



OAKFORD
ARCHAEOLOGY

**Historic building recording at The Dutch House,
No. 40 The Strand, Topsham, Devon**



on behalf of
Charles and Sue Watson

Report No. 17-11

Project No. 1314

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OAKFORD ARCHAEOLOGY

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1. INTRODUCTION

This report has been prepared for Louise Crossman Architects on behalf of Charles and Susan Watson and sets out the results of an archaeological building survey and watching brief carried out by Oakford Archaeology (OA) between February and December 2016, at No 40 The Strand, Topsham, Devon (SX 9679 8750). The work was carried out to satisfy condition no. 4 attached to the grant of listed building consent (15/0736/07) by Exeter City Council (ECC) for external and internal alterations, as well as external landscaping.

1.1 The site

The house is a Grade II* Listed Building, lying on the edge of the historic core of Topsham along The Strand (Fig. 1). This routeway extends southward from the medieval town centre, running parallel with the River Exe. Throughout the 16th-18th century Topsham was the main port for Exeter, with the Low Countries the largest market for Devonshire serges by the late 17th century. This part of the shoreline was formerly utilised for ship building, with docks and wharves continuing in use into the late 19th and early 20th centuries. The waterfront, although now mostly laid out as garden plots may have originated as jetties or quays reclaimed from the foreshore, serving the properties on the eastern side of the Strand. No 40 'The Dutch House' is one of a number of merchant houses built on The Strand in the Dutch style sometime in the 17th century, the buildings reflecting the prosperity and international trade connections of the port and its merchants at the time.

These houses have been interpreted by John Thorp and others as a late 17th- or early 18th-century planned development of a type peculiar to Topsham and 'without known parallels anywhere in England' (Thorp 1990, 123).

'in their original form these houses are similar in scale and share a distinctive layout and appearance which suggests they were built as some form of controlled development' ... 'Their plan form is unusual and, although no two are quite the same, all share the same essentials. They are long buildings built gable-end onto the street, three or four rooms deep' ... 'their characteristic feature is that they have courtyards alongside separated from the street by tall brick walls containing large gateways' ... 'The gable-end fronts have distinctive curvilinear gables' (Thorp 1990, 122-3).

In his report on No. 35 Richard Parker suggests that *"although many of these have been severely altered, the 'Dutch Houses' are easily distinguished because of their alignment and the yards alongside. Most of the buildings face south and their chimney stacks lie in their northern walls, though some have central axial stacks towards their eastern ends. The interiors usually have a well-appointed room at the west end, separated from the eastern rooms by the staircase hall. The eastern rooms appear to have been the service rooms and in some of the houses a cross wing returns across the end of the courtyard, containing a kitchen. Although the 'Dutch Houses' vary considerably in detail and grandeur of finish, the general impression of similarity is more striking than the differences"*.

The archaeological work was commissioned by Louise Crossman Architects on behalf of the current owners of the property, Mr and Mrs Watson, in advance of the complete refurbishment of the house which after many years had become dilapidated and in need of a sympathetic new use. Refurbishment works involved the removal of modern partitions and their replacement, the construction of a new extension and the landscaping of the lower garden and access arrangements.

1.2 Geological background

The geology of the area is sandstone belonging to the Dawlish Sandstone Formation, sedimentary bedrock formed approximately 251 to 299 million years ago in the Permian Period. This gives rise to tidal flat deposits of clay, silt and gravel (BGS 2017).

2. AIMS

The aims of the project were to preserve by record any archaeological features or deposits, 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.

3. METHODOLOGY

The work was undertaken in accordance with a Written Scheme of Investigation prepared by OA (2015), submitted to and approved by the Andy Pye, Principal Project Manager Heritage (PPMH) for ECC under the planning and listed building conditions, prior to commencement on site. This document is included as Appendix 1.

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 colour (digital) format, and a 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.

3.2 Watching brief

Machine excavation was undertaken by the contractors under archaeological control. Modern and underlying deposits were removed to the level of either natural subsoil, or the top of archaeological deposits (whichever was higher). Areas of archaeological survival were then cleaned by hand, investigated and recorded.

The standard OA recording system was employed; stratigraphic information was recorded on *pro-forma* context record sheets and individual trench recording forms, plans and sections for each trench were drawn at a scale of 1:10, 1:20 or 1:50 as appropriate and a detailed black and white print and colour (digital) photographic record was made. Registers were maintained for photographs, drawings and context sheets on *pro forma* sheets.

4. HISTORICAL BACKGROUND

by Lucy Browne

4.1 General background

In 2000 a small defended Roman base was investigated on the east bank of the Exe at Topsham School, suggesting that Topsham had developed as a port serving Exeter in the 1st century AD.

¹ In addition prehistoric activity has been identified within the town over the course of the 20th century. ²

Little is known of the development of Topsham in the immediate post-Roman and early Saxon period. The manor of *Toppesham* was granted to the monastery of St Mary and St Peter in Exeter by King Athelstan in 937 and the gift was later confirmed by Bishop Leofric. ³ Confiscated by Earl Harold and taken back during the Norman reorganisation of the land holdings following the Conquest the village of *Toppysham* and its land were held by King William. ⁴ The manor was granted to the Redvers during the reign of Henry III (1207-1272), and subsequently passed to the Courtenay's. The construction of a weir in 1284 prevented ships from reaching Exeter, ensuring that Topsham became a flourishing port for Exeter's expanding cloth trade throughout the 16th-18th centuries, ⁵ and to a lesser extent the sugar trade.

4.2 No 40 The Strand

The early ownership and occupation of No. 40 The Strand remains unclear. The earliest reference appears in the will of Simon Morris "of the city of Exon, Grocer", proved 4th November 1774: "...all that my dwelling house lately purchased by me of *John Martin* with all and singular the appurt[enance]s thereunto belonging or usually held therewith situate in Topsham. I hereby give ...unto my dear wife Eleanor Morris ...during the term of her natural life ...and...after her decease I give ...the same unto her three sisters Mrs [Mistress] Mary Coleman, Mrs Anne Coleman and Mrs Elizabeth Coleman equally ...as tenants in common." "Simon Morris of St Martyn's in Exon, Grocer" married "Eleanor Coleman of the same" on 17th August 1743 in Exeter Cathedral. ⁶

After Simon's death in 1774, his widow probably continued living in No. 40 The Strand. However, by 1777, despite the terms of his will, the house was being detailed in the will of James Rodd Esq of Weare House, Topsham. In addition, on 18th December 1781, Eleanor Morris married Thomas Bacon, a shipwright of Deptford in Kent, in Topsham Parish Church and subsequently left the area.

