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## Historic building recording at Mount Wear House, Countess Wear Road, Exeter



*on behalf of*  
**Mr Oliver Kightley**

**Report No. 14-01**

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# OAKFORD ARCHAEOLOGY

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## Contents

1. Introduction	1
1.1 The site	1
1.2 Geological background	1
2. Aims	1
3. Methodology	1
4. Historical Background	2
4.1 General background	2
4.2 Mount Wear House	2
5. The building survey	3
5.1 Introduction	3
5.2 The main building	3
5.3 The barn	9
5.4 The coach house	12
6. Discussion	12
7. Conclusion	15

Site Archive

Acknowledgements

Bibliography

Appendix 1: Method statement

## List of illustrations

- Fig. 1 Location of site.
- Fig. 2 Detail from Benjamin Donn's 1765 map of Devon showing Mount Wear House.
- Fig. 3 Detail from the 1842 Topsham tithe map showing the location of Mount Wear House.
- Fig. 4 Details from the 1<sup>st</sup> edition 1888 Ordnance Survey map Devonshire sheet LXXX.15.
- Fig. 5 Detail from the 1905 2<sup>nd</sup> edition Ordnance Survey map Devonshire Sheet LXXX.15.
- Fig. 6 Detail from the 1933 Ordnance Survey map.
- Fig. 7 Map from 1938 sale extract.
- Fig. 8 Postcard showing original chimney stacks at either end of the principal range and bell tower.
- Fig. 9 Plan of ground floor showing location of observations and suggested phases of development.
- Fig. 10 Plan of first floor showing location of observations and suggested phases of development.
- Fig. 11 Plan of second floor showing location of observations and suggested phases of development.
- Fig. 12 First floor, Room F07 south wall showing infilled cruck chases and 18<sup>th</sup> century extension.
- Fig. 13 First floor, Room F07 sgraffito fireplace with false ashlar on the back and diagonally quartered near squares on the jambs.
- Fig. 14 First floor, 18<sup>th</sup> century partition between rooms F07 and F06 showing later 19<sup>th</sup> century and modern doorways.
- Fig. 15 Second floor, main house showing typical 18<sup>th</sup> century partition and roof truss.
- Fig. 16 Second floor, Room S01 showing location of observations during work.
- Fig. 17 Second floor, Room S04 re-used primary jointed cruck truss.

## List of plates

- Plate 1 General view of main building facade showing 18<sup>th</sup> century stucco decoration. Looking south.
- Plate 2 Side view showing early 20<sup>th</sup> century porch and 19<sup>th</sup> century oriel window. Looking southeast.
- Plate 3 General view of rear of main range showing modern extensions. Looking northwest.
- Plate 4 Side view showing 18<sup>th</sup>-20<sup>th</sup> century windows. Looking north.
- Plate 5 General view of rear range showing 18<sup>th</sup> century first floor cross windows and later blocking. Looking southwest.

- Plate 6 Close-up of ground floor rear door showing earlier door lintel. Looking southeast.
- Plate 7 Close-up of ground floor head rail for plank and muntin screen. Looking southwest.
- Plate 8 General view of ground floor fireplace showing successive alterations. Looking southwest.
- Plate 9 Close-up of earlier stairs leading to first floor. Looking northeast.
- Plate 10 General view of first floor sgraffito fireplace with decorated wooden lintel. Looking southwest.
- Plate 11 Close-up of rear showing false ashlar pattern. Looking southwest.
- Plate 12 Close-up of jamb showing diagonally quartered near squares. Looking south.
- Plate 13 General view of first floor 18<sup>th</sup> century partition with blocked 19<sup>th</sup> century doorway in foreground. Looking northeast.
- Plate 14 Close-up of fireplace in Room F11 showing curved back and arch. Looking east.
- Plate 15 General view of first floor cross windows. Looking northeast.
- Plate 16 General view of staircase leading to second floor. Looking east.
- Plate 17 General view of re-used jointed cruck truss. Looking south.
- Plate 18 Close-up of lap joint and purlin hole. Looking southwest.
- Plate 19 General view of manager's cottage. Looking east.
- Plate 20 General view of blocked-up barn door and 19<sup>th</sup> century hayloft window. Looking southwest.
- Plate 21 General view of coach house. Looking northeast.

## 1. INTRODUCTION

This report has been prepared for Mr Oliver Kightley and sets out the results of an archaeological building survey carried out by Oakford Archaeology (OA) in July 2013, at Mount Wear House, Countess Wear Road, Exeter (SX 9412 8983). The work was carried out as a condition of planning permission (ref. 13/0167/03, condition 6) granted by Exeter City Council for the conversion of the existing buildings to 3 dwellings and 4 flats.

### 1.1 The site

The main house is a Grade II Listed Building which lies a short distance to the southeast of the historic core of Countess Wear village (Fig. 1). The archaeological work was commissioned by the current owner of the property, Mr Oliver Kightley, in advance of the complete refurbishment of the house and outbuildings which after many years of service as a youth hostel, had become dilapidated and in need of a sympathetic new use. Refurbishment works involved the removal of modern partitions and their replacement with a new range, access arrangements and new facilities.

### 1.2 Geological background

The site lies on an outcrop overlooking the River Exe. The geology of the area is Breccia of the Dawlish Sandstone Formation. The overlying alluvial sequence (from north to south) is 4th river terrace deposits, blanket head and regolith, older head, and 3rd river terrace deposits (BGS 1995).

## 2. AIMS

The aims of the projects were to preserve by record any historic building fabric or architectural detail that was to be obscured, removed or otherwise affected by the development, and to disseminate the results of the investigation by appropriate reporting and deposition of the archive in a public repository, either online with the Archaeological Data Service (ADS) or with the Devon Heritage Centre (DHC).

## 3. METHODOLOGY

The work was undertaken in accordance with a Written Scheme of Investigation prepared by OA (2013), submitted to and approved by Exeter City Council under the planning conditions, prior to commencement on site. This document is included as Appendix 1. Guidance on the scope of work required was outlined by the ECCAO in an e-mail dated 28-06-2013.

### 3.1 Building survey

Recording of the buildings was undertaken by a historic building specialist (Richard Parker) in accordance with specifications applicable to Level 3 in the English Heritage 2006 document *Understanding Historic Buildings: a guide to good recording practices*. The building recording consisted of:

- A detailed written description of the buildings and more general record of the main building.
- A detailed photographic record of the buildings in black and white print and colour (digital) format, and basic record of the main building.

- A limited drawn record of the buildings, consisting of annotation of, and additions to, the architect's 'as existing' plans and elevations, to show the locations of any fixtures and fittings, building breaks, blocked openings or architectural detail.

## 4. HISTORICAL BACKGROUND

### 4.1 General background

Mount Wear House is a small, former country house lying a short distance to the south of the village of Countess Wear. Although now a suburb of Exeter, some three miles from the city centre, Countess Wear was once a settlement in its own right on the banks of the River Exe. The site was formerly part of the medieval manor of "La Sege" which became "Hyneton Sege" and then "Wear" after Isabella de Redvers, Countess of Devon, constructed the weir in 1284.

Nothing is known of the early history of the manor until the reign of Henry III (1207-1272) when it first belonged to the Bukenton family, then the Bath or Bathonias. From the latter it passed through successive female heirs to the Medstaeds until by the 14<sup>th</sup> century it had passed to John Holland, nephew of Sir Thomas Holland, Earl of Kent. The estate continued to be the seat of the Hollands of Wear until the mid-17<sup>th</sup> century when it passed to the Foulkes, subsequently passing to the Rodds of Cornwall. It was purchased in 1760 by the Spicers of Exeter, William Francis Spicer Esq. selling the estate in 1804 to Sir John Duckworth, 1<sup>st</sup> Baronet Duckworth of Topsham.

### 4.2 Mount Wear House

In 1765 Benjamin Donn's map of Devon (Fig. 2) revealed Mount Wear House to have been occupied by Sir Guy Esqr, while an auction advert in the Exeter Flying Post in 1786 described fashionable household goods within the property, including chintz curtains, a japanned and chintz covered sofa and chairs, as well as inlaid mahogany bedroom furniture <sup>1</sup>. Unfortunately no other details of the property were given.

The tithe survey of Topsham parish took place in 1842 (Fig. 3), revealing that the property had passed to Sir John Thomas Buller Duckworth, 2<sup>nd</sup> Baronet Duckworth of Topsham. The map clearly shows the main house and a large building range at the eastern end, as well as three smaller agricultural buildings clustered around a central courtyard. The property, along with the large field to the south and east, and the large garden to the north was occupied by Richard Jasland <sup>2</sup>. It was subsequently leased to a road surveyor named McAdam <sup>3</sup> and in 1876 a description of the house appeared in the Exeter Flying Post when the house was to let again, when in addition to the main house the advertisement described pasture land, a walled garden, stable, coach house and gardener's cottage <sup>4</sup>.

The area was mapped by the Ordnance Survey in 1888, when the property was shown in the greatest detail thus far (Fig. 4). A small building had been added at the rear of the street frontage, while two further extensions were located at the eastern end of the main building range. A number of lean-to structures have appeared at the rear of the eastern and southern buildings. The map also shows a now demolished range between the two surviving buildings, but with no indication of the building's function. The northern end of the site remained a

<sup>1</sup> Exeter Flying Post 25.5.1786.

<sup>2</sup> Topsham parish tithe apportionment Nos 699, 700 & 712.

<sup>3</sup> *White's* 1850.

<sup>4</sup> Exeter Flying Post 5.4.1876.

garden. The property was leased throughout the 1890's to Francis Randolph Cyril Coleridge, Chief Constable of Devon (1891-1907)<sup>5</sup>.

The property remained remarkably unaltered throughout the early 20<sup>th</sup> century, as is evidenced by the 1905 Ordnance Survey map (Fig. 5). By 1919 Eva Mary, Lady Duckworth-King, had moved into the property and remained there until her death in 1921<sup>6</sup>. Following the death of his mother Sir George Henry James Duckworth-King, 6<sup>th</sup> Baronet moved into Mount Wear House<sup>7</sup>. This seems to have provided the opportunity to rearrange the layout of the main building, including a new porch shown on the 1933 Ordnance Survey map (Fig. 6).

The property was bought by The Youth Hostel Association in 1938. The sales particulars and plan (Fig. 7) show the property divided into 5 lots<sup>8</sup>. Lot 1 comprised the main house, coach house, harness room, chauffeur's room, wash house, store sheds, boiler room and coke shed; while lot 2 included the cottage, garden and outbuildings. The latter contained two stall stables, two loose boxes, harness room and coach house, and an engine house to pump water to the main house. Lots 3-5 were sold for residential development<sup>9</sup>.

## 5. THE BUILDING SURVEY

### 5.1 Introduction

The removal of plasterboard, partitions and stud walls during refurbishment of the property permitted closer inspection of the historic building fabric of the house and outbuildings, and allowed the identification of areas that contained original features and areas where these had been replaced. Although Mount Wear House has been greatly altered it is nevertheless part of a number of buildings along Countess Wear Road which retain features dating from the late 17<sup>th</sup> and 18<sup>th</sup> centuries.

### 5.2 The main building

#### EXTERIOR

##### *Main façade*

The house is a two-storey structure with attics, constructed of cob and brick covered with painted render. The original core of the house is a rectangular range, aligned north east-south west, at right angles to the road, and originally crowned with chimney stacks on each of its gables (Fig. 8, pl. 1). A three-storey wing projects from the south-west corner of the original building, along the roadside, and represents an early extension to the house, possibly dating to the late 17<sup>th</sup> or early 18<sup>th</sup> centuries (Pls 4-5). To the north-east of the main range a single storey extension was added in the 19<sup>th</sup> century. More recent additions, of 20<sup>th</sup> century date and concrete block construction, lie against the north-east and south-east ends of the house. These structures so completely obscure the rear of the house that the first impression from this side is of a highly irregular and scarcely imposing building (Pl. 3). The modern extensions mask a curving stair tower which lies at the centre of the rear elevation of the primary range.

<sup>5</sup> *Besley's ... Exeter Pocket Journal* 1893 & 1897.

<sup>6</sup> *Besley's ... Exeter Pocket Journal* 1919.

<sup>7</sup> *Besley's ... Exeter Pocket Journal* 1923, 1926, 1930 & 1935.

<sup>8</sup> DRO 62/9/2 Box 8/64.

<sup>9</sup> Ordnance Survey 1:1250 map sheet SX 9412 SW.



The north-west elevation of the house is its principal façade (Pl. 1), presenting a two-storey elevation to the garden under a steeply-pitched slate roof pierced by gabled dormer windows and originally crowned by a small cupola or belvedere. This façade was originally designed to be symmetrical with a central doorway flanked by ground and first-floor windows spread across seven bays. This symmetry however has been lost due to the insertion of an early 20<sup>th</sup> century single-storey porch at the south western end. The ground floor is entered through a French door at the centre of the elevation which may originally have opened into a large central room, possibly a hall - this re-uses a moulded lintel from an earlier door (Pl. 6). It is possible that this doorway replaces an earlier door to the south-west. Light is provided by three windows to the left of the doorway, and a single identical window to the right. The lower part of the elevation is constructed of cob above Heavitree stone, while from the level of the upper storey windows the walling consists of brick, suggesting that the roof line has at some period been raised above its original level. The main façade is decorated in stucco; the ground floor is rusticated while the first floor decoration is plain apart from a simple central decorated plaster panel and quoins at the south west end. There are three windows either side of the central plaster panel. At eaves level the building has a modillion cornice which continues along the Countess Wear Road elevation, tying in the late 17<sup>th</sup> century extension to the earlier building. The steeply-pitched roof is hipped to the south-west and gabled to the north-east and south-east. Three gabled dormer windows light the attics, while the chimney stacks at both ends and the central cupola or belvedere were removed when the roof was repaired in the 20<sup>th</sup> century.

