

FORMER BRADLEY MILL BUILDINGS, BRADLEY LANE, NEWTON ABBOT, DEVON

(NGR SX 85288 71103)

Heritage Assessment

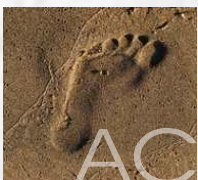
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On behalf of:
Lovell

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

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Summary

A heritage assessment was prepared by AC archaeology in March 2021, and updated in August 2022 to inform proposals for the redevelopment of land at Bradley Lane, Newton Abbot, Devon, and specifically focusses on the Former Bradley Mill Buildings (centred on SX 85288 71103). The document was commissioned by Lovell.

The Former Bradley Mill Buildings consist of a series of structures representing a fellmongery (dating to 1883 with later extensions). The main building formed the last reincarnation of Bradley Mill. The structure was rebuilt after the former paper mill burnt down. The paper mill is thought to have been located on the site of a medieval and later corn mill.

The main building comprises 11 attached structures. Some date to 1883, but there are also late 19th-century extensions and further extensions dating to the first half of the 20th century. There is also a small number of later 20th-century extensions, and more recent alterations and rebuilding relating to the use post-dating the closure of the mill in 1972.

*The significance of the mill is drawn from its architectural, historical and aesthetic values, as well as from elements of its setting. These are all low heritage values. The mill building is considered to be of **low significance**, that is an undesignated building of local importance, of limited value, but with potential to contribute to local research objectives, and with low heritage values that are compromised by preservation and in part poor survival of contextual associations.*

The footprint of the main mill building has archaeological potential relating to the leat that flows under the structure, along with buried remains associated with the fellmongery, and the earlier paper and corn mills.

1. INTRODUCTION (Fig. 1)

1.1 This heritage assessment has been prepared by AC archaeology, on behalf of Lovell, in March 2021, and updated in August 2002, to inform proposals for the redevelopment of land at Bradley Lane, Newton Abbot, Devon (Fig. 1). The main heritage interest is a former Bradley Mills Buildings, which at its core is a currently derelict, 19th-century industrial building used in the recent past as the Lorna Windows Premises (which is located at SX 85288 71103). A secondary interest is the below-ground archaeological potential of the site in relation to further industrial activity.

1.2 The overall proposed development site is located at the southwest end of Bradley Lane, on the west side of the historic core of Newton Abbot, to the north of the River Lemon. It covers an area of approximately 2.25ha, and currently comprises occupied and unused industrial premises. The site lies at a height of approximately 8.4m above Ordnance Datum. The underlying geology comprises slate, lava and tuff of the Gurrington Slate Formation overlain by Quaternary alluvium of clay, silt, sand and gravel (British Geological Survey online viewer 2021).

Designations and Historic Environment Record entries

1.3 There are no designated heritage assets within the proposed development site, or in the immediate vicinity. Berry's Hill Earthwork – an Iron Age hillfort designated as a Scheduled Monument (National Heritage List for England entry 1003843 – is located 275m to the west on the hilltop above Bradley Manor. Bradley Manor itself is a Grade

I Listed Building (National Heritage List for England entry 1256765) located 400m to the southwest of the site. At distance no closer than 120m to the southeast are Listed Buildings along Wolborough Street, within the Wolborough Street Conservation Area.

- 1.4 There are two Devon Historic Environment Record (HER) entries located within the proposed development site. The first is for Bradley Mill (HER entry MDV29505). The mill is documented between 1661 and 1972. The mill was burnt down and rebuilt at least four times and probably occupied the site of an earlier medieval mill attached to Bradley Manor. The second entry relates to a leat (HER entry MDV21324) which served Bradley Mill, a bark mill, and Sherborne Mill (a medieval mill located much further east beyond Highweek Street).

2. POLICY

- 2.1 Government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to proposed development site are summarised below.

The National Planning Policy Framework

- 2.2 General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (paragraphs 184-202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities & Local Government 2018). A heritage asset is defined as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’. A designated heritage asset is defined as ‘a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.
- 2.3 The paragraphs relevant to this scheme are listed below (including associated footnotes where appropriate):

Paragraph 184

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

Footnote 62 to paragraph 184

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

Paragraph 189

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

archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

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

Paragraph 192

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

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

Paragraph 197

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

Paragraph 200

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

Local authority planning policies

- 2.4** The *Teignbridge Local Plan 2013-2033* include the following policy relating to the management of the historic environment:

EN5 Heritage Assets

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance. Development should respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views and actions identified in Conservation Area Character Appraisals and Management Plans.

The towns and villages of Teignbridge have a rich and historic heritage. Features of architectural, townscape, archaeological and historic interest contribute to the identity of the settlements and countryside and can form important aspects of their current or future economic and social success. The policy will act with Policy S2 to ensure that new development takes full account of historic and heritage assets affected by it. The aim will be to incorporate such assets within development in a positive manner, although the weight to be attached to them will reflect their significance, and the positive benefits that come with the development being proposed.

In cases where there may be a loss of a heritage asset the Council may wish to satisfy itself that the developer has made appropriate provision for recording archaeological or other remains. It may impose a condition on a planning approval requiring the implementation of an appropriate programme of archaeological work.

The Council will encourage management and interpretation of sites of archaeological interest. It will seek to identify such sites and discuss with interested parties the means by which this can be achieved.

The Council will act to positively manage the heritage assets and will consider the preparation of a Heritage Strategy, further Conservation Area Appraisals and Management Plans, a Register of Local Assets and a local Buildings at Risk Register.

3. AIMS

- 3.1** The aims of the document are twofold. Firstly, to provide information on the historic development and significance of the Former Bradley Mill Buildings through an appraisal of the history and fabric of the main building. And secondly, to assess the archaeological potential of the site in relation to its known industrial history.

4. METHODOLOGY

- 4.1** The preparation of the document has been guided by the methodologies set out in the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).

- 4.2** A desk-based appraisal was undertaken. The document was prepared during March 2021 when restrictions, issued by the UK Government, were in place during the outbreak of Covid-19. Local and national repositories (such as Devon Heritage Centre) were temporarily closed. Therefore, the appraisal comprised an assessment of relevant historic maps, published and unpublished sources. Primary material quoted in publications has not been verified by independent research.