The Rodd family had migrated from Herefordshire during the 17th century, and married into several prominent Devon families, including the Fortescues and the Bampfilds. In addition, the Rodds also married into the Spoure family who had held Trebartha Hall, North Hill in

¹ Sage 1999.

² Jarvis, K. & Maxfield, V. 1975.

³ Hoskins 1954.

⁴ Thorn and Thorn 1985, 1.44.

⁵ Hoskins 1954.

⁶ The only John Martin I have found, who fits the criteria of the owner, based on age, social status/occupation and place of residence in the latter 18th century, lived in South Wonford at the time of his death, and was buried in Heavitree on 19th January 1831, aged 86. In his will dated 8th November 1827, he is described as being "of Topsham" desiring to be buried in Heavitree, and leaving property in Tottenham Place, London to provide an income for his wife, possibly a former Miss Havill. However, the Topsham residency might have been much too late to own 40 The Strand before Simon Morris, whose description of the property "lately purchased" suggests that he bought it a short time before he made his will.

Cornwall since the 15th century. The Rodds concerned themselves with land in Topsham as early as 1660; a Chancery record refers to a bill and answer concerning James Rodd as plaintiff, and Roger and Elizabeth Mitchell defendants, over “property in Topsham”.⁷

“Lands in Topsham” are mentioned again in 1676, when James Rodd Esquire of Oaklea, Stoke Cannon and Bedford House, Exeter died after devising a large amount of land across Devon to his two sons Bampfylde and James. James the younger was named executor and inherited lands in several parishes including Topsham.⁸ He is described as “of Bedford House” in his marriage settlement to Gartrude/Gertrude Bastard, daughter of Sir William Bastard, in 1679; he married her on 16th October in West Alvington. By 1681, James and Gartrude were living in Topsham; their son James was baptised on 24th January 1681/2, Gartrude on 11 October 1683 and Mary on 22nd September 1688.⁹ James’s sister Elizabeth was also living in Topsham when she made her will on 10th September 1703 and included her nephews and nieces; amongst them were Mary, James and William Rodd. Mary married twice, and when engaged for a third time, she made a will proved in 1730 where she left £100 to her “cousins Wm, Edw and Jas Rodd of Weare, esqs”.

The Rodds were at Weare House at Countess Wear in the parish of Topsham by 1714 when William Rodd was described as “of Weare” on an unrelated deed. On 11th April 1737, William Rodd married Joanna Fortescue at St Stephen’s Church, Exeter and they had five children baptised in Topsham, three of whom lived to adulthood: Mary (1737), James (1740) and Betty (1741). William Rodd died in 1746, two weeks after the birth of his youngest child William. He died intestate and Joanna applied for letters of administration, disposing of much of the estate and funding the education and advancement of her only surviving son James. This is detailed in a Release and Discharge dated 25th June 1764¹⁰ when James, now aged 24, was living at Weare and Joanna was described as of the City of Exon. James was still described as “of Weare” in 1768 in a lease for land in Doddiscombesleigh.¹¹ As the Spicer family bought Weare around this time, the money raised would have bought No. 40 The Strand a few years later, and provided the generous bequests detailed in James Rodd’s will.

James’s will dated 6th December 1777 and proved in 1782¹² establishes that the Rodds were in 40 The Strand by that time. “...all that messuage, dwelling house and garden with the appurtenances situate on the Strand in the Town of Topsham ...now in the possession of my honoured mother Joanna Rodd...” Under the terms of the will, Joanna could continue living there until her death; her daughter Elizabeth could also occupy the house until she married and until James’s son James attained twenty-one years (25th October 1792). Elizabeth in fact never married and was buried on Christmas Eve 1812, but from the Land Tax Assessments neither she nor her nephew lived out their inheritance at No. 40 The Strand.

James Rodd the elder died on 18th April 1782, and on 27th July in the same year, an “inventory and valuation of the effects of James Rodd Esqr (Deceased)” was taken,¹³ which apart from the detailed account of the house contents, lists some rooms of No. 40 The Strand: Best Room,

⁷ C 5/423/211 [not seen]

⁸ The Last Will and Testament of James Rodd Esq of Bedford House, Exeter made 1676 [Cornwall Record Office DD RD 1563]

⁹ Topsham Parish Church Registers

¹⁰ Cornwall Record Office RD/1567

¹¹ Cornwall Record Office RD/1548 [not seen]

¹² Cornwall Record Office RD/1569

¹³ Cornwall Record Office DD RD 1569/3

Back Parlour, Stair Case and Passage, Best Parlour, Closet over Porch and Room over Common Parlour.

The earliest Land Tax Assessments available list a Mrs Rodd, presumably Joanna, owning and occupying “Morris’s”, valued at 6 shillings and 6 pence in 1782 and 1783. From 1784 until her death, “Mrs Rodd” is listed as owning and occupying “late Martin’s” or “Martins”, also valued at 6s, 6d; it is evidently the same property, reverting to its description as formerly John Martin’s house. The will of Joanna Rodd was proved on 20th May 1796 (with no details of the Topsham property) and from 1797, “Martin’s” was listed in the Land Tax Assessment as being owned and occupied by James Rodd, Joanna’s grandson.

The Rodds’ connection with the house petered out in the early 1800s. No. 40 The Strand was briefly occupied by William Parnell in 1802-3, although still owned by James Rodd, and then occupied by James Rodd once more from 1804-5, then transferred to “Thomas Owen, Jun.” owner and occupier of “Martin’s” from 1806 – 1808, and son of Thomas Owen, a prominent local shipwright. In 1809, the property was listed as “void” while “Thomas Owen Jun”. moved into Campions, previously listed for many years as being owned by his father “Thomas Owen Sen”. Curiously, the property remained void of occupation until 1820; by this time, Owen had dropped the “Jun.”, his father’s burial recorded in the Topsham Meeting House registers on 31st March 1816.

From 1821 to 1823, James Jackson was described as owner of “Martin’s”, sharing the occupation with “others”. In 1824, he was described as owning and occupying “Owens.” This is probably the same property; it is valued at 6s, 6d, it formally belonged to Owen, no property called “Martin’s” is listed after this in the Land Tax Assessments, and the other property listed in the Topsham Land Tax Assessments, also described as Owens, owned and occupied by Robert Follett, was listed thus during Jackson’s ownership of both “Martin’s” and “Owens” and was valued at 3s, 3d.