#### *The extensions and outbuildings*

The side elevation of the main building presents a simple two-storey elevation running parallel with Countess Wear Road with irregular fenestration of various periods (Pl. 4). The main range was lit by a 'six-over-six' sash window on the ground floor and a first floor oriel window with modillion decoration matching the cornice moulding. The 17<sup>th</sup> century extension is built of brick and lit along the road elevation by a further 'six-over-six' sash window and two side-hung casement windows providing light to the staircase. The south-eastern gable end was lit by a modern window on the ground floor, a casement window on the first floor and a 'three-over-three' sash window on the second floor. The 17<sup>th</sup> century extension is entered from the courtyard through a doorway with a modern panelled door. This elevation was lit by a single modern window on the ground floor and four late 17<sup>th</sup> century mullion-and-cross windows on the first floor (Pl. 5), two of which have been boarded over. Two gabled dormer windows in the roof face the courtyard, with a single dormer on the opposite side. The roof of the extension is steeply pitched and gabled, joining awkwardly at an angle with the earlier building. The chimney stack at the gable end was removed when the roof was repaired.

At the north eastern end of the main range was a single storey extension incorporating elements of an earlier cob building. The garden elevation consisted of two French windows and a single side-hung casement window, while the remainder had been obscured by modern extensions. At eaves level it had a dentillated cornice, while the roof is gently pitched and gabled. This range appears to date from the 19<sup>th</sup> century.

Two historic farm buildings survive across the courtyard from the main house. To the south of the courtyard is the single storey 'coach house'; while to the east is a two storey former barn.



### *Entrance and garden walls*

The land to the side and rear of the house has been infilled by modern extensions and post-war housing, although the ballustrated terrace alludes to something of the former grandeur of the formal garden. The southern boundary is determined by the side wall of the main range and the street and may date from the late 17<sup>th</sup> or early 18<sup>th</sup> century. This was topped by bricks of 19<sup>th</sup> century date. The south western wall and entrance, consisting of two tall gate pillars topped by two very large 18<sup>th</sup> century urn finials, consisted of 18<sup>th</sup> century brick on top of Heavitree stone footings. No early features were uncovered in the lower construction of this wall, which was demolished to create a visibility splay.

## INTERIOR

### *Ground floor (Fig. 9).*

The interior of the front range had been severely altered to form an open plan dining hall. These alterations included the complete removal of the internal partitions defining the original rooms, thus destroying the historic plan of this area of the building. Some traces of the original interior arrangement remained within G01 in the form of decorative cornices and the original beams, now supported by modern steel joists, allowing a reconstruction of the original layout.

The most likely reconstruction of the original plan form of the ground floor of the early house had three large rooms. The south-western room may have been separated from the central room by a cross passage running through the building from front to rear. The line of the north screen of the putative passage may be perpetuated by the line of an 18<sup>th</sup> century wooden cornice with dentils, which contains an unusual kink or change in angle and must reflect a demolished partition. This passage would have linked the door at the rear with the original main entrance, which lay to the south west of the current door in the centre of the front elevation. No evidence survived of the southern screen. North of the passage were originally two rooms. The first probably represents the original 'hall', the main room of the house. This room appears to have been unheated, since there is no provision for a chimney. It may originally have contained an open hearth or, alternatively, there may have been a large lateral stack and fireplace in the north wall. Such a stack would have formed an impressive feature on the entrance façade. Unfortunately this wall was entirely rebuilt when the building was altered in the late 17<sup>th</sup> century and no evidence of a stack now remains. A stair case leading to the first floor was located within a rectangular stair tower or turret of cob, containing a semi-circular stair in the south-eastern wall. This had been partly cut back and re-built in brick on the ground floor to allow for the insertion of the rear extension.

The partition defining the hall to the north rises to first-floor level and was composed of a timber plank-and-muntin screen of which the head-beam survived, featuring masons mitres betraying the position of large, chamfered muntins (Pl. 7). The northern room was large and may have served as high-status accommodation within the early building. Following the late 17<sup>th</sup> century, when the building was extensively re-built and extended with the addition of a new service wing, this room was turned into a formal dining room. The removal of modern plasterboard revealed a large brick recess with a curved hood, built into the earlier cob fabric of the south-eastern wall. This was still partly plastered and it is possible that this was the location of a tall 18<sup>th</sup> or 19<sup>th</sup> century sideboard or china cupboard, of which nothing else now remains. This was complemented by wooden raised and fielded panelling and decorated wallpaper. The door leading to room G06, in the 19<sup>th</sup>-century extension to the north east, had 19<sup>th</sup>-century wooden panelling identical to the six-panelled door.

The south-western room would have functioned as a service area, heated by a large Heavitree fireplace in the south gable wall. This would originally have had a large timber lintel supported by the surviving monolithic Heavitree jambs concealed within the cob and plaster, although this was replaced with a brick lintel in the 19<sup>th</sup> century. The large opening was successively reduced in size between the 17<sup>th</sup>-19<sup>th</sup> centuries before being finally blocked-up during the modern period (Pl. 8). A small doorway in the south-eastern wall, on the line of the putative cross passage, leads to room G02.

Only the gable ends and rear wall retain original cob fabric; the central part of the main façade had been rebuilt in brick in the late 17<sup>th</sup> century; however, at a low level, the remains of truncated Heavitree rubble walling can be seen beneath the 17<sup>th</sup>-century brickwork. This almost certainly represents the remains of the stone footings, on which the earlier cob wall of the house was raised.

The position of the windows lighting the original building was not identified, and the symmetry of the late 17<sup>th</sup>-century façade was lost with the removal of the two westernmost windows when a new porch was built in the early 20<sup>th</sup> century. The current ground floor dining hall is lit by four side-hung wooden casement windows with window seats and internal folding shutters in the main elevation. These contain late 17<sup>th</sup> or early 18<sup>th</sup> century H- and butterfly hinges, while the main leaves of the shutters are panelled on the outer face to form a panelled surround to the windows when folded away, complementing the wooden dado panelling of similar date. A single 'six-over-six' sash window is located in the south-western wall, adjacent to the fireplace.

#### *The extensions*

The large extension at the rear of the main range belongs largely to the late-17<sup>th</sup> century expansion of the property. The remains of roughly coursed Heavitree rubble underneath later brick work can be seen in the western elevation and the main entrance arrangement. This is likely to represent an earlier property boundary which was incorporated into the 17<sup>th</sup>-century building.

A small door leads from the south-east elevation into a narrow corridor (G03). This gives access to three rooms on the ground floor, with a staircase at the south-western end of the corridor providing access to the upper floors. The two small rooms (G04 and G05) to the left of the entrance were probably originally a single room, but had been divided by modern stud partitions. Room G05 contained a small, late 17<sup>th</sup>-century brick fireplace in the southern corner of the wing. This had been blocked in the 20<sup>th</sup> century. Originally lit by two windows, Room G04 was now lit by a single 20<sup>th</sup>-century uPVC window while the window in Room G05 had been knocked through in the mid-19<sup>th</sup> century to provide access to a small outshot added within the angle of the courtyard wall.

A large room (G02) was located immediately to the north of the corridor. This was the main kitchen within the new service wing and contained a large, 17<sup>th</sup>-century brick fireplace in the south-west elevation. The original oak lintel had been removed in the 19<sup>th</sup> century and replaced with a brick arch, and the fireplace was finally blocked in the 20<sup>th</sup> century. The room was lit by a single modern window in the south-west wall and a large, modern window in the north-east elevation. A doorway with simple 19<sup>th</sup>-century wooden panelling provided access to room G01, while a modern arrangement has replaced the 19<sup>th</sup> century door which would have provided access to a service corridor (G08) along the south-east side of the main house.

Although the small extension to the east of the main range was initially thought to be a single phase 19<sup>th</sup>-century brick extension, the thickness of the south-eastern, central and north-eastern gable walls would suggest that elements of an earlier cob building survive. The 1842 tithe map shows a narrow building in this position, and it is probable that this was partly re-built during the mid-19<sup>th</sup> century when a brick wall was built in line with the front of the main building. Interestingly the angle of the south-east wall is parallel with the now demolished agricultural building on the opposite side of the courtyard. Room G06 is approached through a 19<sup>th</sup>-century doorway, located at the northern end of the main building (G01). A door in the south-east wall, with plain 19<sup>th</sup>-century panelling, now leads to the modern extension, while this would originally have lead to a corridor (G08) linking the extension to the service wing at the rear of the main building. The room was lit by two French windows, with internal shutters and plain swivel fasteners, and heated by a 19<sup>th</sup>-century fireplace located against the north-east wall. A doorway in the east wall may originally have lead to room G07, although this was blocked by the 20<sup>th</sup> century and converted to an alcove with shelving.

### 5.2.2 *The first floor* (Fig. 10)

Much of the early fabric of the building survived on the first floor. The south-west, south-east and north-east walls were all built of cob. The first floor would originally have been reached by a semi-circular stair in a tower or turret located in the south-east elevation; the present treads are a later alteration; arrangements for an earlier flight of stairs were identified in the form of chases cut in the cob of the southern and eastern elevations (Pl. 9). These were set 0.2m higher than the current stairs, suggesting that the level of the first floor was originally slightly higher. The present staircase, though altered, respects the existing floor level and is probably of late 17<sup>th</sup>- or early 18<sup>th</sup>-century date. A small window, located in the south-east wall, half way between the ground and first floor, would have provided light for the stairs.

The staircase opened onto a landing (F01) which would have provided access to three relatively large rooms (F04/5, F06 and F07), reflecting the layout of the ground-floor rooms below. A small room (F02) was located immediately to the northeast of the stair. The south side of the doorway leading to this room from the landing contained wooden panelling, suggesting that room F02 may be part of an 18<sup>th</sup>- or 19<sup>th</sup>- century addition to the main building. The room was lit by a single late 19<sup>th</sup>-century casement window and may have served as a water closet or a closet for a close stool.

At the south-west end of the corridor room F07 provided a small glimpse of the house prior to the late 17<sup>th</sup>-century re-building. The stripping of plasterwork in the south wall exposed redundant cruck chases now infilled with brick (Fig. 12). These were the locations of cruck posts supporting the original roof, which were buried in the cob walls of the house. The stripping also exposed the height of the original eaves, at a lower level than those existing. The cob walls retained a layer of 'beam 'filling' (a cob lift or layer), part of the original structure, inserted to infill the triangular space left in each bay between the wall top and the angled rafters of the original roof. The beam filling had been surmounted by a timber plank and the height of the wall above this further extended with brick. This alteration raised the eaves level and allowed for the heightening of the first floor rooms and the insertion of a new roof and second floor in the late 17<sup>th</sup> century. Two large windows lit the room, while an elaborate late 19<sup>th</sup>-century oriel window, with an arched opening and two opening casements, was located in the south-western wall overlooking the river.

The room also contained a large sgraffito-decorated fireplace in the south-western wall, part of the primary construction of the building, which displayed fragmentary false ashlar on the rear face and diagonally quartered near squares on the internal faces of the jambs under an oak lintel with a simple chamfer and moulding (Fig. 13, Pls. 10-12). The design represented on the jambs is a common pattern found at Chains Road, Sampford Peverell and, in combination with other designs, at Gotham, Tiverton; while the other design, surviving on the rear face – false ashlar – has been previously identified at Nos 44-6 Magdalen Street, Exeter (Adam *forthcoming*). The Mount Wear House example is likely to belong to the period between 1660 and 1690.

The partition between rooms F07 and F06 was composed of squared timber and diagonal bracing (Fig. 14), typically found in local buildings in the mid to late 17<sup>th</sup> century. A small door had been inserted in the 19<sup>th</sup> century to provide access to a small room, created by partitioning parts of room F06. The 18<sup>th</sup> century coving survived only in two out of three of the original ceiling bays, having been removed to accommodate the later partition wall. The door was blocked, the partition removed and a new door inserted at the north-west end in the 20<sup>th</sup> century.

Room F05/04 was located at the north-east end of corridor F01. Originally a single room it had been subdivided in the 20<sup>th</sup> century into two smaller rooms and the corridor extended. The room would originally have been lit by two windows in the north-west wall, while a third window, located in the south-east wall and visible from room F03, was blocked in the modern period. It is probably at this period that the fireplace, located in the north-east gable wall, was also blocked.