- 4.3** A site visit was carried out on 11 March 2021 and included:

- A written description of the Former Lorna Windows Premises noting the plan form and presence and date of historic *in situ* or reused architectural fixtures and fittings; and
- A brief external description of other historic buildings within the proposed development site; and
- A basic photographic record including the overall character of the buildings and any significant fixtures and fittings, as necessary to illustrate the document.

Assessment of significance

- 4.4** Advice on the criteria to be used in assessing the significance of heritage assets, as well as an outline methodology, is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their

evidential, historical, aesthetic or communal value. The *NPPF* also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance. Additional guidance is contained within Historic England's *Statements of Significance: Analysing Significance in Heritage Assets* (2019).

- 4.5** In addition to the above documents Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017) and the *NPPF Planning Practice Guidance* (Ministry of Housing, Communities & Local Government 2019b) have been used to assess the contribution of setting to significance.
- 4.6** Together *Conservation Principles and Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two are requirements of the *NPPF*. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This heritage statement therefore expresses the results of the assessment of significance of an asset using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 189, 190, and 197 of the *NPPF*. The ranking is presented in Table 1 below.

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

Table 1: Ranking of significance

5. HISTORICAL BACKGROUND (Figs 2-5)

- 5.1** On the Highweek tithe map prepared in 1842 the proposed development site spans several, mostly undeveloped, plots (Fig. 2). Plot 780 close to the northwest corner of the site contains a paper mill, where buildings are allocated different tithe numbers 777-779. The main range has an L-shaped plan with extensions on its eastern and southern sides; there are also three structures to the west seemingly also attached to the main building. There are a further two detached structures to the northeast, with a further, two-part structure to the northwest on the other side of Bradley Lane. The eastern and southern sides of plot 780 are defined by a track that extends southwest to Bradley Manor. The leat serving mills on the north side of the River Lemon follows the north side of this track and is depicted as stopping at the southwest corner of plot 780; to the northeast it was presumably culverted.
- 5.2** The accompanying apportionment of 1840 records the mill as being owned and run by William Bickford. He also owned plot 780 which is recorded as a garden. The other plots within the site are all recorded as being pasture. Plots 785 and 786 were owned and occupied by Moses Vicary, with plots 791 and 793 being owned by Revered Thomas Kitson and occupied by Frances Crews. Vicary owned a tannery to the east between Highweek Street and Bradley Lane (HER entry MDV65667), which by the later 19th century had become the largest leather factory west of Bristol (Bodman 2008, 96).
- 5.3** The First Edition 25-inch Ordnance Survey map of 1890 shows that Bradley Mill – recorded as a fellmongery – has been greatly expanded, or more likely rebuilt (Fig. 3). The main building now encompasses all of what was plot 780 except for a central courtyard that contained a pond. The detached structures to the northeast and northwest have been removed, and to the east of the track a new steam engine house has been constructed along with a pond and a further rectangular structure to the south. The leat feeding the mill is again depicted entering the mill at its southwest corner. It reappears on the south side of Bradley Lane to the east of the mill. Outside the development site to the northeast along Bradley Lane a row of cottages has been constructed and to the east the Vicary tannery is recorded, significantly extended from its much smaller origins as depicted on the tithe map. To south of the River Lemon there has been residential development on, and on roads leading off from, Wolborough Street, reflecting the growth of Newton Abbot.
- 5.4** The Second Edition 25-inch Ordnance Survey map of 1905 shows that the mill has been expanded again (Fig. 4). Several extensions have been added to the west side and there is a new rectangular structure to the southeast along with another pond. To the north of the mill, on the north side of Bradley Lane and outside the development site, a large mill or warehouse building has been constructed.
- 5.5** The Ordnance Survey 25-inch revision of 1943 shows that the mill has again been expanded (Fig. 5). Further extensions have been added to the west side and there are a further two new structures to the southwest along with a very large building (now taking the name Bradley Mill) to the east which occupies the full width of the plot from Bradley Lane south to the path north of the River Lemon. The ponds are labelled as filter beds. Outside the development area the mill to the north has also been extended and there has been further residential development to the south of the River Lemon.

5.6 Modern mapping indicates that the mill buildings have remained largely unchanged but outside the development area the plot to the northeast, opposite the row of cottages has been developed with industrial structures. Land to the north has also been developed for housing.

6. SITE VISIT (Fig. 6; Plates 1-23)

The Former Lorna Windows Premises

6.1 The premises is formed by a series of structures which for the purposes of this report will be referred to as numbers 1-11. All of the structures have gabled roofs covered with corrugated sheet finishes. The site slopes down to the southeast and the structures are terraced into the hillside to the west and northwest.

Structure 1

Exterior description

6.2 The structure is constructed of red bricks laid in English garden wall bond with detailing such as quoins, door and window surrounds and string courses highlighted in local yellow brick.

6.3 The north elevation has 10 ground-floor window openings and an inserted doorway to the east with a blocked opening above (Plate 1). The door is wooden and all the window openings are infilled with concrete blocks. On the first floor are eight window openings and three doors; four of the windows have been infilled with brick. The eastern doorway is secondary, and has a loading arm and is fitted with wooden doors. The doorway adjacent to this has been partially infilled and contains a late 20th-century window. Two of the other windows have UPVC fittings, whilst the other two have early 20th-century wooden frames with multiple panes. The western door is a wooden sliding design and has been inserted into a former window opening. All the openings apart from the inserted doorway have arched brick heads.

6.4 The east elevation has two windows and a large central doorway, fitted with a modern roller shutter, on the ground floor (Plate 2). The windows have mid-20th century metal frames. Above the door is a plaque engraved 'J.V. & S. Rebuilt 1883'. This probably refers to J. Vicary and Sons, run by John Vicary junior following the death of his father, also John in 1880; the company was previously called J. Vicary and Brothers (Bodman 2008, 95). On both the first and second floors there are four window openings with the outer openings on each floor being infilled with brick. The others have mid 20th-century metal-framed windows. All the openings have arched brick heads. At the top of the gable is a circular opening obscured by modern signage.

6.5 The south elevation is obscured at ground-floor level by structure 11 but on both the first and second floors there are six window openings, all with arched brick heads. All of the latter are infilled with brick along with four of the first-floor openings. The open windows are fitted with mid 20th-century metal-framed windows of multiple panes.