In the 1825 Land Tax Assessment, James Jackson disappeared from the listing while Thomas Lodge was listed as occupying “Late Jackson’s”.¹⁴ Thomas Lodge had formally occupied “Reeves” which was now listed as void.¹⁵ Thomas Lodge Esq married Judith Crompton in Topsham on 23rd November 1808 and was buried in Topsham on 14th December 1826 aged 65. He appears in lists of Topsham Vestry members in the 1820s. His death was posted in the newspapers on 14th December 1826, and his will, proved on 9th April 1827 by the Prerogative Court of Canterbury, mentions his wife Judith Lodge but no specific details of land held. In the 1827 and 1828 Land Tax Assessments, “late Jackson’s” is listed as being owned by Thomas Lodge’s executors and occupied by Mrs Lodge.

From this time onwards, until the end of the Land Tax Assessment run in 1832, Mrs Lodge was described as occupying a “house”, owned by her husband’s executors and valued at 6s, 6d. In 1836, the exact position of the house occupied by Judith Lodge is shown on Henry Troake’s

¹⁴ From parish registers, a James Jackson, Merchant, who appears on various Topsham deeds, was baptised in Topsham 5.3.1787 and married to Frances Ward on 7.11.1816 in Bathampton, Somerset, had six children between 1817 and 1826. The first five were baptised in Topsham, the fifth, William Ward Jackson, on 21.5.1824 while the sixth, Sarah Miller Jackson, was born 29.3.1826 in Bath, Somerset which would tie in with James disappearing from LTAs.

¹⁵ The Exeter Flying Post of 28.5.1818 carried a description of the current residence of Thomas Lodge Esq, between Topsham and Exeter.

map of 1836 (Fig. 2), with an apportionment corrected to 1842 by Francis Davy.¹⁶ The position shows it to occupy the site of 40 The Strand, and the description is thus: No. on Map: 321, Lodge, Mrs; House, Yard, Garden etc; 33 perches. Judith Lodge apparently occupied the house until her death in 1863. She appears on the 1851 and 1861 censuses in a Strand property, five houses from the river end. The house is shown as divided into three parts, a long western section with a small porch to the south corresponding with the position of the main entrance doors today, a large central section protruding beyond the frontage of the main house, and a small eastern section. The wider central section has been interpreted as a primary cross wing closing the end of the courtyard in a number of other properties along The Strand. Two long and narrow buildings are shown along the southern boundary of the plot likely represent the stables and other outbuildings mentioned in subsequent descriptions.

The house is shown again on the 1840 map of The Strand (Fig. 3), although no details are revealed. On 24th April 1863, the Exeter & Plymouth Gazette advertised a sale by auction of “all that excellent FAMILY HOUSE in the Strand, late the property of Mrs Lodge, deceased, with a lawn and rookery in front, a flower garden and kitchen garden behind, well stocked and in good condition. There is a two-stall stable in the yard with a loft over, a coal shed and a mangle house, with a pump of excellent water. The house is well adapted for a large and genteel family, having good dining and drawing rooms, with bay windows fronting the river, also a good breakfast room, ditto kitchen, back kitchen, larder and underground cellar, 5 best bedrooms, 1 dressing room, and 2 good attics and store room. The house has a porch entrance; the yard enclosed with large doors is well adapted to a gentleman fond of boating. There is a faculty seat in Topsham church attached to [the property].”

Later in the year, the newspaper advertised that, on Monday 21st September, Messrs Hussey and Son would sell by auction “all that genuine Household Furniture, Pianoforte &c, late the property of Mrs Lodge, deceased, comprising mahogany, dining, sofa, Pembroke, lap, and tea tables, ditto chairs, Brussels and Kidderminster carpets and hearth rugs, Spanish mahogany sideboard, with plate, linen and celeret drawers, ditto bureau and bookcase with glazed front, pianoforte (by Broadwood and Sons) easy chair on castors, piece of oil cloth 13ft by 15ft.6in., mirror in a gilt frame, fenders and fireirons, mahogany dumb waiter, forty volumes of books, maps &c, sofa with moreen cover, the appendages of four bedrooms, kitchen and culinary requisites, larder, mangle room, a patent mangle (by Baker) with rollers and cloths, glass, china and ware, three dressers, three-lap screen, a double corner cupboard &c &c.”

The next owner of the house, possibly purchasing it in 1863, was Admiral Wallace Houston who was pursuing a distinguished naval career at the time. He had also acquired Nos 38 and 39 by 1865.¹⁷ A disciplinarian well over six feet tall, Houston was much respected by his crew, dressing his men in stylish red shirts and caps. At this time, no formal uniforms were available for ratings, so more affluent captains often clothed their crew from their own pocket. Wallace Island, British Columbia, originally named Narrow Island, was renamed in 1905 by Captain John Parry, after Captain Wallace Houston of the HMS Trincomalee, who first surveyed the area in the 1850's.¹⁸ Originally built at the Bombay Naval dockyard HMS Trincomalee, after a naval career spanning two centuries, has been restored as a museum ship and is located in Hartlepool.

¹⁶ Robert Davy: *Topsham. Index to the map and survey of the parish of Topsham 1836* [Owners names corrected to 1842 when the maps were copied and for the Ecclesiastical Commissioners when the Tithe was commuted] DHS reference: s912/TOP/DAV

¹⁷ Topsham Museum: 10191 Deeds of 38 The Strand (lent by Mr & Mrs Grant & scanned)

¹⁸ <http://houstoun.org.uk/HoustounGenealogy/Military/RoyalNavy/>

In 1865, Anna Maria Ross bought 38, 39 and 40 Strand, next to her own house, possibly The Elms, from Admiral Houston, and made them over to her niece, Mrs Martha Wright of St Stithians, Cornwall. The properties are identified thus: “3 properties adjoining each other in Strand bounded by property occ by the Misses Sainthill (north) & by property of Anna Maria Ross (south & east) & Exe (west), including “all that Messuage Tenement or Dwellinghouse Stable Outhouses Yard and Gardens adjoining the same And also the Lawn and Shrubbery or Garden in front of the said Dwellinghouse lying on the opposite side of the Street Road or Way which runs before or in front of the said Messuage or Dwellinghouse and extending to Low Water Mark ¹⁹ heretofore in the possession of James Jackson afterwards of Thomas Lodge afterwards and lately of Judith Lodge Widow of the said Thomas Lodge and now unoccupied”.

²⁰

In 1851, John and Elizabeth Byrom were listed in the census as lodgers further up the Strand, while the 1866 Post Office Directory lists John Byrom Esq, as living in the Strand; however, the 1871 census lists Elizabeth Birom, his widow, born a British subject in France in c.1824, as living in Judith Lodge’s former house; her husband having been buried in Topsham on the 4th January of that year.