#### *The extensions*

The first floor of the rear wing is approached by a dog-leg stair with closed string, turned balusters and plain ball finials, located at the rear of the building and contemporary with the 17<sup>th</sup>-century extension. The floor is divided into three rooms, which are accessed via a small corridor (F09) leading from the staircase. The two rooms (F10 and F11) to the right of the landing were originally a single room, but have been divided by a modern partition. Room F11 contained a small, late 17<sup>th</sup>-century arched brick fireplace with a curved back, built into the angle of the eastern corner (Pl. 14). Fireplaces of this type are often found in properties of similar date in Topsham. This had been blocked in the 20<sup>th</sup> century. The room was lit by a single late 17<sup>th</sup>/early 18<sup>th</sup> century mullioned and transomed or mullion-and-cross window (Pl. 15), the leaded lights of which had been replaced with wooden casements in the 19<sup>th</sup> century. A second mullion-and-cross window adjacent to this had been blocked in the modern period. The southern room (F10) was lit by a simple casement window, retaining the original 18<sup>th</sup>-century internal shutters and window seat.

The large room (F12) immediately north of the stair was very simple and contained a large fireplace built into the angle of the western corner. The partition at the south-eastern end of the room was contemporary with the main walls, showing that the sub-division of the side range was original. Two further mullion-and-cross windows, identical to the ones in room F11, were located in the north-eastern wall, while a single sash window, with six over six window panes and simple sash horns was located in the south-eastern wall. A door in the north-western wall connecting the extension with the main house was probably inserted in the late 19<sup>th</sup> century; it seem likely that the rooms in the rear wing were originally independent of the accommodation in the main range.

### 5.2.3 *The second floor* (Fig. 11)

The attic floor was accessed from the main house via a dog-leg stair with a closed string, turned balusters and plain ball finials leading up from the ground-floor (Pl. 16). This stair is contemporary with the expansion of the house and the construction of the service wing in the late 17<sup>th</sup> century. Part of the balusters had been boxed in, while a number had been reset upside-down, probably in the 20<sup>th</sup> century. Light was provided by a large casement window in the south-east wall. A second identical stair, led up from the service extension at the rear. From these access was gained to six rooms. A small room or closet (S05) was located immediately to the north-east of the main stair, mirroring the arrangement on the first floor.

The large room (S06) to the northeast of the stair was very simple and contained a large fireplace in the north-east gable wall. This had been blocked-up in the 20<sup>th</sup> century. A casement window was located in the north-east wall, while a gabled dormer with a 19<sup>th</sup>-century casement window provided further light. The small room (S03) in the middle was defined by a late 17<sup>th</sup> century partition along its northern side (Fig. 15). This consisted of re-used floor joists and roof timbers from the earlier building. The remainder of the partitions were removed in the 20<sup>th</sup> century during the tenure of the Youth Hostel Association. This central room would have been unheated and was lit by a gabled dormer with a later casement window. The room (S04) at the south-west end of the main range was also unheated and was lit by a gabled dormer window in the north-west elevation and a modern window in the south-west wall.

The second floor of the 17<sup>th</sup>-century rear extension was accessed from a staircase leading up from the ground floor. This was a dog-leg stair with a closed string, turned balusters and plain ball finials. The stair led to a small landing with two large rooms to either side. Room (S01) was located to the south-east of the staircase and contained a small cast-iron fireplace and grate in the south-east gable wall. The room was lit by a sash window with three-over-three window panes and simple sash horns immediately adjoining the fireplace. The wooden flooring in this room (Fig. 16) was pulled up, allowing a closer inspection of the floor joists. This revealed that they were in a very good condition and that all the original joists were still in place and that the main beam was also original. The joists consisted of sawn oak timbers with soffit tenons to connect them to the central beam. Each timber was numbered, with equivalent numbers on the main beam, suggesting that the floor frame had been prefabricated. A further room to the north of the stair contained a large brick fireplace in the angle of the western corner, and was lit by a large gabled dormer window in the north-east elevation. The fireplace was blocked in the 20<sup>th</sup> century.

### 5.2.4 *The roof*

The roof is a single phase dating to the late 17<sup>th</sup> century. It is supported on nine A-frames with collar beams and pegged halved-jointed apices, and extended over both the main house and the rear extension. These trusses divide the roof space into 10 roughly equal bays, each approximately 2.5m wide. The feet of the main trusses at the eaves rest on the top of a timber plate forming the top of the front and rear walls. The collar beams are generally very simple, applied to the south-western side of the trusses with wooden pegs. The lower part of a jointed cruck truss has been re-used as a collar for one of the A-frames at the north-east end of the main range (Fig. 15). There are three sets of purlins on either side of the roof. These are trenched into and nailed to the principal rafters. The common rafters are linked at the apex by a ridge purlin. The junction of the main house and extension was built using an awkward arrangement of hip rafters and a partial A-frame, resting on top of a partition composed of a re-used jointed cruck truss (Fig. 17, Pl.17-18) to support the weight of the roof. The collar



joining the hip rafters was resting directly on the partition, while the cruck truss was acting as a partially extended collar for the A-frame. The dormer windows are contemporary with the main phase of the roof, while the belvedere or cupola and chimney stacks which formerly rose above the roof were removed when the roof was re-slatted in the 20<sup>th</sup> century.

### 5.3 The Barn

The barn is a massive structure measuring 32m long, and is aligned north-west/south-east (Pl. 19). It is situated along the east side of the historic farmyard, with further buildings located to the west, one of which was demolished in the 20<sup>th</sup> century. Dating to the 18<sup>th</sup> century, the building is constructed of cob above Heavitree stone. The central section of the building was converted to living accommodation in the 19<sup>th</sup> century, with a single storey rear extension, but there are further rooms to the north-west and south-east. These are divided from the cottage by 19<sup>th</sup> century brick walls. The range is two storeyed.

#### 5.3.1 *The cottage* (Figs. 9-10)

The cottage is accessed through a small modern porch towards the north end of the range. Immediately ahead, located in the northeast wall, was a stair leading to the first floor. This had a plain four panelled door with modern hinges. Room G14 had a large blocked fireplace in the southeast wall. Although all the windows had been removed by the time of the site visit, the presence of 19<sup>th</sup> century brick surrounds would suggest that the current openings in the southwest elevation are later insertions. No evidence of the original lighting arrangement was identified. A small doorway in the northeastern wall provided access to a small, modern extension.

A further door, located immediately to the south provided access to a small lobby, leading to two rooms (G15 and G16). These were originally a single room, but had been subdivided by modern partitions. Access to room G16 was through a simple plank-and-batten door, with a small window in the top. This was hung using 19<sup>th</sup>-century round end strap hinges. The room contained a blocked fireplace and was lit by two 19<sup>th</sup>-century windows in the south-west wall. Access to the room would originally have been through a doorway located at the western end of the room. Inspection of room G15 showed that the south-east wall has been built using timber panels, infilled with 19<sup>th</sup> century brick. These continued to the height of the roof on both sides, suggesting that the original cob barn was partitioned during the 19<sup>th</sup> century, and a cottage inserted. A narrow rectangular window in the north-east elevation of room may be the only surviving element of the original window arrangement within the early barn, although the current window is of 19<sup>th</sup>-century date.

The first floor was accessed via an enclosed straight stair with winder leading up from the ground-floor. The stair was lit on the first floor by a large window in the northeast elevation. Immediately ahead of the stair head was a small room built using modern stud partitions, while the landing (F19) provided access to two rooms at the front and rear of the building (F15 and F16). These were originally a single room and had been partitioned in the 20<sup>th</sup> century by stud walls. The room at the front of the property (F16) was unheated and lit by a single window in the southwest wall, while room F15 was lit by a single modern window in the northeast wall.

The large room (F10) at the northwest end of the landing was accessed through a modern doorway, and was lit by a single window. There was no evidence that the room was heated. A small cupboard was located above the stair in the northeast corner.



### 5.3.2 *The stable* (Figs. 9-10)

To the south east of the cottage is a large room (G13), accessed through a large plank and batten door with a three light window. Inside are the remnants of timber wall lining and stall panelling against the north-western wall, while the floor is covered in black diamond pattern floor tiles with drainage channels. The western opening into the farmyard was blocked with large, roughly squared Heavitree stone blocks, to form the existing, smaller doorway. There is a similar blocking in the north-eastern elevation (Pl. 20), suggesting that room G13 would originally have had large facing doors, consistent with its use as a threshing barn in the 18<sup>th</sup> century. A small, two-light window had been inserted into the blocking in the 19<sup>th</sup> century.

While the south-west and parts of the north-east elevations were built of cob, the south-east and north-east walls were built of stone rubble with 19<sup>th</sup>-century brick quoins, reusing the existing Heavitree stone base. Closer examination of the queen-post trusses showed traces of burning; suggesting that part of the building was rebuilt following a fire.

The roof over the stable is supported by three queen-post trusses, built into the existing walls and door blocking, with a single level of cleated purlins on each side. The common rafters continue to a ridge plate. The end of the range was hipped. This was built off a wall plate, and typically included at the corners small tie pieces supporting small, diagonal beams. These supported hip rafters, with jack rafters nailed onto these. The tie beams of the queen-post trusses showed evidence of joist sockets for a loft. This has been removed over most of the range, and only survives in the south-west corner of the stable. A single late 19<sup>th</sup>-century window was located at the north-east end of the loft. The window surround consisted of 19<sup>th</sup>-century brick which had been inserted into the primary cob fabric. This is the remains of a pitching hole or loft door opening to the rear.

### 5.3.3 *The coach house* (Figs. 9-10)

At the north-western end of the barn was a large room (G17). This was accessed from the courtyard through a large set of wooden doors with 19<sup>th</sup>-century strap hinges. The original cob buttress supporting the northwest door had been partly cut back, while the southeast corner had been rebuilt in brick. This coincided with the insertion of a brick partition extending to the height of the loft. This was entered by a trap door in the north corner and lit by a small wooden window with wooden shutters in the north-west gable. Immediately underneath this were located eleven cut-off floor joists, showing that the original floor was higher and that the current floor had been lowered to allow the insertion of a first floor when the centre of the barn was converted to a cottage in the 19<sup>th</sup> century.

### 5.3.4 *The roof*

The roof structure over the barn presents a unified appearance, being hipped at either end and recently re-slatted. The north-west and central part of the range has been partly rebuilt in the 20<sup>th</sup> century and consists of a common rafter roof. These are built off a wall plate, and typically included at the corners small tie pieces supporting small, diagonal beams. These supported hip rafters, with jack rafters nailed onto these. The roof over the stable is supported by three queen-post trusses, built into the existing walls, with a single level of cleated purlins on each side. The common rafters continue to a ridge plate. This is likely to be a 19<sup>th</sup> century rebuilding of an earlier roof.

## 5.4 The coach house

This coach house is a small single storey building (Pl. 21), aligned northeast-southwest, and situated to the right of the entrance, along the eastern edge of the historic farmyard. A large agricultural building immediately to its north was demolished in the 20<sup>th</sup> century and part of its footprint is now occupied by a modern extension. The building, dating to the 18<sup>th</sup> century, is constructed of cob above Heavitree stone, while within the building little evidence survives of its former use.

### 5.4.1 *The ground floor* (Fig. 9)

Originally a small barn, by the 19<sup>th</sup> century the building was functioning as a coach house. By the 20<sup>th</sup> century it had been converted into accommodation. The ground-floor was accessed through a doorway, located in the left side of the north-west elevation. This led to a large room (G10) lit by a large casement window in the north-west wall. This would originally have been a second doorway, before being partly blocked in the 19<sup>th</sup> century and a window inserted. The room was lit by a further two small windows in the south-east wall. These consisted of arched openings with simple wooden frames. No fireplace was immediately visible and it is possible that the room was unheated. A door in the northeast wall gave access to the modern extension, while a small corridor provided access to room G11.

The north-west opening into the farmyard from room G11 was blocked with horizontal wooden panelling in the 20<sup>th</sup> century and a rectangular window inserted. A similar blocked opening was located in the south-east elevation, suggesting that the building may originally have had opposing doors. This was blocked with brick in the 19<sup>th</sup> century, possibly when the building was converted to a coach house. The dividing wall between the two rooms consists of cob with an arched doorway leading into room G10. This was squared off with bricks when the building was converted to accommodation, and a 19<sup>th</sup>-century fireplace with a plain mantelshelf carried on two plainly decorated wooden brackets was inserted into the primary fabric.

### 5.4.2 *The roof*

The roof structure of the outbuilding is visible through a small loft hatch approached from the ground-floor corridor. Access to the roof area was difficult and a detailed inspection could not be made due to the uncertain condition of the ceiling and the joists. The following description is based on inspection from a position just within the present access hatch.

The roof is supported on two tie-beams with King posts. These divide the roof space into three roughly equal bays each approximately 3.5m wide. The feet of the main trusses at the eaves rest on the top of a timber plate forming the top of the front wall. There is a single set of purlins on either side of the roof. These are trenched and nailed to the principal rafters. The common rafters are linked at the apex by a ridge plank.

## 6. DISCUSSION

### **Phase I The primary building** (*?early 17<sup>th</sup> century*)

Although the house has been substantially rebuilt it is certain that, in its original form, the building had a simple rectangular plan with thick walls of cob and stone on all four sides. Evidence of the plan of the earlier house survives in the line of the putative cross passage, dividing the building into three rooms, the head of the plank-and-muntin screen, the arrangement of the fireplaces on the ground and first floor, and the stair turret. Thus the

nucleus of the house appears to be of the classic three room and cross-passage plan, with a stair turret to the rear opening off the central rooms.