Interior description

6.6 Only the first floor of the structure was accessible at the time of the site visit. This floor comprises a single open room with wooden floorboards (Plate 3). Towards the west end of the south elevation, there is a sliding mid-20th century metal door with a further two blocked doorways beyond this, infilled with brick. The first has a concrete lintel and the second has an arched head and is probably an original opening. In the

west wall is a large opening into structure 2. The roof is supported on nine wooden king-post trusses each with five vertical iron braces and diagonal wooden struts.

Structure 2

Exterior description

- 6.7 This structure is contemporary with and integral to structure 1, and is constructed in the same style. The north elevation has five ground-floor window openings that have been infilled with concrete blocks and are partially obscured by the road (Plate 4). Although the building is terraced into the hillside, the design of the windows indicates that the adjacent length of Bradley Lane has been raised in height in the recent past in front of the openings at the west end of the building. The first floor has eight window openings infilled with brick, a doorway in a former window opening (now infilled with concrete blocks but retaining a UPVC door internally) and an inserted large roller door that has truncated one infilled window and based on the spacing of the historic openings has completely removed another window opening.

Interior description

- 6.8 Only the first floor of the structure was accessible at the time of the site visit. This floor is a single open room with a wooden late 20th-century two-storey structure in the northwest corner with stairs giving access to the upper level (Plate 5). The floor at this level is concrete and it has a ceiling so the roof structure is not visible. In the south elevation there are two blocked windows at the east end mirroring the openings in the north elevation. In the centre of this elevation there is a wide blocked opening infilled with brick. To the west is an inserted large, wide opening under a rolled steel joist lintel. The brickwork on the west side of the opening is finished with bullnose bricks. In the southwest corner there are two blocked doorways – one in the south wall and the other in the west wall. The former has a rolled steel joist lintel and the latter has been infilled with concrete blocks.

Structure 3

Exterior description

- 6.9 This structure is constructed of red brick laid in English bond with detailing such as arches and sills of windows using local yellow brick. The roof level has been raised and this is evidenced by a different coloured brick in the upper part of the elevations. In the north elevation are seven windows with the eastern window being within an inserted former doorway contemporary with the raising of the roof (Plate 6). The west elevation has four windows, with one located in the upper part of the original gable (Plate 7). This has been infilled with brick and the others have had their lower sections infilled with brick and smaller window units inserted. The scar of the original pitched gable is visible with later brickwork above. The south elevation has three windows and a door. All the openings have modern UPVC fittings.

Interior description

- 6.10 The structure was last used as offices and all the walls are rendered. There are modern partitions of plasterboard and UPVC panels and glazing. It has a suspended ceiling (Plate 8).

Structure 4

Exterior description

- 6.11 This is constructed of red brick laid in stretcher bond with a yellow brick string course and window detailing in the south elevation (Plate 9). The west elevation has been

rendered. In the upper part of the south elevation is a blocked window opening infilled with brick and in the west elevation is an inserted large roller door and three UPVC windows (Plate 10).

Interior description

- 6.12** In the north wall are two blocked doorways and to the west is a UPVC door with a ramp. Above the eastern blocked door is the top part of an earlier blocked arched window (Plate 11). The east and south walls are plastered. The structure was a show room and offices for the former occupants and contains two walls of a house mock-up containing UPVC windows. To the south there is a staff kitchen and toilets. The floor has been laid with paving slabs to form a path and a fake grass material. The space has a suspended ceiling.

Structure 5

Exterior description

- 6.13** This is constructed of red brick laid in stretcher bond with the lower portion of some walls constructed of rubble stone (Plate 9). There is a single window in the east elevation and two window openings in the south elevation set above one another. They both have UPVC windows, and the upper opening has an arched head. In the west elevation is a blocked window infilled with concrete blocks, a UPVC door and a large roller door.

Interior description

- 6.14** This building is terraced into the hillside to the north, but is only single storeyed. The north wall has a sloping buttress along the base and the line of a former lower roof is visible (Plate 12). Parts of the buttress are constructed of rubble stone along with brick. The replacement roof is supported on four steel trusses. The floor is concrete. There is a large opening in the east wall giving access to structure 6, with an adjacent UPVC door to the south.

Structure 6

Exterior description

- 6.15** This has the same form as structure 5. The south elevation has five UPVC windows described below. Part of the wall is rendered, and set against the wall there is a concrete base that supported a now-removed store.

Interior description

- 6.16** There is a small section of infill between structure 2 and the north end of this structure that is at first-floor level. It has a concrete floor and sloping roof supported on wooden joists. The rest of structure 6 is at ground-floor level with a set of wooden stairs giving access to structure 7 (Plate 13). In the north wall is a UPVC window at first-floor level and a doorway on the ground floor accessing a small store room. Around the window is some blockwork. In the east wall are two doorways into structure 7 infilled with concrete blocks. The lower part of the wall is constructed of rubble stonework which has been heavily repointed. Above the level of the doors the wall is of brick. The roof is supported on four steel trusses of the same style as in structure 5, and the floor is concrete.

Structure 7

Interior description

- 6.17 Only the first floor of the structure was accessible at the time of the site visit. The room is open on its east side forming a single open area with structure 9 (Plate 14). The central valley between the structures is supported on a rolled steel joist that rests on concrete pillars. The roof has seven trusses of the same form as the contemporary structure 1. The south wall has a large inserted opening with a rolled steel joist lintel. The west wall has six blocked windows and a set of double wooden doors. The room has a concrete floor, and the only fitting is an extractor unit in the southwest corner.

Structure 8

Exterior description

- 6.18 This takes the same form as structure 1 with the exception that the ground floor is of rubble stone construction. The south elevation has two ground-floor blocked windows infilled with brick and an inserted large roller door (Plate 15). On the first floor are seven UPVC windows and on the second floor are a further seven mid-20th century wooden-framed windows with three hinged upper panes. All original openings have brick arched heads. The west elevation is set at two angles, and is dominated by a large metal fire escape (Plate 9). On the ground floor is a blocked doorway infilled with brick. At the base of the wall is an arch over the leat that flows below the building. On the first floor is a blocked window infilled with brick and on the second floor is a door and a blocked window infilled with concrete blocks.