Martha Wright was still the owner of the three properties in 1877, when a mortgage recorded her consent for her husband to borrow £500 on the security of the house from Richard Marrack. ²¹ Three years later, a conveyance was made dated 23rd June 1880 between Richard Marrack of Truro of the first part, Martha Wright of the second part and Martha and her husband Francis Hill Arbuthnot Wright of the third part and Thomas Reed, 34 and 35 North Street, Exeter of the fourth part. This recorded further borrowing up to £1100 by Martha Wright (or her husband), and the fact that they had paid the interest but not the principal. Thus, mortgaged up to the hilt, Mrs Wright sold all three houses to Thomas Reed. ²²

The day after the conveyance, Thomas Reed, described as a leather merchant, mortgaged the three properties for £700 to William Holwell, yeoman, of Morchard Bishop. (A re-conveyance of 15th March 1886 between 1) William Howell, and 2) Thomas Reed concerns the same three properties). ²³

On 21st September 1880, “The Lodge” as 40 The Strand was now called, was advertised to let: “containing dining and drawing rooms, five bedrooms, two attics and offices, large garden and shrubbery reaching to the river; pleasant and healthy situation within ten minutes of the railway station.... Apply to Mr John Perrium, Topsham or to Thomas Reed, 34 North Street, Exeter”.

The 1881 census lists Mary Clarke, at The Lodge, aged 45, a widow of independent means, living with four “grand-daughters” (this is an error – they were actually her step daughters), aged between 18 and 30: Charlotte, Caroline, Florence and Alice. The area was mapped again by the Ordnance Survey in 1890, when the property is shown in the greatest detail thus far (Fig. 5). A small building had been added between the porch and the boundary wall at the front of the plot, while the two outbuildings along the southern boundary wall have been demolished and the easternmost replaced with a smaller building, very probably the pump house mentioned

¹⁹ The other two properties are “heretofore property of Grace Folliott, widow, after of Mary Anne Hoskins, now in occ. of Wallace Houston” and the other “in occ of Mrs Salmon, after of the Misses Salmon (daughters), all now decd & now unoccupied.”

²⁰ 10191.8 Topsham Museum

²¹ 10191.9 Topsham Museum

²² 10191.10 Topsham Museum

²³ 10191.11 Topsham Museum

in the Exeter & Plymouth Gazette in 1863. Mary was still there in 1891 and according to Kelly's Directory for Devonshire & Cornwall, in 1897.

Mary Clarke had been born Mary Spencer in Knossington, Leicestershire, but by 1871 was living comfortably in Saltash, Cornwall. On 5th July 1872, she married John Lower Clark, a surgeon many years older who had been widowed twice. He had a son, William Lower Clark (later a vet in Saltash) and four daughters by his second wife, and only lived for nine years after he married Mary. Mary's uncle, the Rev Albert Spencer who married them, was a priest in Exeter (Figs. 6-9). By 1901, she had moved to Newton Abbot with her eldest step-daughter Charlotte.

The property remained remarkably unaltered throughout the early 20th century, as is evidenced by the 1905 Ordnance Survey map (Fig. 10). An Abstract of Title dated 16th February 1925 for Samuel Alfred Henry Wykes, Photographer & artist for 39 The Strand, records a number of deeds, some of which relate to No. 40. From this we find that Reed mortgaged at least 39 The Strand, possibly all three properties again on 16th November 1886. It also records the leasing of the foreshore of all three properties, now known as Clifton House, Sterndale and The Lodge by Herbert Holman, Brooklands, Tooting, Barrister at Law of Thomas Reed for 99 years from 30th December 1898, confirming that Reed still owned all three properties at this date. In fact, he was to own them until his death in 1909. The lease was subject to the provision of a right of way to the landing stage on the foreshore for the use of Thomas Reed.²⁴

Kelly's Directory of Devonshire & Cornwall lists Albert Giles as living at The Lodge, Strand in 1902 and 1906, La Roseraie, Strand in 1910, and The Old Dutch House, Strand in 1914, 1919 and 1923, dating – if approximately – the changes in name around this time. The 1901 census, which also lists Giles in the Strand, probably in the Lodge, describes him as Albert Cecil Giles aged 47, living on own means, having been born a British Subject in Italy, with his Maidstone-born wife, Mary Ellen aged 42.

The 1911 census lists Mary Helen Giles as the head of the household with Albert described as “husband”. This is crossed out, and replaced with Albert as “head” and Mary Ellen as “wife”. Albert and Mary's ages have been reversed – he is 52 and she is 57, and Albert is now listed as having been born in Chislehurst in Kent. Form filling has never been a straightforward operation, even for the literate. More relevantly, the house is described as having 12 rooms,

Next door at the Elms in 1901 were the Dutch House's former owners, the Rev Francis H A Wright and Martha Wright aged 80 and 74 respectively, with their 47 year old daughter Edith Wright. Martha is shown as having been born in Topsham, while her daughter “living on own means” demonstrates, perhaps, an improvement in the family fortunes.

Thomas Reed of 1 Bartholomew Terrace, Exeter died 29th March 1909. On 1st November 1909, Thomas Charles Reed and the several other family members with an interest in the three properties mortgaged them to the Exeter Benefit Building Society for £1800, with a further mortgage the following years for £240. Thomas Charles Reed's will was proved 31st August 1917 and the application for Estate Duty certificate notes that he had a share and interest in the “freehold dwellinghouses ... known as “La Roserie” (now known as Dutch House), “Sterndale” and Clifton House respectively”.

²⁴ 10191.16 Topsham Museum

It appears that the remaining members of the family decided to dispose of all three properties in 1919.

A conveyance for Sterndale, 38 The Strand of 7th February 1921²⁵, refers to a previous conveyance of 30th June 1919 reciting The Exeter Benefit Building Society of the first part, Bessie Jackman, Anna Hutchings Reed, Emma Jane Mansfield and Hannah Reed of the second part and Edward Irving Pownell Pellew of the third part. On 28th March 1919, they sold 39 The Strand to Samuel Alfred Wykes, according to the 1925 Abstract of Title. The conveyance dated 23rd June 1880, mentioned previously, recording the sale of the three properties by Martha Wright to Thomas Reed includes notes of Indentures dated 23rd March 1919 for 38 The Strand, and for the property known as the Old Dutch House conveyed to William Rennell Thomas Seward. This note reads: “By indenture of this date the dwelling house and premises known as Old Dutch House Topsham part of the premises within comprised was conveyed unto and to the use of William Rennell Thomas Seward in fee simple”.