There is some evidence that at least part of the first floor structure may have been inserted at a later date: there is no trace of a chimney serving the central rooms and some of the re-used timbers in the roof are blackened by smoke from an open hearth. The original form of the house may therefore have had a central hall, open to the roof under jointed cruck trusses, and defined by low screens. The presence of the stair-turret at the centre of the range tends to militate against this interpretation since, unless there was some form of gallery providing access to the first-floor chambers, the stair turret must have served first-floor rooms above the hall. It thus seems likely that the hall was storeyed from the beginning. The possibility remains that the smoke-blackened timbers might have been derived from another part of the house; perhaps from an un-storeyed end bay or from a lost wing or detached building which does not survive. Evidence from the stair turret showed traces of earlier treads at a higher level than the existing ones, suggesting that the first-floor levels over the hall were formerly at a higher level than at present.

The large stone fireplaces in the south-western gable end at ground- and first-floor level are primary, and reveal that this end of the house, at least, was storeyed. The first-floor fireplace displays fragmentary remains of sgraffito decoration typical of the period 1660-1690, while the treatment of the collar beams in the reused primary roof trusses, which are applied to the sides of the rafters and have complex notched-lap joints of a type commonly used in 17<sup>th</sup>-century roofs in Devon. These features, together with the plan form and the probability that the majority of the house was storeyed, may suggest an early post-medieval, perhaps early 17<sup>th</sup> century, date for the house.

### **Phase II Rebuilding** (*late 17<sup>th</sup> century*)

In the late 17<sup>th</sup> century the house was extensively remodelled. Evidence from the ground and first floors would suggest that the front wall facing the garden was demolished at this time and replaced with a new symmetrical brick façade on the line of the existing wall, with regularly-spaced windows and a substantial cornice. The new façade was covered in decorated stucco including external moulded panelling and foliate ornaments, which are now rare survivals in Devon. A new centrally located door provided access to the entrance hall, the decorated cornice within suggesting that only the northern cross-passage screen was retained. A new doorway provided access to the service range, while part of the stair turret was cut back to insert the rear range.

A second floor was added to the main building by raising the original cob walls and extending the stair turret in brick, while the first-floor structures and stair treads were lowered to allow for the insertion of a series of large, equally sized, first-floor rooms. This rather drastic intervention may perhaps have helped resolve awkward changes in floor levels which had resulted from the introduction of first-floor structures into the house at different periods. The roof structure was entirely renewed at this period, while new brick chimney stacks were built at the same time to emphasise the symmetry of the front elevation.

A further major alteration was the addition of a large wing at the south-west corner of the house. This wing contained a kitchen on the ground-floor room and accommodation on the floors above. As these rooms were not directly connected to the main house until a later date, this accommodation may perhaps have been provided for senior servants. The surviving mullion-and-cross windows on the first floor are typical of the late 17<sup>th</sup> century. Further staff

accommodation and storage space was provided on the second floor. Access to the upper floors was provided by a separate staircase with attractive detailing typical of the late 17th century.

The existing building retains many constructional features of this period, including timber-framed and brick elevations, as well as door and window fittings.

### **Phase III Alterations** (*18<sup>th</sup>–early 19<sup>th</sup> century*)

Throughout this period small alterations took place in the main house. The inner room of the main range had probably already become a formal dining room by this period, and a large cupboard with an arched back was built into its south-east elevation. By the 18<sup>th</sup> century the increasing production of glass, porcelain and silverware resulted in large and elaborate dining services, while new serving dishes and centrepieces embellished the table, requiring elaborate storage. Along with other fashionable household goods mentioned in the Exeter Flying Post in 1786 tableware spoke volumes about the host's standing in society.

The development of the farm buildings also displays a complex history of alterations. The buildings, one of which has been demolished, were set around a farmyard to the south-east of the house. The large building at the eastern end, is an (?early) 18th-century threshing barn. The barn is relatively large; the production of wheat was clearly an important part of the agricultural history of the site. Another agricultural building, to the east of the main building, was later incorporated into the main range and no evidence now remains of its original function.

Further buildings were located on the southern side of the farmyard, although their function is not fully understood during this period.

### **Phase IV Alterations** (*19<sup>th</sup> century*)

The house was greatly altered in the middle of the 19<sup>th</sup> century. The use of the cob building against the north gable end of the house seems to have declined at this period and was eventually incorporated into the main house after 1842. The garden elevation was rebuilt in brick with two French windows and a fireplace provided, while a service passage at the rear connected the extension to the service wing. Throughout the house the earlier fireplaces were altered and fitted with cast-iron fireplaces, although most of these had been removed and the fireplaces blocked by the 20<sup>th</sup> century. The present casement windows in the main façade may have been added at this time, perhaps replacing mullion-and-cross windows similar to those which still survive at the rear. The most important changes within the house occurred in the main first-floor bedroom. An oriel window was inserted in the south-west elevation providing a view of the River Exe, while the central room was reduced in size to provide a closet for the main bedroom.

The 19<sup>th</sup> century also saw a change in the use of the agricultural buildings. The threshing barn seems to have declined in importance at this period and was eventually converted to accommodation and stabling. The northern end of the barn continued in use as a cart shed. This implies a greater emphasis on the use of horses, perhaps for recreational riding or for pulling a carriage rather than farm work, and suggests that the estate had moved away from active farming by this time.

The current queen post truss roof over the stable is a 19<sup>th</sup> century arrangement, set into the blocking of the opposing doors of the threshing barn, while the south-east corner of the stable

block was rebuilt with brick quoins and stone rubble in the late 19<sup>th</sup> century. Smoke damage visible on the roof trusses would indicate that parts of the barn were damaged by fire at this time and had to be rebuilt.

The small outbuilding on the southern side of the courtyard was in use as a coach house during this period, while the roof appears to have been completely rebuilt at this time.

#### **Phase V Later alterations (*modern*)**

In the early 20<sup>th</sup> century a curved porch had been added to the main elevation, providing a new entrance to the house. This was blocked during alterations associated with the Youth Hostel Association.

By the 1970's the most drastic additions and alterations were undertaken. A major loss within the interior of the building was the removal of the post-medieval screens defining the passage and inner room. After these had been removed a number of metal beams were inserted to support the upper floors and walls, creating a large open area. Alterations in the course of modern refurbishments also involved the removal of a large number of partitions between rooms on the upper floors, as well as the insertion of modern fire doors and windows. Most of the fireplaces were finally bricked up at this time and in 1958 the central belvedere or cupola with its distinctive profile and weathervane was removed.

A number of single-storey extensions were added to the rear of the main building, obscuring much of the historic fabric of the house. These provided a new entrance and staff facilities. One of the outbuildings was demolished at this time to make way for a new wing built at the northwest end of the house. This provided a new dormitory with washing facilities and a kitchen, as well as toilets, for the Youth Hostel Association.

## 7. CONCLUSION

Mount Wear House is an important historic farmstead within the Countess Wear area, its size reflecting a large and prosperous farming establishment. The layout of the house perpetuates that of an earlier house which was probably first constructed as a three room and cross-passage house in the early 17<sup>th</sup> century. The building may possibly have had an open hall originally, but if so it seems that it was rapidly fully storeyed. By the mid 17<sup>th</sup> century it had become a farm of some pretension as is attested by the presence of a sgraffito fireplace in the main range.

The most extensive alterations were carried out in the late 17<sup>th</sup> century when the house was extended by the addition of a cross wing, and much of the original main cob elevation was demolished and replaced with a symmetrical façade with decorative stucco finish. Despite many later alterations, the building remains substantially as it was at this time.

By the middle of the 19<sup>th</sup> century an agricultural outbuilding was partly demolished and rebuilt to provide more living space, connected to the rear wing by a service passage, while a new porch was added by the early 20<sup>th</sup> century.

During the 20<sup>th</sup> century the interior of the house was substantially altered and it is probably at this time that the last vestiges of the original ground floor partitions were removed when the first floor was underpinned. A number of large extensions were added to the side and rear of the main house, obscuring important elements of the building.



The large building at the eastern end of the farmyard originated in the 18<sup>th</sup> century as a barn, subsequently undergoing a number of renovations and alterations. The southern portion originated as a threshing barn with opposed doorways, before it was converted to a stable in the 19<sup>th</sup> century, while the remainder of the building appears to have been converted to living accommodation at this time. The northern end of the barn continued in use as a cart shed.

The early development of the small outbuilding is not understood, although it latterly served as a coach house before being converted to accommodation.

The house has a complex structural history; the subsequent additions have tended only to conceal the substantial interest of this house.

## SITE ARCHIVE

The site records have been compiled into a fully integrated site archive which is currently held at Oakford Archaeology's offices under project number 1010, pending deposition with the ADS. Details of the building recording, including a pdf copy of the final report will be submitted to the on-line archaeological database OASIS (oakforda1-167848).

## ACKNOWLEDGMENTS

This project was commissioned by Mr O. Kightley and administered by Marc Steinmetzer (OA). It was monitored for the LPA by the ECCAO, Andrew Pye. The building recording was carried out by R. W. Parker and M. Steinmetzer. The drawings for this report were prepared by M. Steinmetzer. The author wishes to thank R.W. Parker for his assistance throughout the project.

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Appendix 1:

Written Scheme of Investigation for  
Archaeological works

## 1. BACKGROUND

- 1.1 This document has been produced by Oakford Archaeology (OA) for Mr Oliver Kightley. The document sets out the methodology to be used during building recording at Mount Wear House, Exeter (SX 9412 9833). The work is to be carried out to satisfy condition no. 6 attached to the grant of planning permission and listed building consent for refurbishment and repairs during conversion of the properties into 3 dwellings and 4 flats (ECC planning ref: 13/0167/03). The present document represents the 'written scheme of archaeological work' required for approval by the local planning authority prior to commencement of the development.
- 1.2 No 47 Mount Wear House is a Grade II Listed House with 17<sup>th</sup> century origins, which was significantly remodelled during the 18<sup>th</sup>-20<sup>th</sup> centuries.

## 2. AIMS

- 2.1 The aim of the project is to ensure the adequate recording of any historic fabric exposed and to report on the results of the project as appropriate.

## 3. METHOD

Guidance on the scope of work required under this condition was provided by e-mail dated 28-06-2013 from the Exeter City Council Archaeology Officer (ECCAO) to Barrie Simons Associates.

Liaison will be established with the client and their contractors prior to works commencing in order to advise on OA requirements in relation to the works outlined below and in the schedule of works produced by Barrie Simons Associates. If a good working relationship is established at the outset any delays caused by archaeological recording can be kept to a minimum. However, localised delays to site operations may be caused and time should be allowed within the main contractor's programme for the adequate investigation and recording of archaeological material and exposed historic building fabric.

### ***Building recording***

- 3.1 Historic building recording on Mount Wear House, the coach house and the Manager's House, will be undertaken by a suitably qualified historic buildings specialist (R. Parker). All monitoring and recording will be carried out as per OA standard recording procedures and in accordance with the standards of the Institute for Archaeology (*Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1996, revised 2008).
- 3.2 The following method for historic building recording will be utilised, tailored to the level of recording required once historic features have been identified.
- A photographic record using black-and-white print film supplemented by use of a high-quality digital camera for interpretative and reporting needs. These will be either born digital or scanned to a suitable format for deposition, either in Archaeology Data Service (ADS) or with the Devon Heritage Centre (DRO).

- Production of floor plans (based on architect's plans where appropriate), with sections, elevations and more detailed drawings of architectural features and details as appropriate. (These will also utilise architect's drawings where required.) These drawings will be prepared at scales of 1:100, 1:50 and 1:20 with smaller details drawn at larger scales as appropriate.
  - A written record outlining the evidence for historic fabric, an interpretation of this evidence, and an outline of the development of the building.
- 3.3 If significant historic features that are worthy of retention are exposed during the stripping out the site archaeologist will request the contractor that these features are not removed and inform the Exeter City Council Conservation Officer of their presence.
- 3.4 Health and Safety requirements will be observed at all times by archaeological staff working on site. Personal protective equipment (safety boots, helmets and high visibility vests) will be worn by staff when plant is operating on site. A risk assessment will be prepared prior to work commencing.
- 3.5 The ECC Archaeology Officer (ECCAO) will be informed of the start of the project, and will monitor progress throughout on behalf of the planning authority and will wish to inspect the works in progress. Any amendments to the specific responses and methods set out elsewhere in this document will be reviewed and agreed with him prior to implementation and completion. A date of completion of all archaeological site work, including historic building recording, will be confirmed with the ECCAO and the timescale of the completion of items under section 5 will run from that date.

#### 4 HISTORIC BUILDING RECORDING

- 4.1 For the historic building recording observations will be recorded by means of a written description on watching brief record sheets, annotation of existing architect's plans, and black and white print and colour digital photographs. Detailed scale drawings will be made of any architectural features or exposed details of particular significance that cannot be recorded by the above means. The photographic and other records will either be born digital or scanned to a suitable format for deposition, either in ADS or with the DRO.