Interior description

- 6.19 Only the second floor of the structure was accessible at the time of the site visit. This room has a concrete floor and eight king-post wooden trusses with diagonal struts supporting the roof (Plate 16).

Structure 9

Interior description

- 6.20 Only the first floor of the structure was accessible at the time of the site visit. The room has a concrete floor and the roof is supported on four slender steel trusses of a king post form (Plate 17). The openings in the north and east wall have been described under structures 2 and 10 respectively. The south elevation has two blocked arched headed windows with the eastern opening being truncated by a new opening with a set of double UPVC glass doors.

Structure 10

Exterior description

- 6.21 This structure is of the same form as the contemporary structure 1. The majority of the east elevation is obscured by structure 11 at ground-floor level. On the first floor are six windows, two of which have been infilled with brick. The open windows are fitted with UPVC replacements. The south elevation has two boarded-up ground-floor windows and two blocked doorways (Plate 15). The western doorway is blocked with brick, and the other doorway is infilled with concrete blocks; this opening cuts an earlier window. There are four first-floor window openings with arched heads, fitted with mid 20th-century multi-pane metal-framed windows.

Interior description

- 6.22 Only the first floor of the structure was accessible at the time of the site visit. This is a wide room under a double pile roof structure with an inserted central rolled steel joist along the valley supported on vertical steel posts (Plate 18). Each half of the roof structure is supported on either six or seven wooden king-post trusses. The south elevation is angled and the western section of the roof is slightly longer than the eastern section. In the west wall are five arched headed former windows without frames as they are now internal, opening into structure 9. In this wall there are two doors with ramps. The southern opening was originally wider and its south side is infilled with brick. The room has a concrete floor.

Structure 11

- 6.23 This structure infills the space between structures 1 and 10. It is single storeyed, and constructed of dark red brick with a yellow brick plinth and high-level string course. The south elevation features two boarded-up windows and two blocked doors infilled with brick, all original, along with an inserted large roller door (Plate 19). It has a sloping corrugated sheet roof. Internal inspection was not possible at the time of the site visit.

Other historic buildings and structures surrounding the Former Lorna Windows Premises

The leat

- 6.24 The leat survives as an open watercourse at the southwest corner of the proposed development area, beyond to the southwest, and to the east opposite the cottages along Bradley Lane; it can be traced through the grounds of Bradley Manor to the headweir on the River Lemon (Andrew Passmore, *pers. comm.*). To the southwest of the site the sides are constructed of regular stone blocks with those to the north being larger and forming a retaining wall for the higher ground beyond (Plate 20).

Southern buildings

- 6.25 These comprise a group of three attached ranges. The western two ranges are constructed of rubble stonework with detailing around openings and string courses executed in red brick. They have roofs of the north light form with corrugated sheeting (Plate 21). The eastern range has the same massing as the others, but features corrugated asbestos cladding to its south elevation; and is probably an addition as recorded on the Ordnance Survey maps.

Southeast buildings

- 6.26 This earliest, western part of this structure is constructed of rubble stonework with detailing around openings and string courses carried out using red brick. It has a gabled roof with a corrugated sheet finish (Plate 22). On its southeast side is an extension with an arched roof. The walls and roof are covered with corrugated sheets.

Engine House

- 6.27 This building displays evidence of several phases of construction and alteration. The earliest masonry is at the north end of the west elevation and is constructed of rubble stonework with detailing around openings in red brick (Plate 23). The base of the chimney, on its south side is constructed of red brick laid in English garden wall bond. The majority of the structure comprises red brick laid in Flemish bond, which may be evidence for a substantial rebuild. There are extensions to the north constructed of concrete block and brick, whilst the southwest corner has been rebuilt of brick laid in stretcher bond. It has a stepped gabled roof covered with corrugated sheets.

7. DEVELOPMENT AND USE OF THE SITE (Fig. 6)

- 7.1** There are documentary references to a mill on the site from the later 17th century, and buildings are first depicted on detailed maps from 1842, when the Highweek tithe map depicted, and accompanying apportionment recorded, a paper mill. The associated mill leat is likely however to have earlier, medieval origins. No above-ground evidence of this paper mill survives within the current building. The only possible earlier structure, is the stone masonry of structure 8 that could represent an earlier boundary wall to the paper mill complex.
- 7.2** This paper mill was completely removed and rebuilt in 1883, being replaced with structures 1, 2, 7, 8 and 10, along with the nearby engine house and western part of the southeast building. The context of the rebuilding was a fire in 1882 when the building burnt down for the third time. The new building was erected by John Vicary junior, but the property (previously the Bickford Paper Mills) had been bought by his father, John Vicary senior, following an earlier fire in 1860 (Devon HER entry MDV29505). The Vicary family were prominent local businessmen who already owned the adjacent tannery to the east off Bradley Lane and their purchase of the former paper mills reflects the flourishing trade and their business in the middle half of the 19th century. As the tanning industry diminished in the later 19th century the family grew their already established woollen business (Bodman 2008, 94-95).
- 7.3** Other than as part of the Vicary's tanning business, the use of the rebuilt 1883 mill is unknown; it is possible that it was also used in their woollen business. However, the record on Ordnance Survey maps as a fellmongery, indicates a specific function as a leather mill to produce chamois leather. Bodman (2008, 13) describes such mills as:
- similar to fulling mills, but instead of cloth, wet sheepskins, previously limed, were fulled with sawdust until semi dry and then tanned with cod liver oil. Modern processing utilises hydraulic presses.*
- 7.4** It is clear from this description, and from the arrangement of tanneries, that the structures at Bradley Mill could have housed many different functions, including offices, stores (or cellars), spaces for fulling, and spaces for tanning, as well as rooms for preparation of hides and the drying and cutting of tanned hides; the latter two activities were probably on upper floors of buildings. The presence of the nearby engine house probably indicates that the fulling was powered by a steam engine rather than water power as in earlier cloth fulling mills. The ponds south of the engine house probably originally provided water for the boiler/s, rather than being tanning pits.
- 7.5** The mill was soon expanded with the addition of structures 5, 6, 11, and the southern buildings by 1905, as well as the large building north of Bradley Lane. These buildings are clearly distinguished from the earlier mill by the use of stonework in their external elevations. During this period historic maps record that structure 2 was also extended to the west (although this is not evident in the architecture of the building), as was the engine house.
- 7.6** In the first half of the 20th century (and by 1943) structures 3 and 4 were built and structure 6, the southeast building and engine house were extended. A very large warehouse structure (not investigated during the site visit) was also built on the eastern side of the proposed development area.

