office	See text
1904	Ordnance Survey: 2nd edition (revised), 25"	Viewed on-line	See text
1939	Ordnance Survey: 1939 edition, 25"	Viewed on-line	See text
1957-58	Ordnance Survey: 1957-58 edition, 25"	Viewed on-line	See text
1972	Ordnance Survey: 1972 edition, 1:2500	Viewed on-line	See text