#### 5. REPORTING AND ARCHIVING

- 5.1 The reporting requirements will be agreed with the ECCAO on completion of fieldwork.
- 5.2 The historic building recording will require a summary report and this will be presented within four months of the date of completion of all archaeological fieldwork. Any summary report will contain the following elements as appropriate:
- i) location plan;
  - ii) a written description of the exposed historic fabric and a discussion and interpretation of their character and significance in the context of any locally available historical evidence from any nearby sites;
  - iii) A site location plan at an appropriate scale, and a plan of the site showing the location of the recorded buildings;

- iv) Phased and annotated floor plans, along with copies of other drawn records (elevations, cross sections, etc) as appropriate to illustrate features of historic or architectural interest and/or the development of the building;
- v) Photographs of features of significant historic or architectural interest;
- vi) specialist reports as appropriate.
- vii) if necessary, an assessment of what further work is necessary to analyse and publish any particularly significant finds and/or results.

5.3 One bound and illustrated hard colour copy and a .pdf version of the summary report will be produced and distributed to the Client and the ECCAO on completion of sitework within the timescale above (5.2). A copy of the report and .pdf version will also be deposited with the site archive.

5.4 An ordered and integrated site archive will be prepared with reference to *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the project. The archive will consist of a digital element comprising all born-digital data and digital copies of the primary site records and images. This will be deposited with either the ADS or DRO within 6 months of the completion of site work.

5.5 A .pdf copy of the updated summary report will be submitted, together with the site details, to the national OASIS (Online Access to the Index of Archaeological investigationS) database within four months of the completion of site work.

5.6 A short report summarising the results of the project will be prepared for inclusion within the “round up” section of an appropriate national journal, if merited, within 12 months of the completion of site work.

5.7 Any amendments to the method or timescale set out above will be agreed in writing with the ECCAO before implementation.

## 6. COPYRIGHT

6.1 OA shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in this document.

## 7. PROJECT ORGANISATION

7.1 The historic building recording will be undertaken by a suitably qualified and experienced OA archaeologists, assisted by Richard Parker, in accordance with the Code of Conduct and relevant standards and guidance of the Institute for Archaeologists (*Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1996, revised 2008). The project will be managed for OA by M. Steinmetzer MifA, who produced this document.

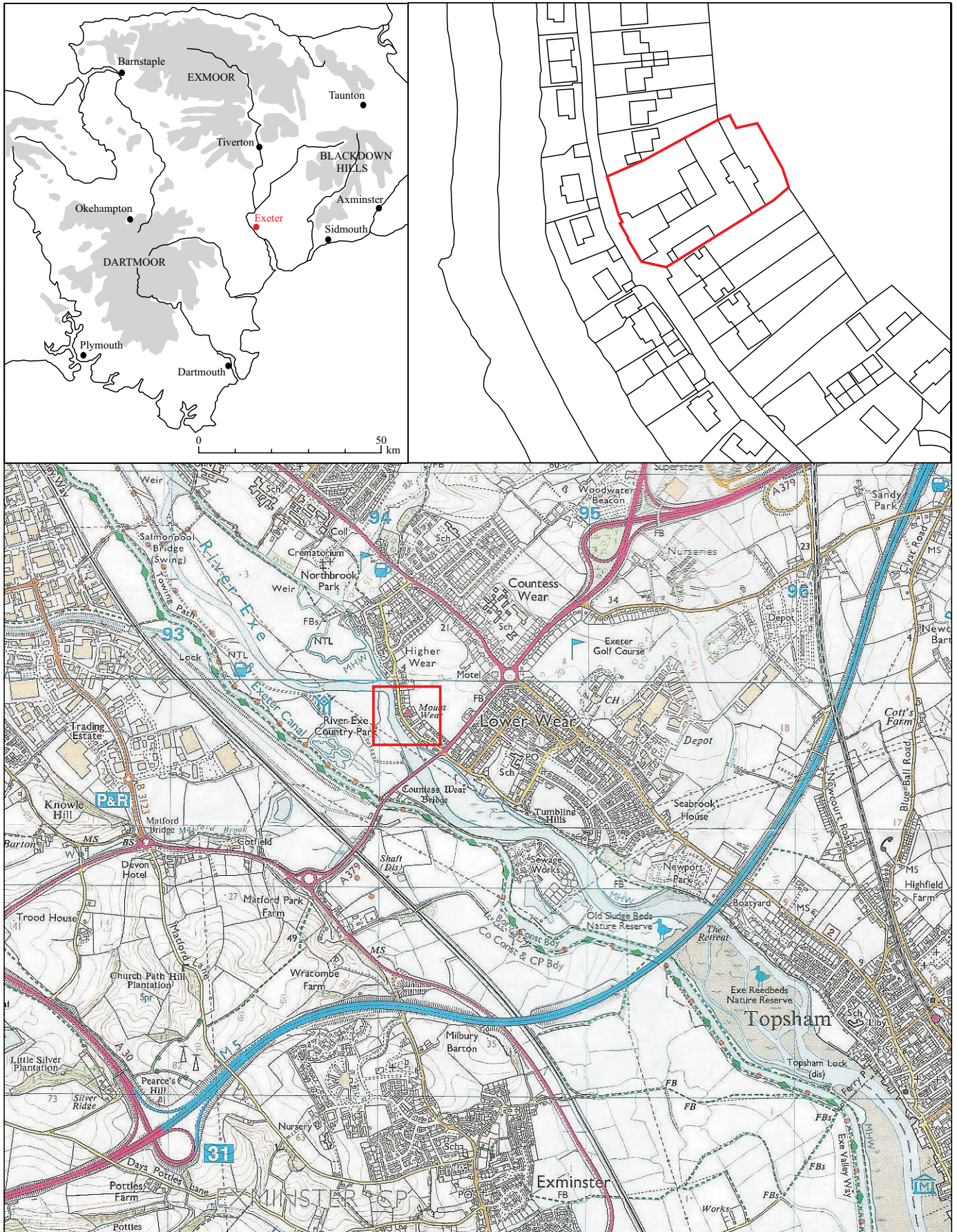
## ***Health & Safety***

- 7.2 All monitoring works within this scheme will be carried out in accordance with current *Safe Working Practices (The Health and Safety at Work Act 1974)*.

**MFR Steinmetzer**  
**3 July 2013**  
**WSI/OA1155/01**







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Fig. 1 Location of site.



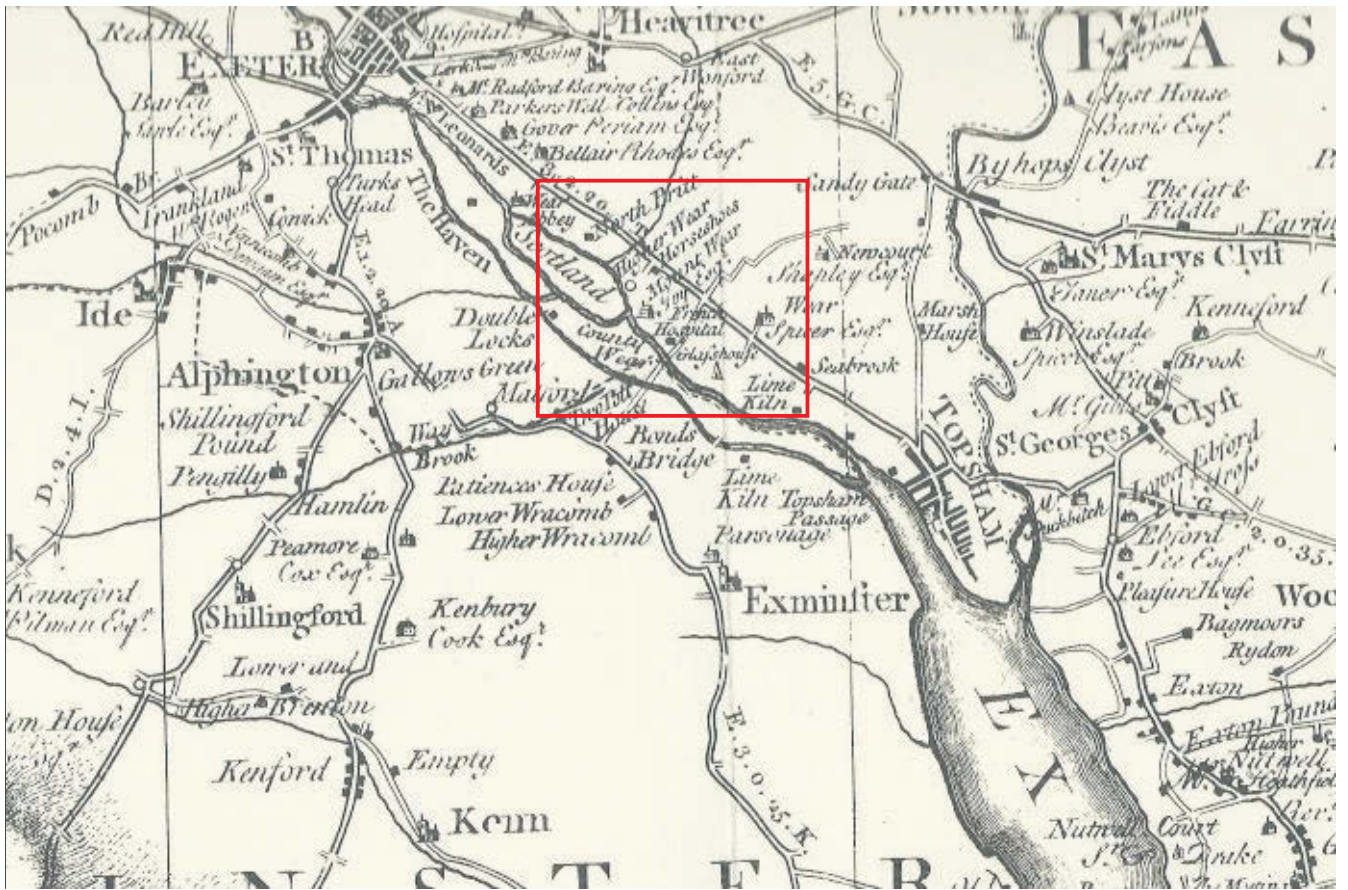


Fig. 2 Detail from Benjamin Donn's 1765 map of Devon showing Mount Wear House.

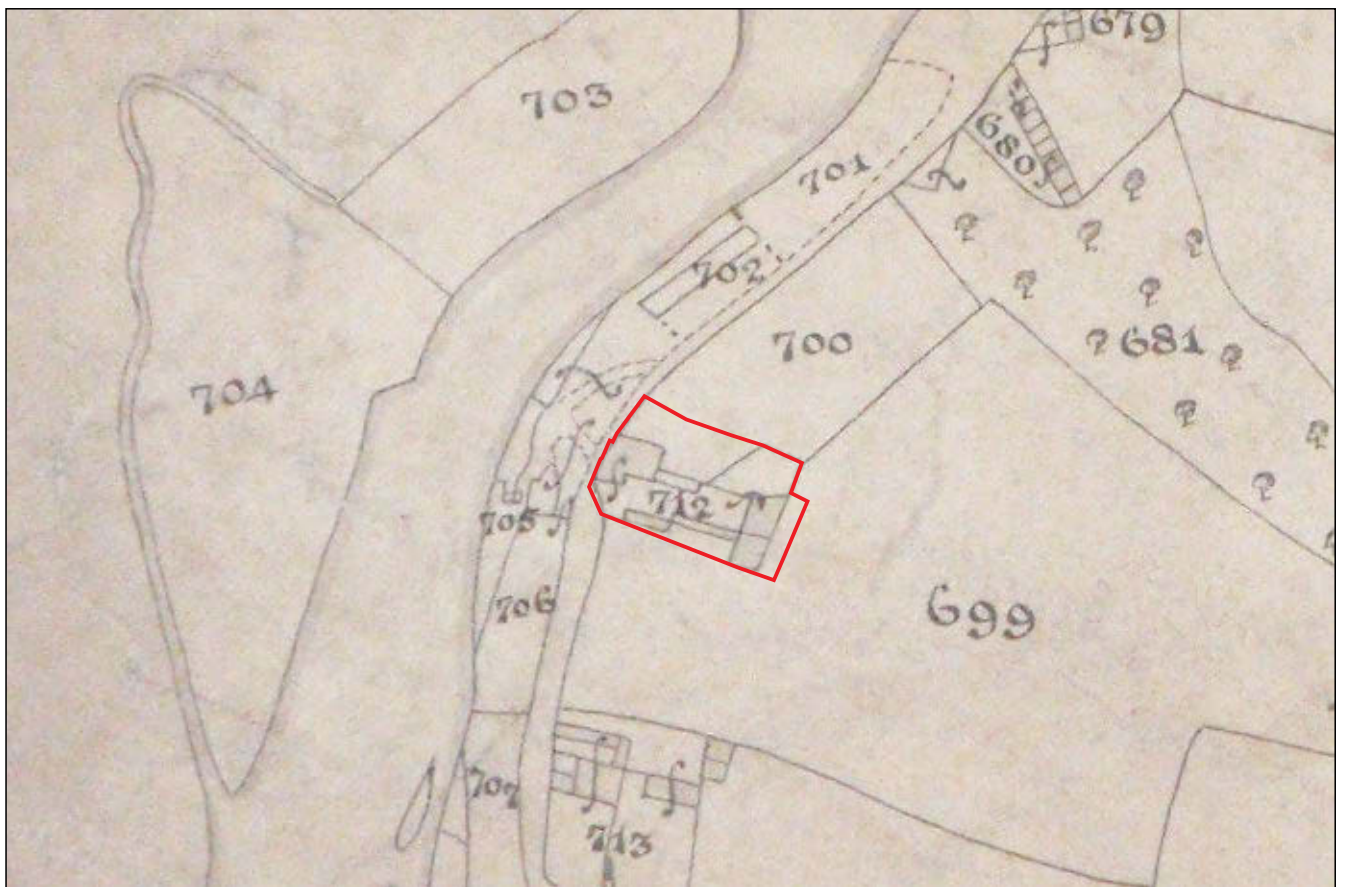


Fig. 3 Detail from the 1842 Topsham tithe map showing the location of Mount Wear House.