- 7.7 In the second half of the 20th century maps indicate that the central courtyard was filled in with structure 9 and structure 6 was extended to the north. The site investigation has identified much more extensive alterations to the structures during this period and into the early 21st century, including significant rebuilding of parts of structures 3, 5 and 6 with replacement, higher roof structures (in the latter two structures following a fire in c. 2014), the reconfiguration of structures 7, 8 and 10 around the infilled courtyard (9), replacement doors and creation of new doorways, the replacement (and/or blocking up) of all the historic windows, and the replacement of historic floors. Later 20th-century alterations have included the blocking up of further window and doorway openings.
- 7.8 During the site visit no fixtures or fittings related to the historic structure's function as a fellmongery were identified. This in part may be due to the historic uses (such as stores and drying rooms) that did not require significant fixtures and fittings, as well as later alterations when used by Lorna Windows as a factory, showroom and offices.

8. STATEMENT OF SIGNIFICANCE

Architectural, aesthetic and artistic values

- 8.1 The significance of the mill building mainly derives from its architectural, aesthetic and historical values. Its architectural value includes the overall design and form of the structures, reflecting their industrial origins. The large open spaces were clearly designed in such a way as to allow for varying uses, such as processing and storage of hides, although the importance of this element of the building's architecture is reduced as no clear evidence of specific functions of, or processing carried out in, individual structures or ranges has been identified.
- 8.2 Associated with its architectural value is its aesthetic value, relating largely to the consistent use of red brick with yellow brick detailing and arched headed openings that provides the functional building with an attractive architectural finish. The same point can be made in relation to the use of local limestone in the later additions and surrounding associated buildings. Although of a different style these compliment the current buildings.
- 8.3 However, both these architectural and aesthetic values have been diminished by later 20th century changes including blocking of openings, the addition of new larger openings, the use of UPVC fittings, and the replacement of all the roof coverings.
- 8.4 The building does not have any artistic value.
- ### **Historical and communal values**
- 8.5 Historical value tends to be illustrative or associative. The mill structures have illustrative value as they can, as noted in Section 8.1 above, be visually read as industrial buildings of the late 19th century, as evidenced by their form, massing, materials used and fenestration. However, as also noted in Section 8.1 above, any more specific functions or uses of the structure, are not identifiable from the building's architecture, which is generically late 19th-century industrial. The only clue is the datestone, although this requires an understanding of its meaning (and the building's history) to illustrate the use as a fellmongery.
- 8.6 The building has historical associative value, relating to the industrial history of Newton Abbot, including its location on an early mill site, and the 19th- and 20th-century association with the Vicary family, prominent local businessmen, with

property on the north side of the River Lemon. This associative value also ties into its current setting, which is discussed below.

Evidential value

- 8.7 The building has evidential value, both for the potential to further understand its history and development through a more thorough architectural survey than the current investigation, and for below-ground remains relating to the fellmongery and the earlier mill site. This is discussed further in Section 9 below.

Setting

- 8.8 The setting of Bradley Mill can be considered to be the curtilage in which it is located, along with Bradley Lane and the footpath along the River Lemon, these being the areas in which the building can be experienced, and the heritage values that relate to the building's significance can be appreciated. The mill stands at a higher level than the road and river which makes it more imposing when viewed from these areas. The narrow nature of the surrounding lanes emphasises the presence of the building and the surrounding associated structures. These buildings would not have been constructed to look imposing, but this is the result of the topography of the area, the scale of the structures, and the current access arrangements through and around the area.

- 8.9 As noted above, the surrounding historic industrial buildings, both within and outside the proposed development area, also form part of the setting of the building relating not just to their architecture (including complementary styles and massing), but through their historical association and functions.

- 8.10 Another element of setting contributing to the building's significance is its topographic location. Whilst there is currently no evidence that the mill utilised the water from the leat that flows under the building (although this seems likely), its location reflects the historic position of a mill on the site, probably from the medieval period (as a corn mill) through to the mid-19th century (as a paper mill).

Assessment of significance

- 8.11 In summary, the significance of the mill building is drawn from its architectural, historical and aesthetic values, as well as from elements of its setting. These are all low heritage values. The mill building is considered to be of **low significance**, that is an undesignated asset of local importance, of limited value, but with potential to contribute to local research objectives, and with low heritage values that are compromised by preservation and in part poor survival of contextual associations.

9. ARCHAEOLOGICAL POTENTIAL, by Andrew Passmore

- 9.1 The part of the proposed development containing the main Former Bradley Mill Building has archaeological potential in relation to four parts of its history, all relating to the leat and buildings beside this watercourse.

- 9.2 The medieval leat serving mills on the north side of the River Lemon currently passes under the building in a culvert. Historic mapping indicates that it has been culverted at this location since at least the early-19th century; this covering over probably took place when the paper mill was constructed, sometime in the late 18th century (and possibly in 1790). It is therefore possible that the current masonry of the leat is relatively recent. However, excavations of medieval leats in Exeter (serving later post-medieval industrial complexes) have demonstrated that earlier remains often survive

buried below and behind later side walls. The leat at Bradley therefore may have archaeological potential relating to the earlier industrial history of the site. It is understood that the client is keen to explore this further and fully understand the significance of this feature within the proposed development site.

- 9.3** In addition to the leat itself, there may be associated channels and industrial features relating to the use of water taken from the leat when the building was a paper mill and a fellmongery.
- 9.4** The site may have some archaeological potential relating to the fellmongery, specifically any below-ground remains of tanning processes (i.e. pits) as discussed in Section 7.4 above. Any such features may be localised within one or more of the structures; the presence and location of any such features is currently unknown. Similar features have been identified through excavation at the Vicary family's tannery to the east of the site (HER MDV65667).
- 9.5** There is also archaeological potential for buried remains of the 18th-century paper mill to survive. This includes structural remains of the buildings, fittings such as the actual paper mills (where the machinery may have extended below ground), watercourses and ponds associated with the storage and use of water in the manufacturing process and potentially as a power source. However, the presence and extent of remains is unknown, and they may have been significantly truncated by the construction of the present fellmongery building in 1883.
- 9.6** The site also has the potential for buried remains of the medieval and post-medieval mill pre-dating the 18th-century paper mills. However, the location and size of this mill is unknown, and as with the paper mill, any remains of the earlier mill may have been significantly truncated by the construction of both the paper mill and by the present fellmongery building.