Seward was born “in the Madras Presidency” in c.1881. In 1911, he was living in Ealing with his wife and small daughter, and his death was registered in the March ¼ of 1928 in the district of St George’s, Hanover Square, so it appears that the purchase of the Old Dutch House was speculative.

Some newspaper extracts give some details of life at 40 The Strand throughout the 1920’s and 1930s. On Tuesday, 6th February 1923, the Exeter & Plymouth Gazette advertised what might be The Old Dutch House: “Fine Old Dutch House for sale with vacant possession October 1923; 5 bed and dressing, bath, 3 sitting rooms; also four-roomed COTTAGE; E. L. and gas; outbuildings; riverside and charming, old-world gardens. Price £1,750 freehold. Apply Whitton and Laing, House Agents, Exeter.” On 4th December 1923, Herbert Fulford & Co advertised a furniture sale at The Old Dutch House in the Exeter & Plymouth Gazette, as well as “china, glass, coloured engravings, prints and other pictures”.

From the Exeter & Plymouth Gazette of 1925,²⁶ the owner following Seward, and occupier following Albert Giles, might have been a Dr Ernest Crompton, the son of a former Exeter solicitor, who, according to the notice of his death, retired from his practise in Newmarket due to ill health and “nearly two years ago, purchased Dutch House, The Strand where his genial personality won him many friends”. He and his wife apparently had no children, and his wife is listed in the 1926 Kelly’s Directory as still living at what was now called 40 The Strand (Fig. 11).

The 1930 Kelly’s Directory lists an Edward Green at 40 The Strand, followed by Alfred Nelson in 1935.

On 29th September 1933, the Exeter & Plymouth Gazette advertised what is probably The Old Dutch House for sale: “Genuine Old Dutch HOUSE for SALE with Possn; 5 bed, bath, 3 reception rooms; E.L.; garage; foreshore rights...”

In the Western Morning News of 31st March 1934, a Mrs Melson at The Old Dutch House was advertising for a cook-general and house parlour maid (separate bedrooms, electric cooker &c); 2 in family. On 7th April, she was still advertising for a cook-general, having evidently secured

²⁵ 10191.15 Topsham Museum

²⁶ Exeter & Plymouth Gazette, Tuesday 17th November 1925

the parlour maid. By 27th April, she was sounding slightly desperate “small, convenient house, another maid kept, sleep in or out...”

In the Western Morning News of 20th May 1939, the Old Dutch House appears in a list of properties which Messrs Rickeard, Green and Michelmores had sold since March 1st of that year. It did not appear as an address of a private resident in the 1939 Kelly's Directory, so maybe the property was vacant at the time, pending a sale.

40 The Strand (Figs. 12-13) has continued to change hands regularly over the last half-century or so, including in 1979 and 1983 as indicated by further newspaper advertisements (Fig. 14). It is also more likely that in recent years, the owners have also been the occupiers, making the story of this house a little simpler than it has been over the past three hundred and fifty years or so.

5. THE BUILDING SURVEY

5.1 Introduction

The building survey took place between February and December 2016, during the removal of modern plasterboard, partitions and stud walls. The stripping out of the building permitted closer inspection of the historic fabric of the house, and allowed the identification of areas that contained original features and areas where these had been replaced.

5.2 The main building

EXTERIOR (Fig. 15)

Western elevation

The western gable was not exposed during the works although some evidence was gleaned during the stripping out of the ground- and first-floor rooms, and the re-slatting of the roof. The building contains a bow window on the ground- and first-floor and a single sash window to the attic (pl. 1-2). Because of the size of the bow window no evidence now remains of the earlier window arrangement. While the attic window is a modern replacement the bow window, on the basis of the carpentry, is likely to date from the late 18th or early 19th century. This window has been subject to extensive 20th century repairs and additions, including the insertion of a steel lintel, replacement of timbers and the partial reconstruction of the brick jambs, in an attempt to prevent the further collapse of the window. The remainder of the façade is constructed of badly-fired hand-made brick. Although the gable is shown on late 19th century photographs the current phase of work has demonstrated that the present gable structure has been largely rebuilt in the 20th century (pl. 35). It therefore remains unclear if the existing shaped 'Dutch' gable is a primary feature of this building or a later addition.

Main façade

The lower garden and house are approached through a wide gateway with large gate piers. From the limited exposure of the historic fabric during the works it has been conjectured that these are all original. The south elevation of the house is its principal façade. The building is a three-storey structure constructed of badly fired hand-made brick bonded with clay and covered with painted render. The original core of the house is a large rectangular range, aligned east-west, perpendicular with the road with two large lateral chimney stacks. The western part of the main elevation is hidden by a two-storey 20th-century extension (pl. 4). The steeply-pitched slate roof over the main house is gabled to the east and west. The west gable is crowned with

a curved parapet or 'Dutch gable', while the eastern gable rises higher than the adjoining roofs over the kitchen block and rear extension.

The removal of external render revealed that the window opening, surviving on the ground-floor in the western part of the main southern elevation of the main house had been blocked in three phases. The early opening was longer than it was tall, accommodating perhaps a wide mullioned window, while the later opening is tall and narrow, suitable for a taller mullioned window or even a pair of sashes. The window opening appears to have been narrowed at first by the addition of a column of brickwork within its western jamb and a large section of brickwork within the eastern jamb in order to create a centrally located opening for a tall and narrow window. This was finally blocked and converted to a cupboard when the bow window was inserted in the late 18th or early 19th century. This provided increased lighting to the front room, allowing a single storey outshut to be built against the south elevation of the main range. The window on the first floor follows a similar development, although it remained in use until the 20th century when a two-storey extension was built to replace the earlier outshut.

The pair of windows on the ground- and first-floor at the eastern end of the main house are again later insertions into the primary fabric of the building. Removal of the render revealed that these were located within a large area of later brickwork (pl. 3) with a large timber lintel located above the ground-floor pair. The primary brick wall in this part of the building bows outwards in the middle of the elevation due to the weight of the roof. It is likely that the early window arrangement mirrored that at the western end of the house, i.e. a single window, long and narrow, on each floor. The insertion of two windows on each floor therefore necessitated the rebuilding of a large section of masonry and the extra support provided by the large timber lintel. The mullioned windows with casements on the first-floor are likely to date from the late 17th-early 18th century although it is interesting that they have no transoms. The ground-floor windows were replaced during the course of the 18th or 19th century by sash windows and the current windows here are modern replacements based on the first-floor examples.