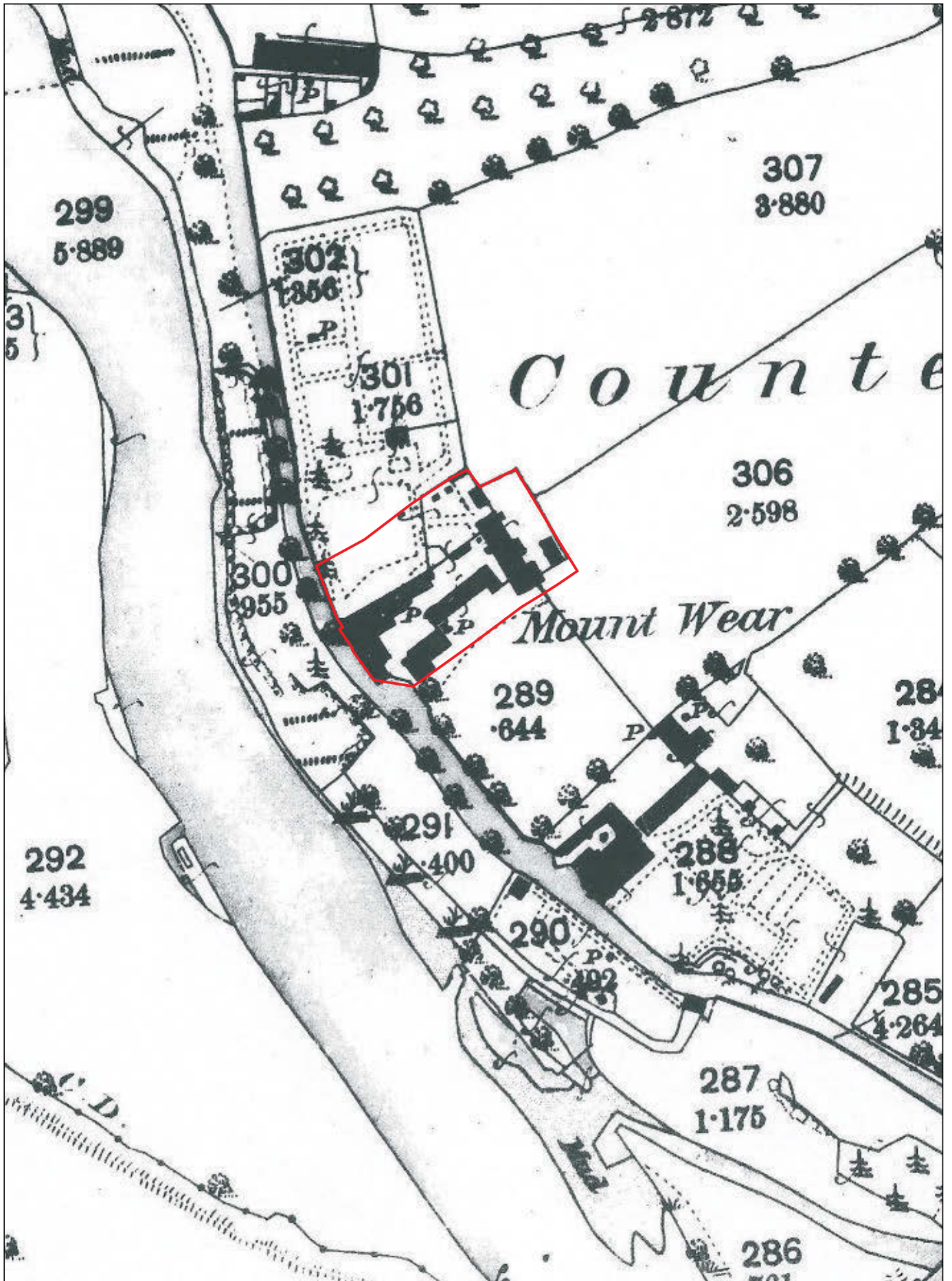


Fig. 4 Detail from the 1st edition 1888 Ordnance Survey map Devonshire Sheet LXXX.15.





Fig. 5 Detail from the 1905 2nd edition Ordnance Survey map Devonshire Sheet LXXX.15.

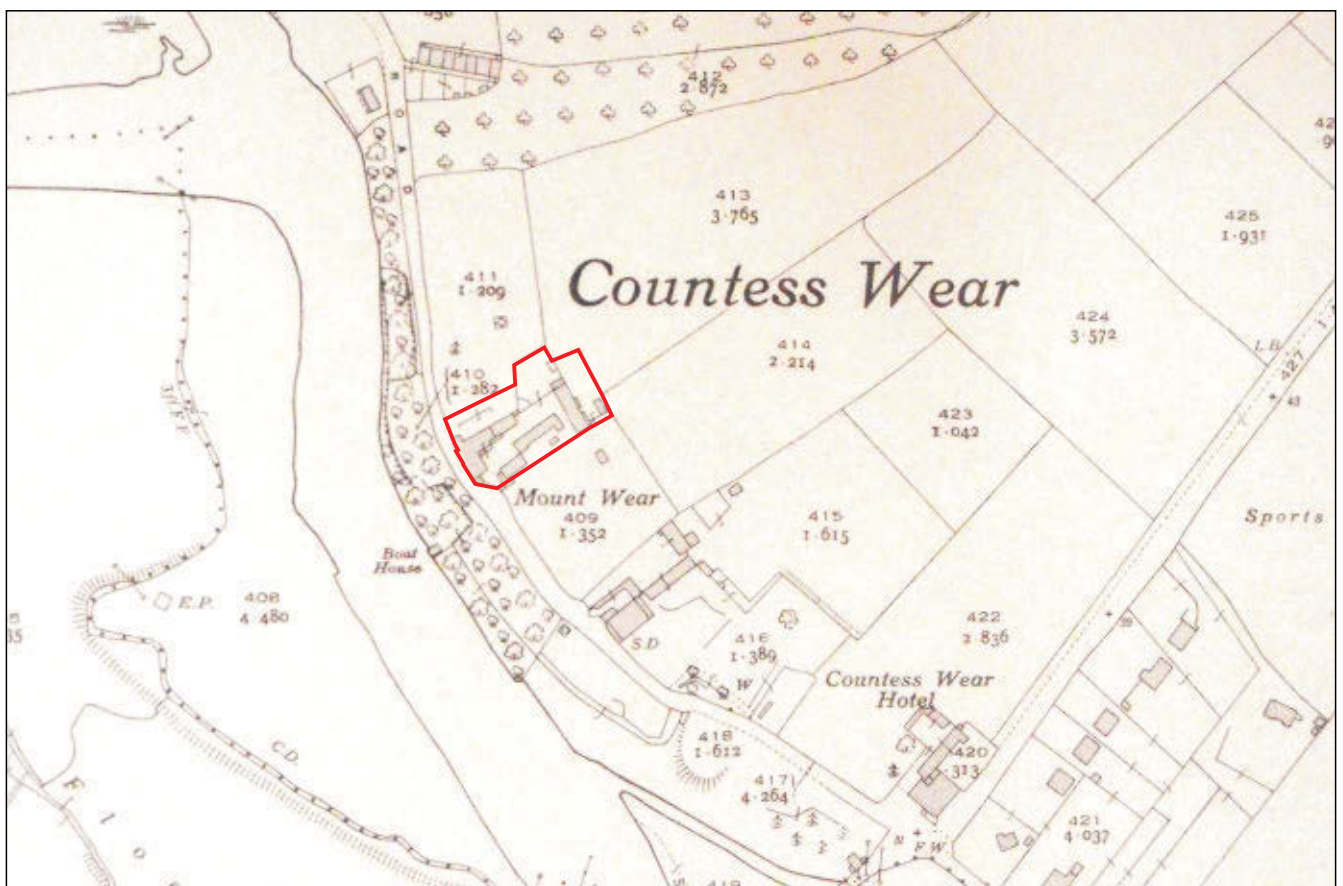


Fig. 6 Detail from the 1933 Ordnance Survey map.

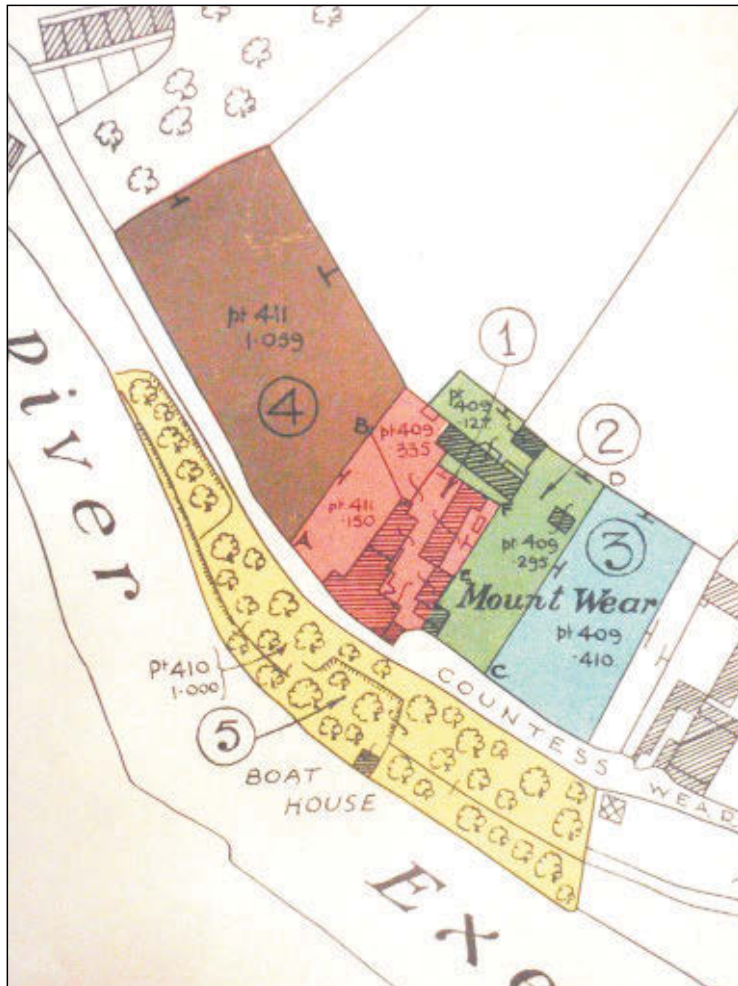


Fig. 7 Map from 1938 sale extract.



Fig. 8 Postcard showing original chimney stacks at either end of the principal range and bell tower.



Fig. 9 Plan of ground floor showing location of observations during renovation work and suggested phases of development.



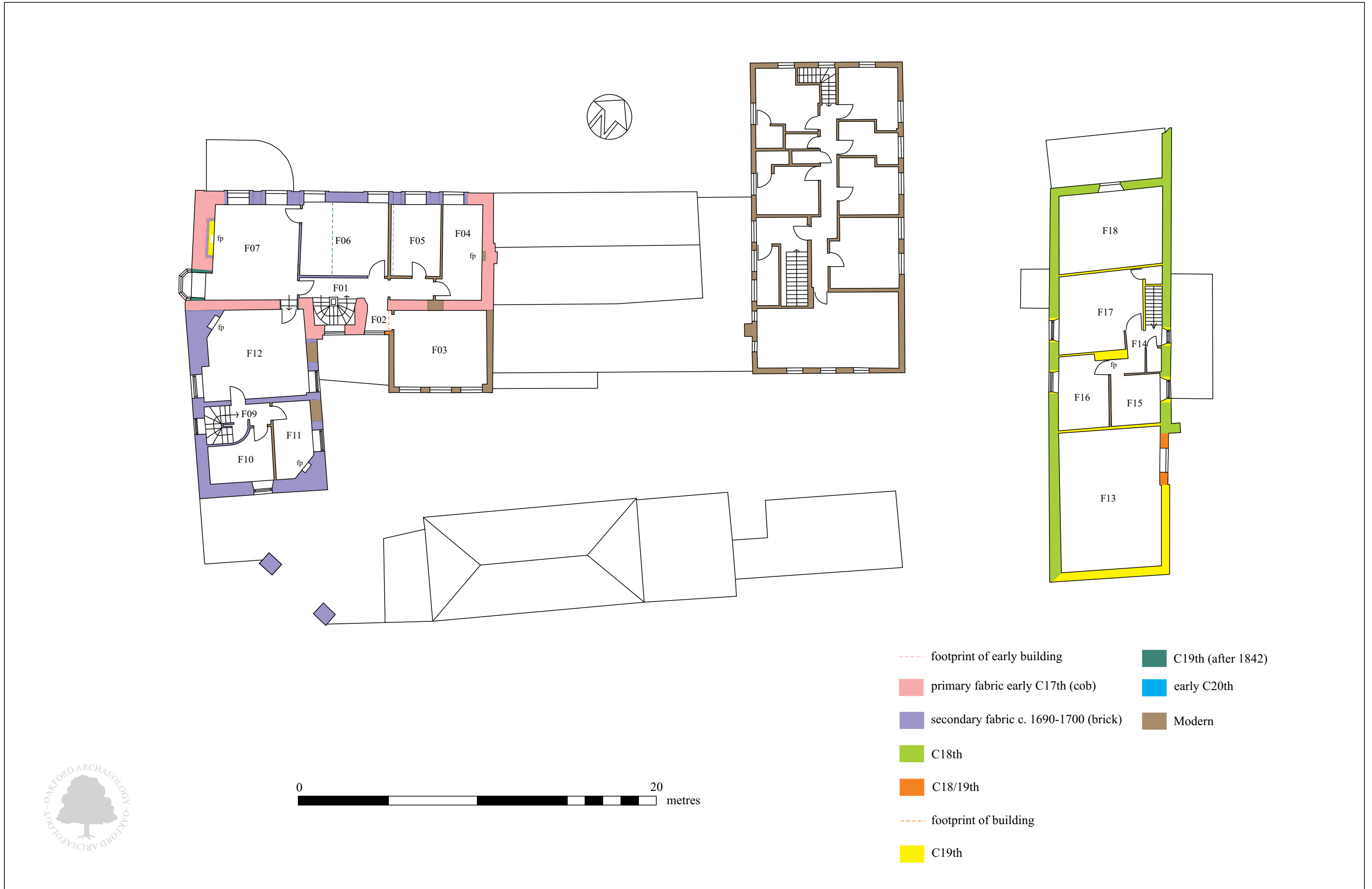


Fig. 10 Plan of first floor showing location of observations during renovation work and suggested phases of development.