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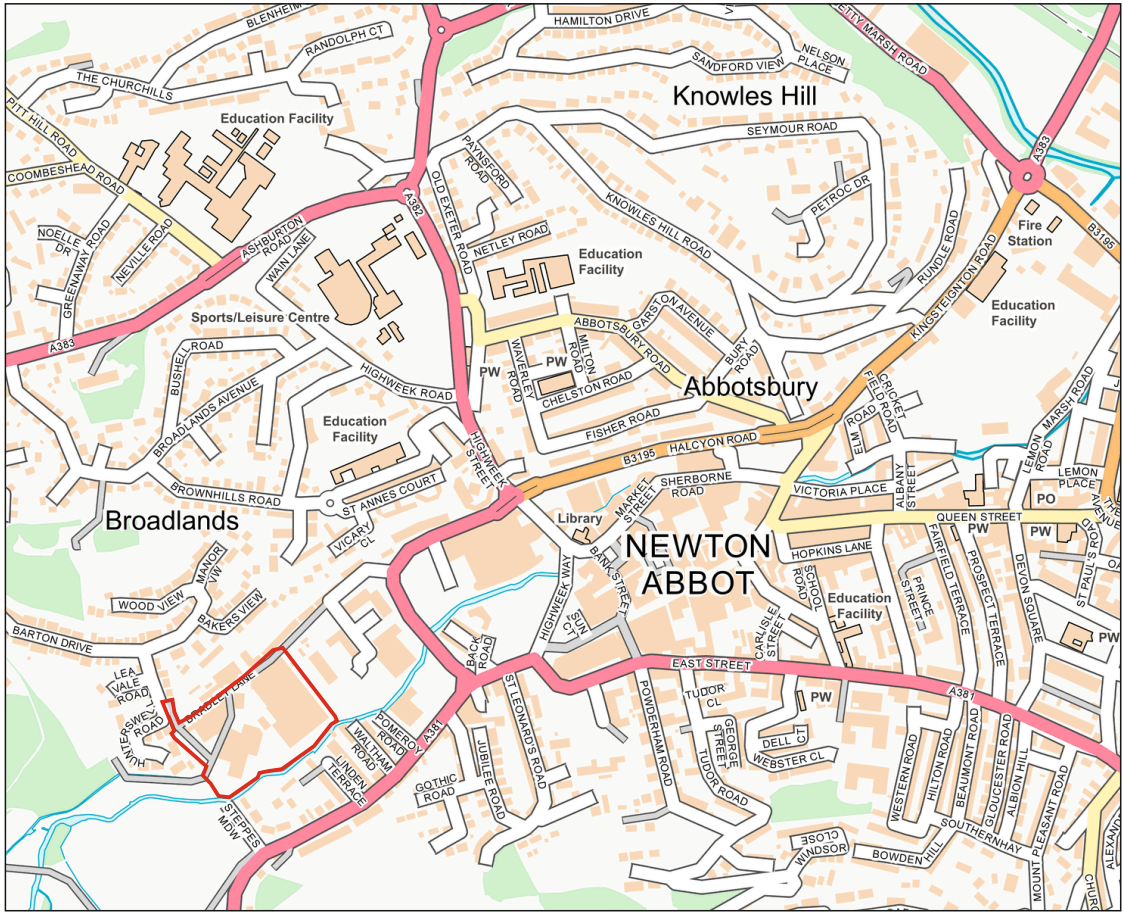
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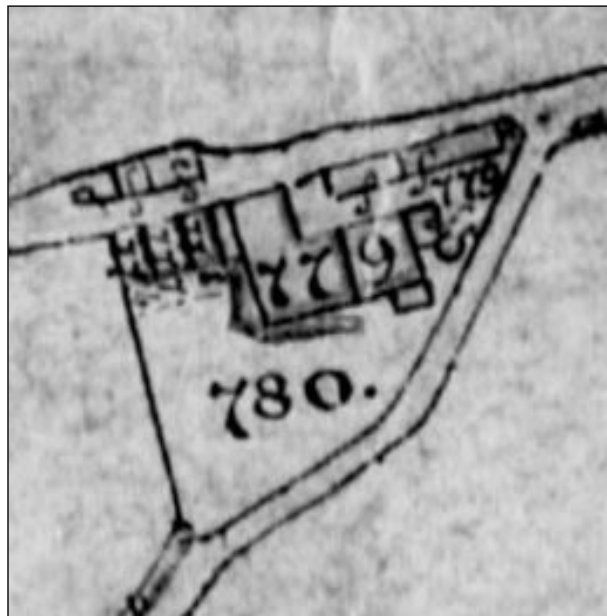
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PROJECT
**Former Bradley Mill Buildings,
 Bradley Lane, Newton Abbot, Devon**