The original entranceway into the main house and staircase hall behind, located at the western end of the centre of the main elevation, has been heavily altered in the mid-to-late 19th century with the insertion of a large doorway with timber-and-glass side panels. In addition, nothing now remains of the original window arrangement lighting the first-floor staircase. The creation of a porch with a chamber above, sometime in the 19th century, means that the first-floor doorway has destroyed any traces of the earlier lighting arrangement.

The secondary doorway and rear staircase hall behind, located at the eastern end of the main range, retains its original timber lintel, even if the door is 20th century in date. The window over this doorway has been widened and a sash window inserted, probably sometime in the late 18th or early 19th century to provide additional lighting to the first-floor rear stair landing.

At the eastern end of the main range was a double storey extension incorporating elements of an earlier brick building. The south elevation consisted of a single large sash window on the ground-floor, while a further two early 19th-century sash windows were located in the west elevation (pl. 4). The roof is steeply pitched and gabled. A small remnant of earlier brickwork, consisting of badly fired hand-made brick bonded with clay and some lime flecks, survived at the south-east corner of the building. The remainder of the elevation consisted of better quality 18th-century brick bonded with lime mortar, suggesting that the current building is a rebuilding of an earlier structure.

The south and east elevation of the rear extension

Located to the east of the later kitchen block was a further two-storey extension with irregular fenestration of various periods (pl. 5-8). The removal of render revealed that this had been built in three phases. The earliest building phase consisted of badly fired hand-made brick bonded with clay. Although truncated by the later kitchen block to the west, the building was probably designed to be detached from the main range and consisted of a gently sloping roof with gables to the north and south. The slope of the roof is preserved within the masonry of the current building. It is likely that the two small window openings in the south and east elevation are contemporary with this phase, although the existing windows are later replacements. In addition, a blocked opening at the northern end of the east elevation may have provided additional lighting.

Sometime after the eastern side of the building was partially raised by the addition of a stone rubble wall, the roof falling at very shallow angle at this stage. The construction or reconstruction of the kitchen block on the western part of the early building probably provided the context for the insertion of a chimney flue and stack in the east elevation. The range was finally fully storeyed to provide additional accommodation probably sometime in the late 18th or early 19th century and additional windows were inserted on the ground- and first-floor. The range is accessed by a modern doorway in the south elevation. This is shown to be a window on a 1980's sketch by Caroline Obussier.

INTERIOR

The ground-floor (Fig. 16).

The interior of the building has been much altered. These alterations have included the loss of the rear 'servants' stair, early windows and the removal of the internal partitions defining the original rooms, confusing the historic plan of the building. Some traces of the original interior arrangement do remain, however, which has allowed a suggested reconstruction of the original layout and phasing.

The most likely reconstruction of the original plan form of the ground floor of the early house had two large rooms, with a centrally placed main staircase, a rear 'servants' stair and a detached kitchen block at the rear. The principal parlour (pl. 9) at the western end (G03) is entered from the main staircase hall (G02) by a large mid-to-late 19th century arched doorway with wood-and-glass side panels similar to the main door. Contemporary with the timber partition, this replaced the original timber-and-cob partition and doorway. The parlour was originally lit by a long but low opening in the south elevation (pl. 10), accommodating perhaps a wide mullioned window. This was narrowed at first by the addition of a column of brickwork within the western jamb and a large section of brickwork within the eastern jamb to create a central opening for a tall and narrow window, identical perhaps to the mullioned windows with casements in room G05. The window was ultimately removed and the opening blocked to form a large cupboard. A context for this might be the insertion into the western elevation of the large bow window, sometime in the late 18th or early 19th century, with the room henceforth lit through an opening onto the street. A further opening, providing access to the 20th century extension at the front of the main building, was identified in the south elevation.

The parlour contained a large chimneystack in the north elevation. The removal of successive earlier fireplaces, dating to the period between the early 18th and 20th century (pl. 11-12), revealed two decorative painted plaster schemes on the internal faces of the jambs and the rear of the original fireplace opening under an oak lintel with a simple chamfer and moulding. The

later scheme, consisting of simple black-and-white chequerboard (Fig. 17, pl. 13-14), may have been painted over an earlier scheme that was too fragmentary to recover (Torquil McNeilage *pers. comm.*). Although attempts by Ruth and Torquil McNeilage to conserve the painted chequerboard decoration failed due to the inherently fragile nature of the scheme after three centuries of damp and the very close proximity of the later brick blocking, this revealed an earlier floral scheme surviving extensively on the internal faces of the jambs and the rear of the fireplace (Fig. 17, pl. 15-16). Closely associated with sgraffito-decoration, painted plaster decorative schemes are generally thought to be later in date. The decoration on the fireplace jambs and rear fits well into the kind of painted decoration popular at this period. The later chequerboard scheme is a common pattern found at Billany, Dartington and West Moore, South Brent. This was also sometime found in combination with other patterns, including floral ones, as at Middle Moor, Sowton and with stripes, as at 44–6 Magdalen Street, Exeter. This example is likely to belong to the period 1660-1720 with the fourth quarter of the 17th century perhaps being the most likely date for its installation. Freehand decorations are much less common.

The earlier floral design has not been previously identified. Although a tulip and jug are visible on the back of the fireplace it has not been possible to identify the main plant represented on the jambs and rear of the fireplace. The decorative scheme, although painted rather than sgraffito, is in the rarer tradition of non-geometric schemes previously recorded at Middle Moor Farm, Sowton and Gulliford Farm, Lypstone and is therefore likely to belong to the period between 1660 and 1690. The realistic botanical depiction had already been popularised in the early 17th century with the discovery of new plants such as the tulip (Parker 2013). An early 17th century floral painted scheme on panelling was discovered in 1995-6 at No. 18 North Street. Painted freehand both flowers and trees were depicted on the second paint scheme. The floral scheme at No 40 can therefore be seen as a continuation of this earlier tradition.

The arrangement of the staircase hall (G02) and stair is remarkably similar to that recorded in other ‘Dutch’ houses (c.f. Parker – No. 35 The Strand). The stair rises to the north and turns at a half landing or winders, before returning to the south alongside the east wall of the parlour. The details of the balusters and the handrails suggest that this is basically a late 17th-century staircase (Fig. 18, pl. 17), as is evidenced by the infilled banister sockets and peg holes. There is also evidence of extensive carpenter’s marks setting out the position of balusters and the position of the handrail in relation to the newels which haven’t been observed. It appears that the lower part of the stair has been reconfigured, reusing the original elements of the balustrade, but with more treads and risers, to give a shallower ascent than the original. The angle of the original carpenter’s marks on the handrail show that the balusters have been reset at a different angle, and redundant sockets show that the handrails have had to be moved in relation to the newel posts, leaving redundant mortices and pegholes in place. And while the first flight of stairs rises flat against the north wall, unlike the upper sections which are steep, it is unclear if this is due to poor carpentry and a lack of understanding of how this type of stair fits together or a deliberate attempt to fit a reclaimed stair into the available space.