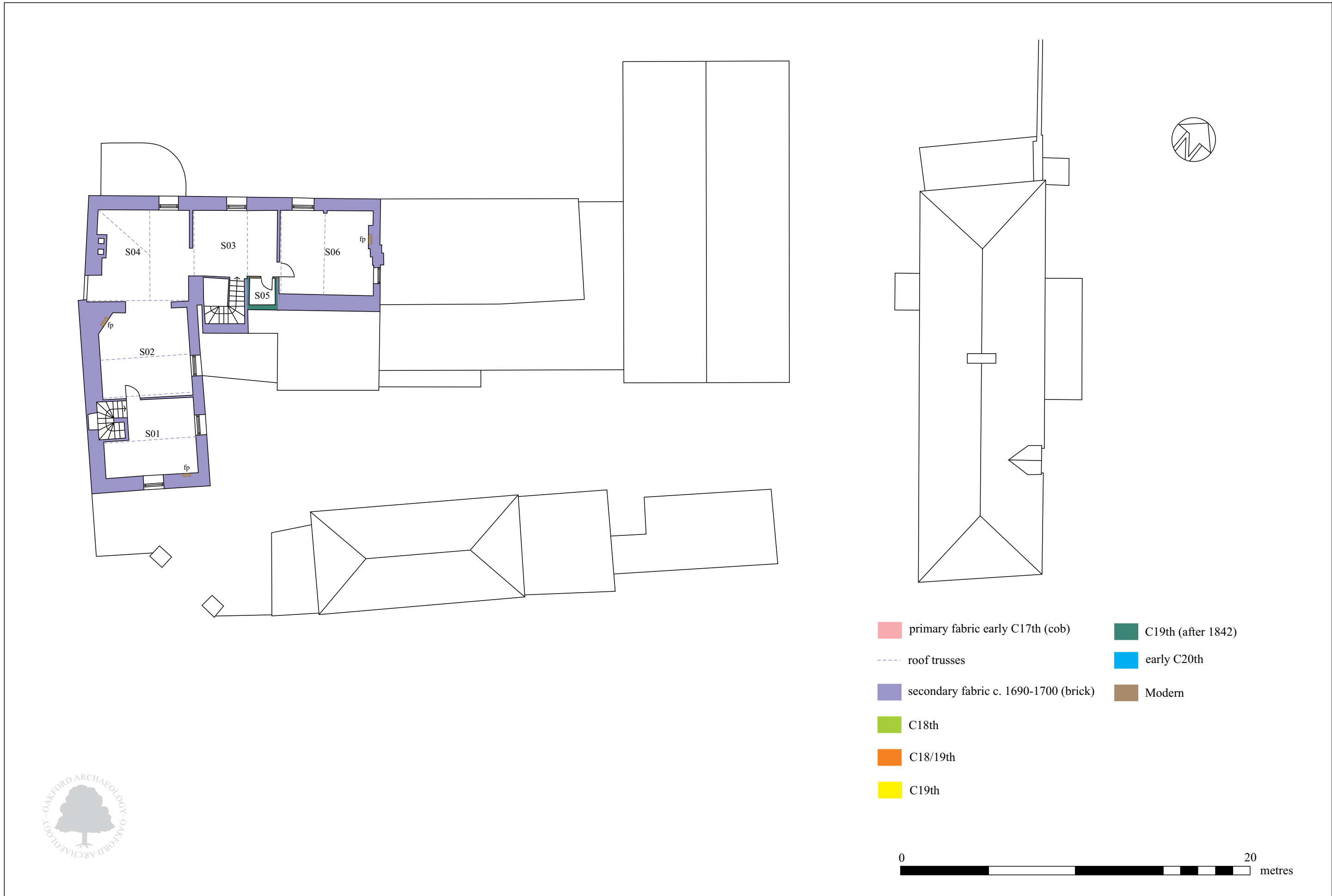


Fig. 11 Plan of second floor showing location of observations during renovation work and suggested phases of development.



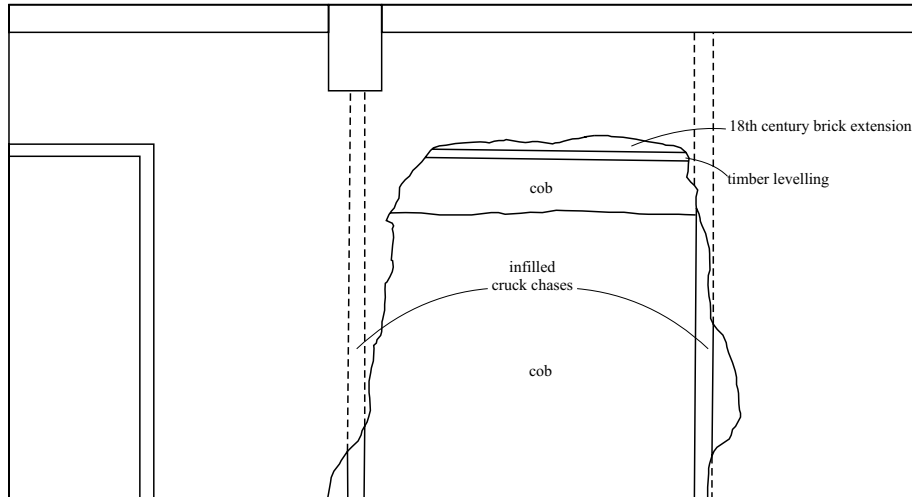


Fig. 12 First floor, Room F07 south wall showing infilled cruck chases and 18th century extension.

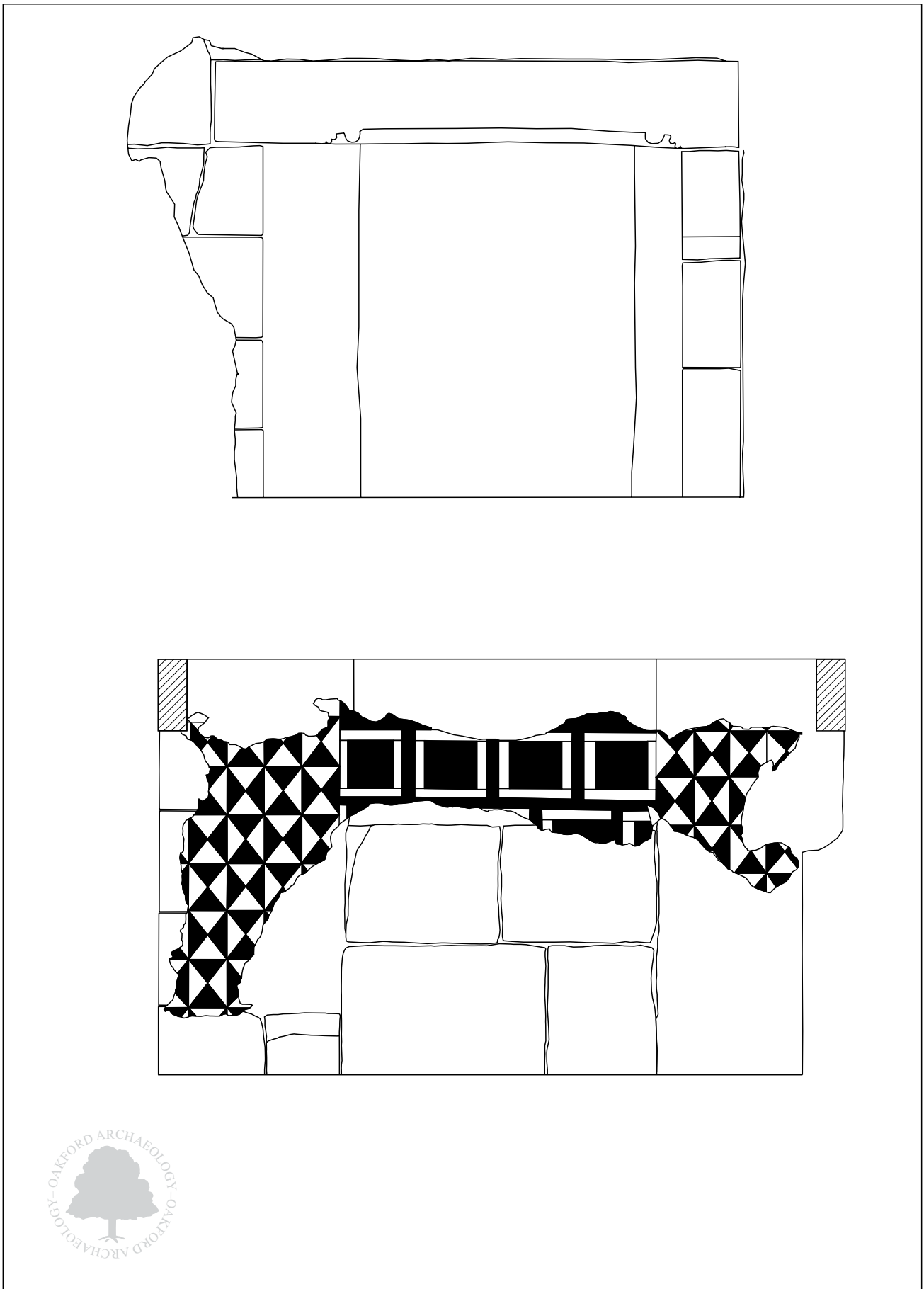


Fig. 13 First floor, Room F07 sgraffito fireplace with false ashlar on the back and diagonally quartered near squares on the jambs.



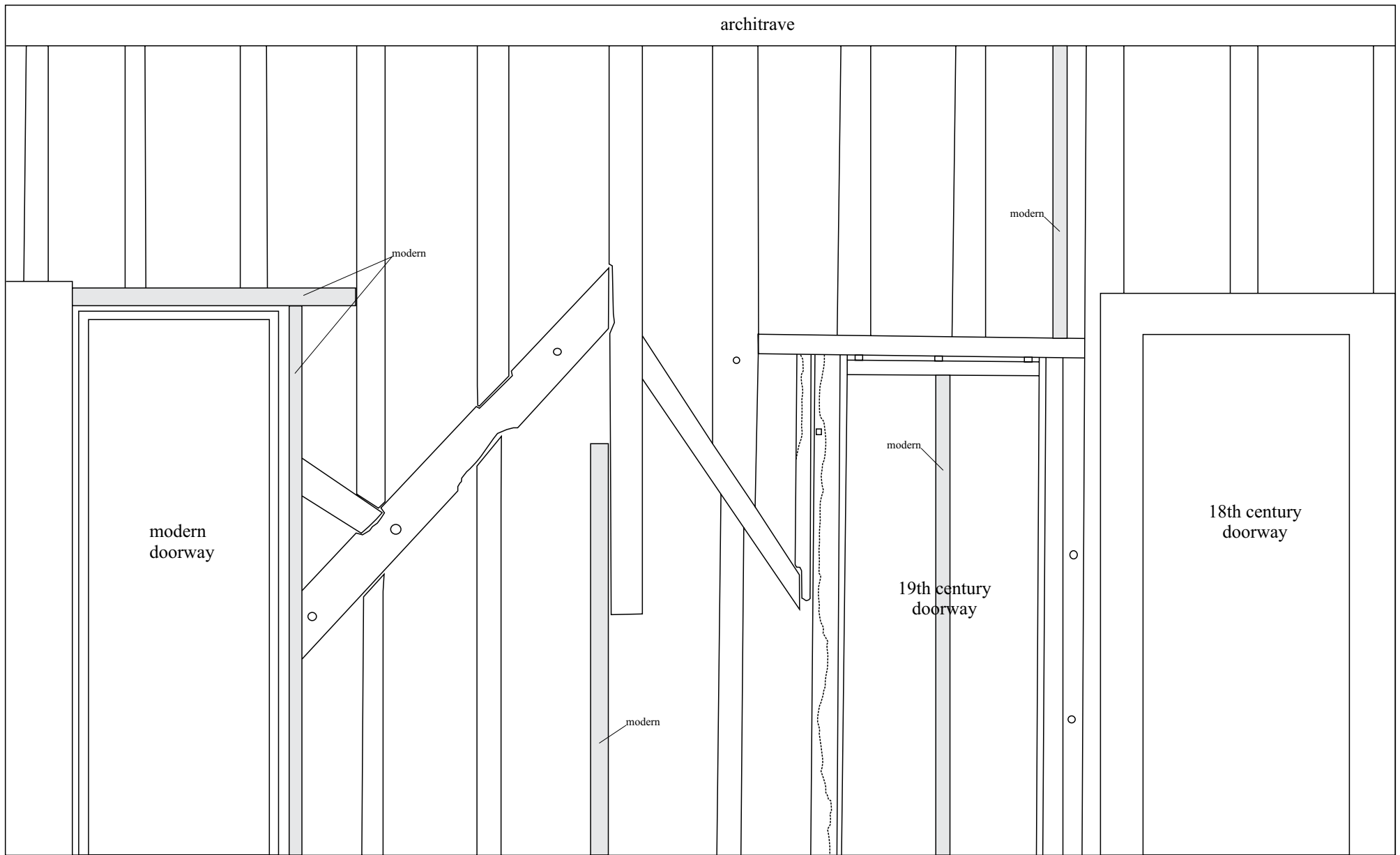


Fig. 14 First floor, 18th century partition between rooms F07 and F06 showing later 19th century and modern doorways.