TITLE
Fig. 1: Site location



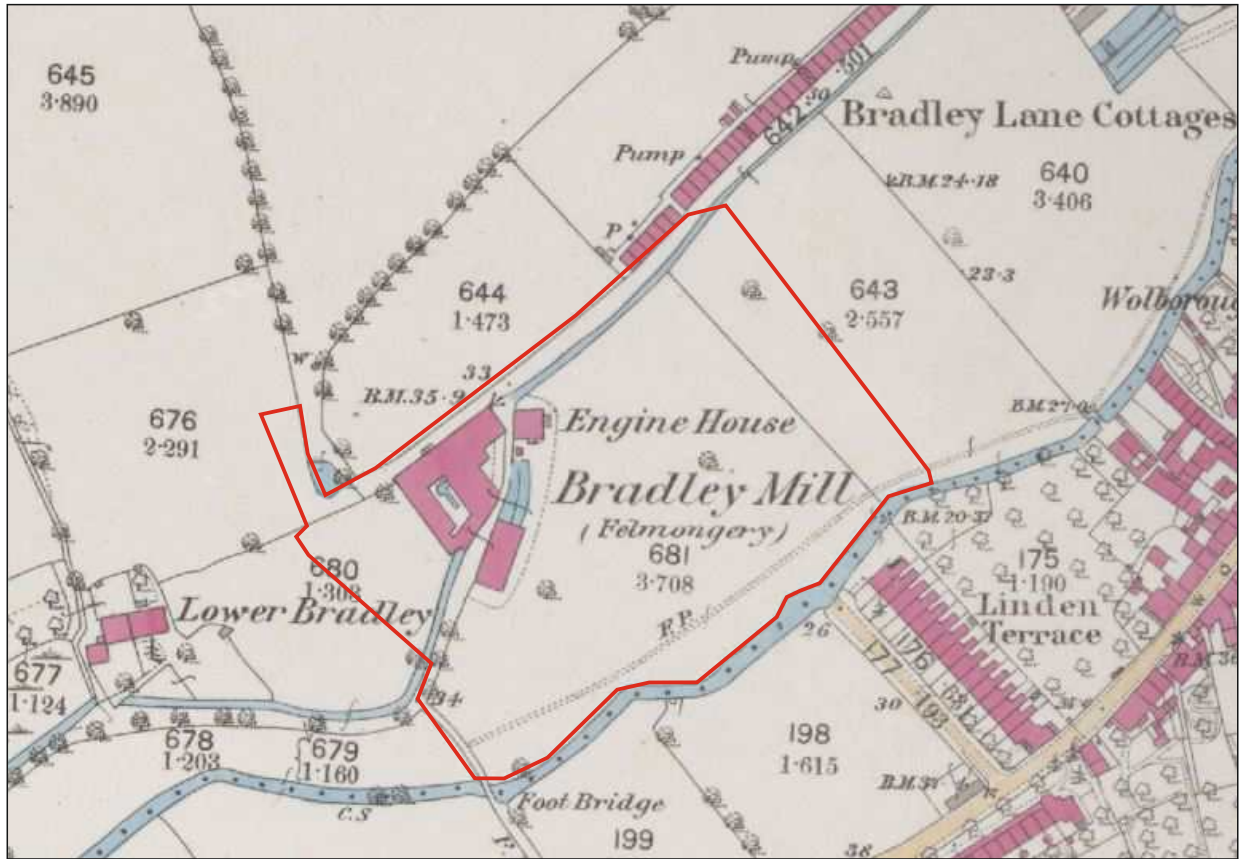


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Fig. 2: Extract from the
Highweek tithe map, 1842



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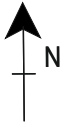
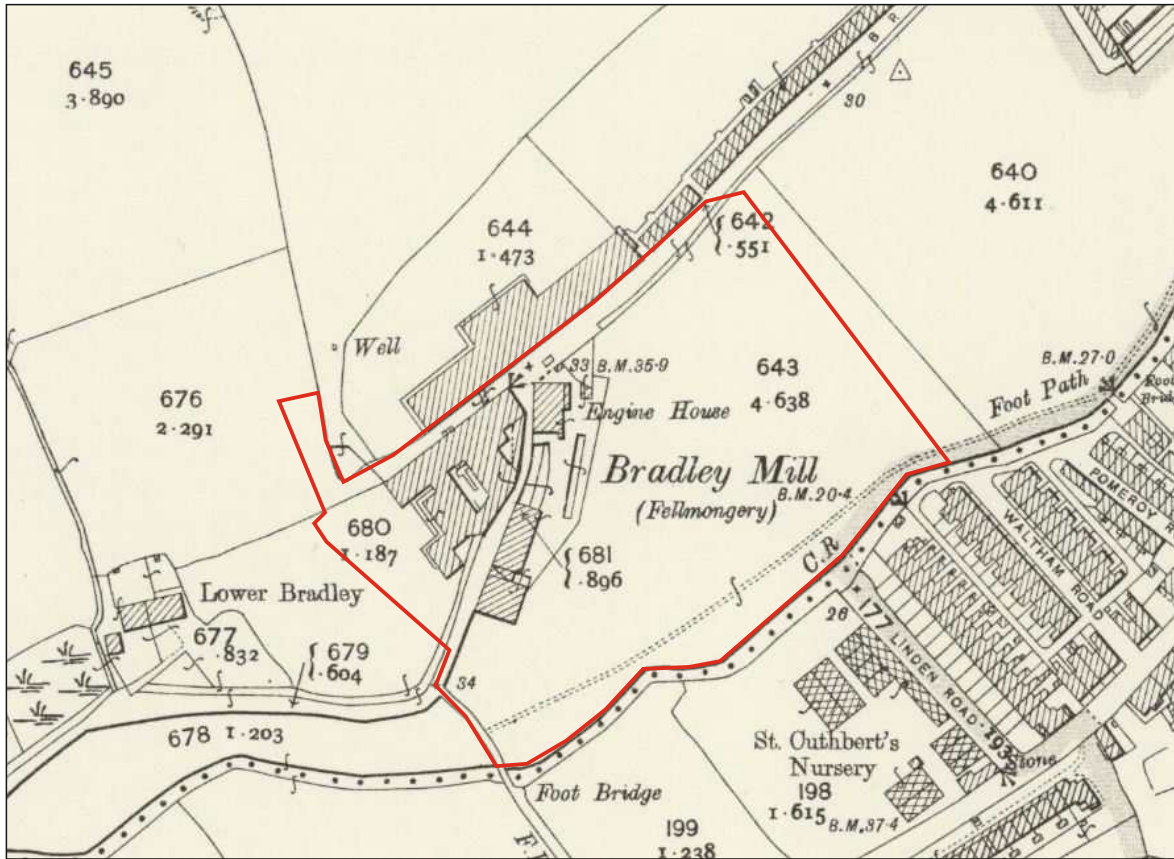
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Fig. 3: Extract from the First
Edition 25-inch Ordnance
Survey map, 1890