The staircase hall is separated from the adjacent room (G05) by a timber-and-cob partition and accessed through a plain doorway. This large room was lit by two mullioned windows in the south elevation. Although based on the originals both are modern replacements and the room was formerly lit by sash windows in the late 19th century as shown in historic photographs. The original window seats had been bricked-up below both windows.

The room contained a large chimneystack placed centrally in the north elevation. The opening up revealed a succession of earlier fireplaces dating to the period between the early 18th and

20th century (pl. 18-20). Although the extent of the early fireplace was not uncovered three delft floor-tile fragments, dating to the period 1700-1750 were recovered between two phases of fireplace with curved backs suggesting that the backs and sides may originally have been tiled in the Dutch style.

Leading to the rear lobby and staircase hall (G06) was a plain doorway located in a reconstructed section of the partition. This is probably an 18th century insertion made when the wall was rebuilt to create a recess to take a sideboard or china cupboard. The next room contained a second doorway leading out into the yard at the front of the house. Although a relatively modern doorway this retained the original wooden lintel and the opening itself was original, suggesting a second entrance into the main house. This is likely to have provided access to the rear 'servants' stair. Although this stair has been removed, evidence for its position survived in the ceiling. Removal of modern plasterboard revealed a number of modern timbers, suggesting that the stair may have risen against the north wall, turning at a half landing or winder, before returning to the south alongside the eastern gable wall of the house.

Although the few surviving historic features on the ground-floor generally date to the 19th century the remains of late 17th century panelling (pl. 21) was uncovered in an alcove at the back of room G06. This would suggest that the main ground-floor rooms within the main range were formerly panelled. The central portion of the partition between rooms G05 and G06 consisted of the original timber-and-cob, with the alcove formed sometime in the 18th or early 19th century when the central room was converted to a formal dining room.

Access to the central kitchen range was through two plain openings with no door reveals. The northernmost was quite a large opening, formed sometime in the 20th century and supported by a modern steel lintel, while the smaller opening to the south, although not exposed, is likely to be an original opening.

Room G07 was a large square room, formerly subdivided into a series of smaller rooms, with a stair rising in the northeast corner providing access to the rooms above. However, the insertion of a large tank below-ground, covering the entire footprint of the room sometime in the 20th century, meant that all of the original partitions and stair had been removed. This was originally accessed by a stair falling along the eastern elevation of the room before returning west along the north elevation. A second access rose underneath the sash window in the west elevation, although latterly the tank could only be accessed via a small hatch in the floor. The room was lit by two large 19th century sash windows in the west and south elevations and contained a large fireplace in the southeast corner. The remains of a stair were visible in the northeast corner of room G07, rising against the east wall, turning on a half-landing before returning to the south along the east wall of the kitchen block. In the east elevation was a blocked doorway, formerly providing access to the northern portion of room G08, while to the south a simple door opening provided access to the southern half of room G08. Although enlarged to the south in the 20th century when the northern doorway was blocked, this opening is probably original.

Stepping into G08 a modern doorway in the south elevation had been inserted into an earlier window opening in the late 20th century. Lighting was provided by two small windows in the south and east elevations and a large window in the east elevation. It is unclear whether the smaller windows are located within original openings, while the larger window was probably inserted in the late 18th or early 19th century when the rear extension was fully storeyed.

A plain doorway in the north elevation of the room provided access to room G09 via two small steps. This was lit by a small square window in the east elevation. The remains of a small window were visible immediately to the south and this had been blocked immediately prior to the insertion of the former. Excavations within the eastern half of the room exposed the remains of an underground cistern (pl. 22). Fed by a small drain running east-west and originally collecting water from the earlier roofs, the vault of the cistern was constructed entirely of small Dutch brick dating from the late 17th century. Two fragments from a fireplace mantelpiece, dating to the 17th century, had been used to cap the drain. The floor within room G09 consisted of malting kiln floor tiles with distinctive small holes. Although it is clear that the tiles are not *in situ* it is unclear if they originally came from somewhere else on site. Topsham by the late 19th century had over 40 pubs, while private brew houses would have provided beer for home consumption as well as for ships setting sail from the harbour.

Access to the first-floor was via a modern stair in the northwest corner of the room. This replaced an earlier stair located in room G07 and had been inserted following the construction of the large tank underneath the kitchen block.

The first-floor (Fig. 19)

The main stair to the first floor is undoubtedly late 17th-century in origin, though questions remain as to whether it belongs to the primary phase of the house or is a later insertion. The remains of earlier infilled banister sockets and peg holes have been identified, while the bannisters and balusters join awkwardly with the stairs rising above (pl. 24-26). This suggests that the staircase has either been reassembled from earlier fragments or that its present form is due to poor carpentry.

The landing provides access to the two main rooms on this floor, while a large opening immediately in front would have provided access to a small room or closet above the 19th century porch. A small opening provided access to the modern extension (F03).

A simple doorway provided access from F01 to the principal first-floor room on the western side of the stair hall. This had been much altered and the removal of some areas of wall plaster revealed that the parlour was originally lit, as was indeed the case on the ground-floor, by a long but low opening in the south elevation (pl. 27-28). As on the floor below this opening this may have accommodated a large mullioned window. The opening was then narrowed by the addition of a column of brickwork within the western jamb and a large section of brickwork within the eastern jamb. This created a central opening for a tall and narrow window and aligned with the opening on the ground-floor. The change in fenestration is likely to coincide with the insertion of tall casemented windows in the eastern side of the main elevation in the late 17th or early 18th century. The window remained in use, although it seems to have been replaced with a sash sometime in the 18th or 19th century, and was not finally infilled until the 20th century, when the modern two-storey extension was built between the porch and the western boundary wall. The main lighting was provided by the late 18th or early 19th century bow window in the west elevation. A semi-circular-headed alcove in the north elevation probably dates to the 19th century.