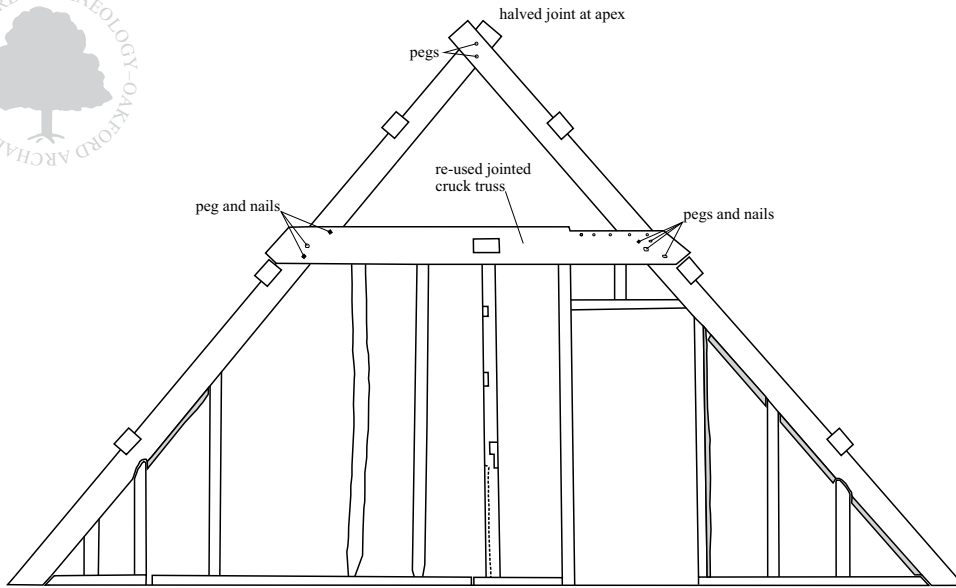


Fig. 15 Second floor, main house showing typical 18th century partition and roof truss.

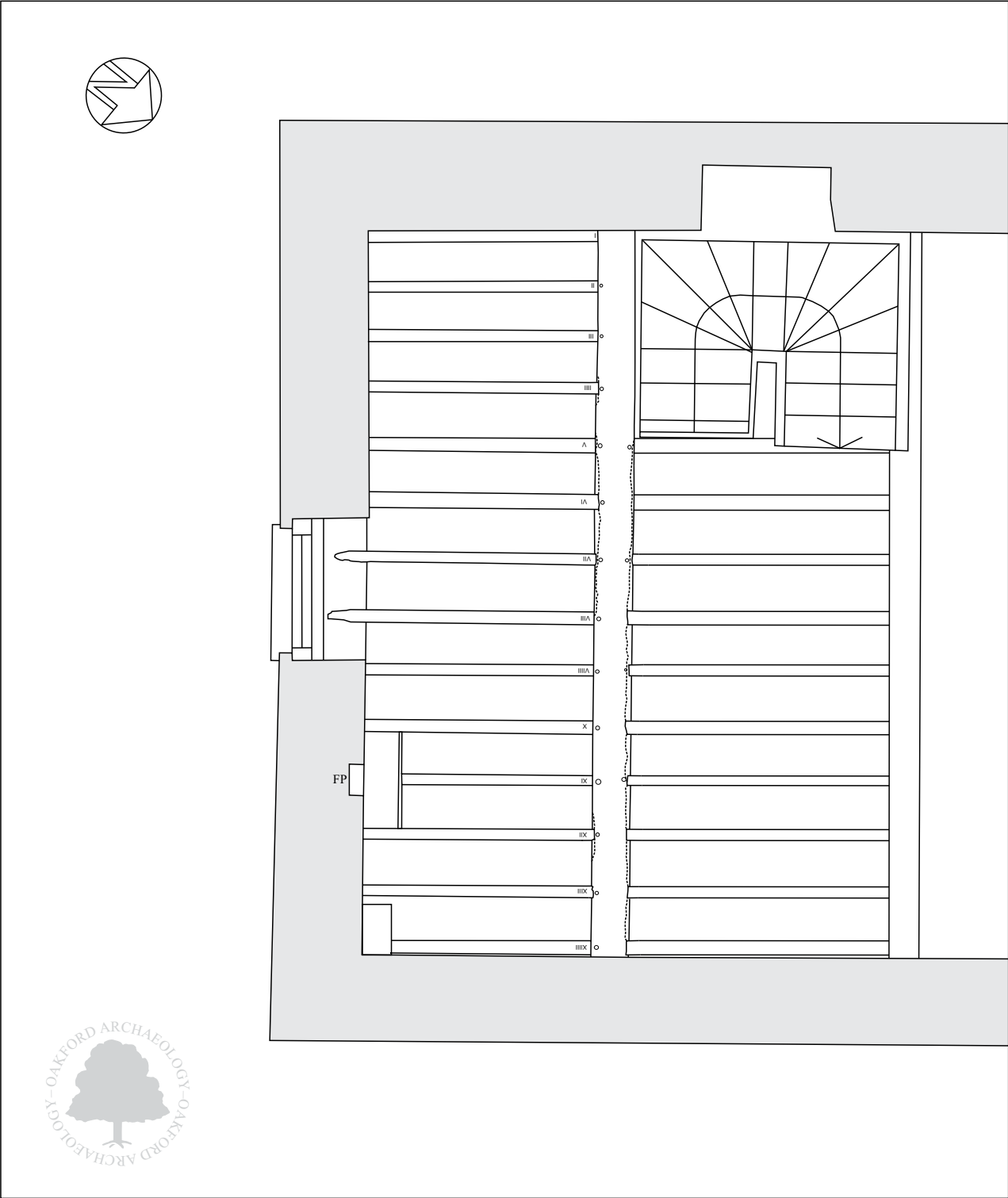


Fig. 16 Second floor, Room S01 showing location of observations during work.

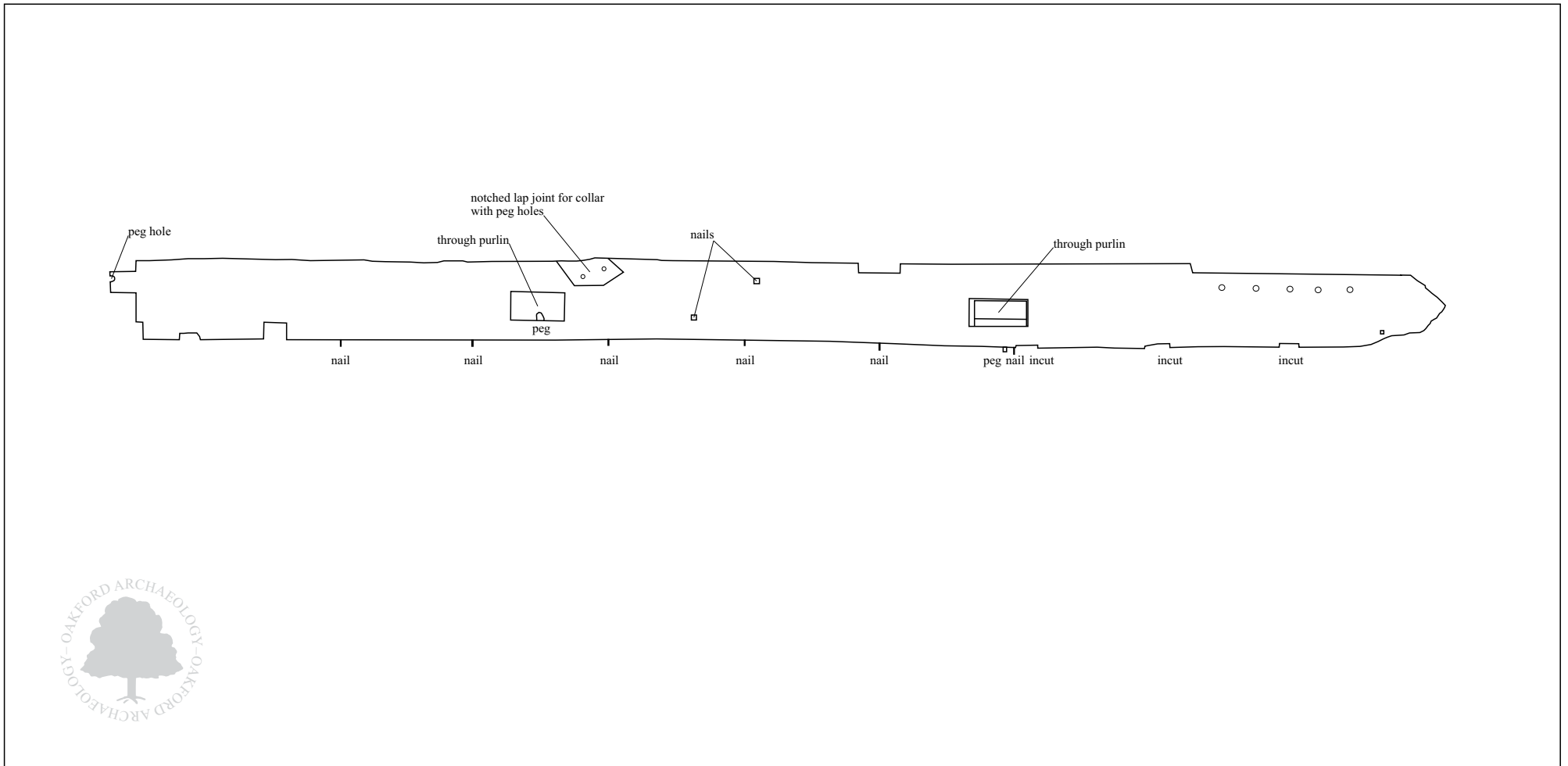


Fig. 17 Second floor, Room S04 re-used primary jointed cruck truss.





Pl. 1 General view of main building facade showing C18th stucco decoration. Looking south.



Pl. 2 Side view showing early C20th porch and C19th oriel window. Looking southeast.



Pl. 3 General view of rear of main range showing modern extensions. Looking northwest.



Pl. 4 Side view showing C18th-C20th windows. Looking north.



Pl. 5 General view of rear range showing C18th first floor cross windows and later blocking. Looking southwest.



Pl. 6 Close-up of ground floor rear door showing earlier door lintel. Looking southeast.





Pl. 7 Close-up view of ground floor head rail for plank and muntin screen. Looking southwest.



Pl. 8 General view of ground floor fireplace showing successive alterations. 1m scale. Looking southwest.



Pl. 9 Close-up of earlier stairs leading to first floor. 0.5m scale. Looking northeast.



Pl. 10 General view of first floor C17th sgraffito fireplace with decorated wooden lintel. Looking southwest.





Pl. 11 Close-up of rear showing false ashlar pattern. Looking southwest.



Pl. 12 Close-up of jamb showing diagonally quartered near squares. Looking south.





Pl. 13 General view of first floor C18th partition with blocked C19th doorway in foreground. 2m scale. Looking northeast.



Pl. 14 Close-up of fireplace in Room F11 showing curved back and arch. 1m scale. Looking east.



Pl. 15 General view of first floor cross windows. 1m scale. Looking northeast.



Pl. 16 General view of staircase leading to second floor. Looking east.



Pl. 17 General view of re-used jointed cruck truss. Looking south.



Pl. 18 Close-up of lap joint and purlin hole. 0.25m scale. Looking southwest.





Pl. 19 General view of manager's cottage. Looking east.



Pl. 20 General view of blocked-up barn door and C19th hayloft window. 2m scale. Looking southwest.



Pl. 21 General view of coach house. 2m scale. Looking northeast.