AC archaeology



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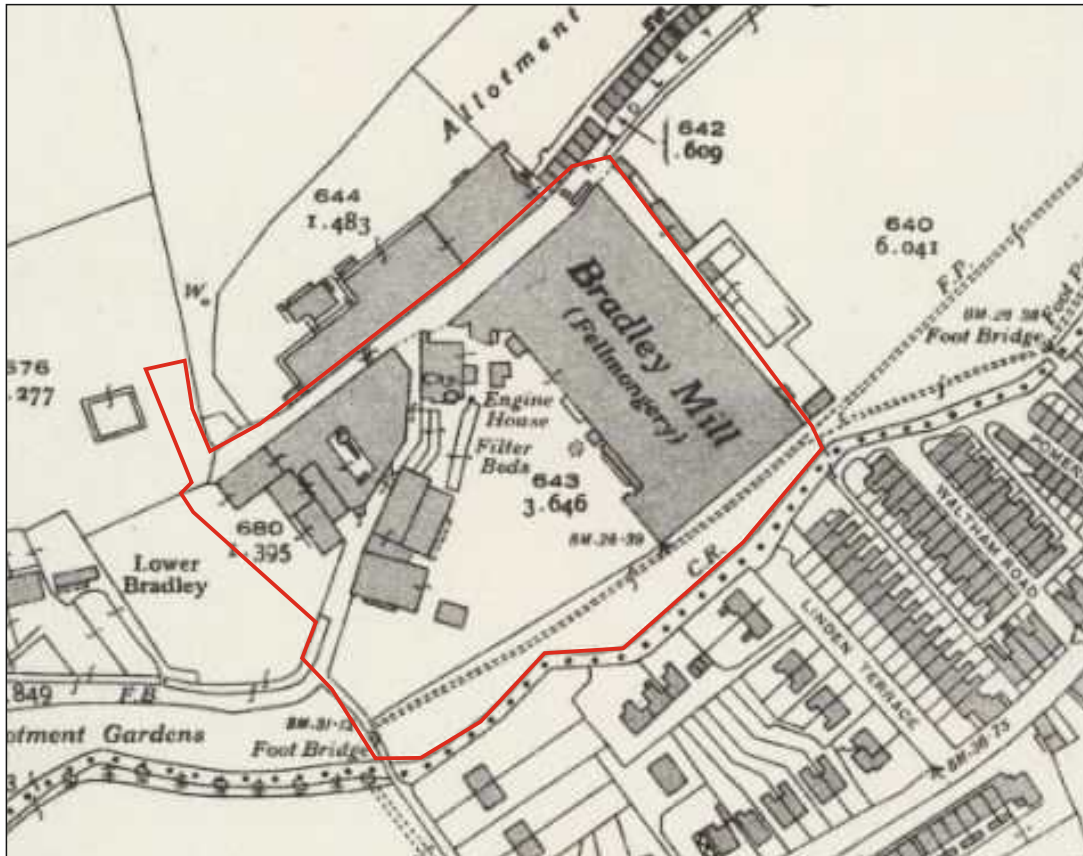
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TITLE

Fig. 4: Extract from the Second
Edition 25-inch Ordnance Survey
map, 1905



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Former Bradley Mill Buildings,
Bradley Lane, Newton Abbot, Devon

TITLE

Fig. 5: Extract from the Ordnance
Survey 25-inch revision of 1943



AC archaeology



- 1883
- By 1905
- By 1943
- After 1943

PROJECT

Former Bradley Mill Buildings,
Bradley Lane, Newton Abbot, Devon

TITLE

Fig. 6: Phased site plan

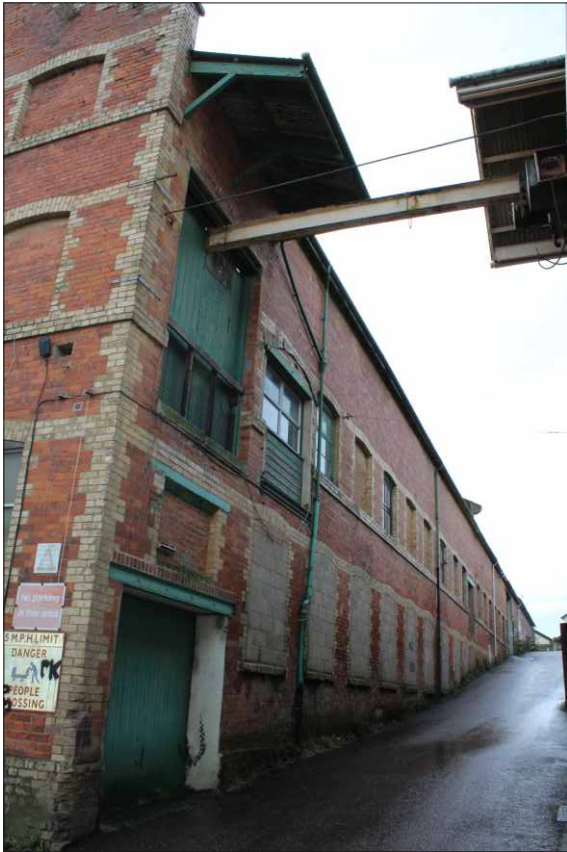


Plate 1: North elevation of structure 1, looking south



Plate 2: East elevation of structure 1, looking southwest



Plate 3: Internal view of structure 1, looking northeast



Plate 4: North elevation of structure 2, looking east



Plate 5: Internal view of structure 2, looking southwest



Plate 6: North elevation of structure 3, looking southeast



Plate 7: South and west elevations of structure 3, looking north



Plate 8: Internal view of structure 3, looking southwest



Plate 9: View of structures 4-6 and 8 (the leat runs beneath the road here), looking north



Plate 10: West elevation of structure 4, looking northeast



Plate 11: Internal view of structure 4, showing blocked openings in the north wall, looking north



Plate 12: Internal view of structure 5, showing earlier roof line, looking north



Plate 13: Internal view of structure 6, looking north



Plate 14: Internal view of structure 7, view towards structures 8 and 9, looking southeast



Plate 15: South elevations of structures 8 and 10, looking north



Plate 16: Internal view of structure 8, looking northeast



Plate 17: Internal view of structure 9, looking southeast



Plate 18: Internal view of structure 10, looking south



Plate 19: East elevation of structure 11, looking south



Plate 20: The leat on the southwest side of the mill complex, looking south



Plate 21: General view of the southern buildings, looking northeast



Plate 22: General view of the southeast building, looking southwest



Plate 23: General view of the engine house, looking northeast

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