A modern fireplace (pl. 30) constructed of Dutch brick and with a fire hearth surround containing 19 delft tiles was centrally located in the north elevation. Identical to the two modern fireplaces on the ground-floor (G03 and G06) these are all modern interpretations on the 'Dutch' heritage of the properties in The Strand. The delft tiles are unlikely to have originated in the house (John Allan *pers. comm.*). The removal of the modern aperture and partial removal

of wall plaster revealed an earlier, heavily disturbed, 19th century fireplace. It is unclear however due to the limited nature of the opening-up whether the room was originally heated. Finally, the opening-up revealed extensive modern work inserted into the eastern side of the fireplace. This relates to an episode of re-building of the chimney flue which because of poor quality brick used in its construction must have become unstable after many years of use.

The staircase hall is separated from the adjacent room (F04) by a timber-and-cob partition and accessed through a relatively plain late 18th century doorway (pl. 31). A large room this was lit by two windows with casements in the south elevation (pl. 32). Both would originally have had window seats underneath, although these were blocked sometime in the late 18th or early 19th century. The room would originally have contained a large fireplace placed centrally in the north elevation. However, this was not exposed by the works.

Leading to the rear staircase hall (F05) was a plain 19th-century doorway located in the original timber-and-cob partition (pl. 32). This was a plain room, lit by a late 18th-or early 19th-century sash window in the south elevation. Removal of the modern floor revealed the position of the rear stair (pl. 33). This had been infilled using joists of smaller scantling and modern plasterboard underneath and showed that the stair rose against the west wall before turning and returning against the east wall.

Two openings in the east elevation provided access to the upper floor of the kitchen block range. The northernmost opening was a plain plastered opening with no door reveal detail and had been created sometime in the 20th century. This provided access to a large unheated room at the rear of the kitchen block (F12). This room appears to have been unlit until the insertion of a skylight in the late 20th century, and may have served as a storeroom.

The southernmost opening, formed of mid-to-late 19th-century brick, gave access to a small corridor (F06), part of a larger room which had been subdivided. Formerly a large heated room at the front of the kitchen block this had been partitioned in the 20th century to convert it into a corridor (F06) and two small rooms (F07 and F08). These were lit by large 19th century sash windows in the west and south elevations. The corridor led to a small landing (F09) which provided access to two additional rooms (F10 and F11) in the rear extension. The small landing was also accessed by a modern stair from the ground-floor of the rear extension (pl. 34). Formerly rising from the kitchen block (G07) the location of the stair had been moved to room G09 following the insertion of the large underground tank in the kitchen block. The two unheated bedrooms (F10 and F11) at the rear were lit by two windows in the south elevation, including a 19th-century sash, and a 19th-century sash window in the east elevation respectively.

The attic storey (Fig. 20)

The large attic rooms are reached by the main stair, which terminates at a plain square newel post and two horizontal rails without balusters, this change of character probably reflects the lower status of the attic rooms, which are likely to have been reserved for servants, children, or storage. The small landing is lit by a single dormer window with casements and gives onto two large rooms to either side. There appear to be no fireplaces in the south side of the chimney stacks and the rooms may have been unheated. The western room is lit by a single 19th century sash window in the west elevation and a single dormer with casements in the south elevation.

There are few other surviving historic features on this floor. It is highly likely that there were formerly other partitions, now removed, dividing the eastern half of the attic space into separate rooms. In addition, no trace now remains of the small service stair at the eastern end of the

attic. This was probably lit by a small window in the eastern gable. Part of the southern opening survived although this had been reduced in size by the 18th century. The current window is 20th century in date. The large eastern room is lit by a further two dormer windows with casements located in the south elevation.

The roof (Fig. 20)

A large part of the roof over the main range was rebuilt in the 19th or 20th century and is now supported by plain common rafter trusses. All 10 of the original main trusses of the primary roof survive, forming 11 bays covering the main house. The best surviving sections of this primary roof are over the western room and landing (Fig. 14). The roof is supported by massive 'A'-Frame trusses, formed by pairs of principal rafters linked by collar beams which are applied to the faces of the principal rafters and secured with several large wooden pegs. 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 construction of the apex and the arrangement of the purlins was not visible. It is also unclear if the dormer windows are contemporary with the main phase of the roof. Identical to the roof described by R.W. Parker at No. 35 the character of the roof construction suggests a date in the late 17th- or early 18th-century.

The roof over the kitchen block and the rear extension presents a relatively uniform appearance, being double hipped with a central valley. The roof over the kitchen block consisted originally of a double pile gabled roof, consisting of a common rafter roof built off a wall plate. These are supported by two 'A'-Frame trusses with pegged halved-jointed apices. There is a single purlin on each side and these are simply nailed to the principal rafters. When the rear extension was fully storeyed, sometime in the late 18th or early 19th century, the roof construction was simply extended over the new rooms. The new roof typically includes at the corners small tie pieces supporting small, diagonal beams. These support hip rafters, with jack rafters nailed onto these

5.3 External excavations

A watching brief was maintained during all trenching on site. This included the excavation of French drains around the east and south side of the rear building, general service trench runs and ground reduction within the lower garden and a small area of terracing at the front of the upper garden.

The service trench runs and ground reductions within the lower garden failed to reveal any archaeologically significant deposits. The works were shallow and excavated through largely indistinct, indeterminate alluvial deposits.

A reduction in ground level at the rear of the development was also monitored. This exposed the remains of a heavily reworked topsoil up to 0.9m in depth in places directly above a mid-reddish brown colluvial subsoil. Although the latter was archaeologically sterile, the remains of a nearly complete flask from northern France and dating to the late 16th – mid 17th century (pl. 38-40), as well as three nearly complete type 8-10 English green bottle glass bottles dating to 1685-1730 (pl. 37) were recovered from the lower levels of the overlying topsoil. In addition, a single sherd of 16th to early 17th century Somerset redware and three sherds of Westerwald pottery dating to between 1700 and 1730 were also recovered from this deposit.

The recovery of a nearly complete late 16th or early 17th century imported wine bottle is significant. This would have been a high-status item of tableware and due to its fragility unlikely to have been used in the house for very long (John Allan *pers. comm.*), nor indeed

travelled very far before finding its way into the ground relatively undamaged. This would suggest that there is occupation of the site, involving high-status imported dinner wares, sometime between the late 16th or early 17th century.

6. DISCUSSION

Phase I The primary building *mid -17th century?*

Although the house has been substantially rebuilt it is certain that in its original form, the house had a simple two-room plan with thick walls of badly fired hand-made brick on all sides. The main stair was located between the front and middle room, while a second 'servants' stair rose at the east end of the house. The arrangement of the rooms and stairs was mirrored on the first-floor and provided access to the servant's accommodation within the attic. Thus, the nucleus of the house appears broadly similar to Nos. 25 and 35.

Heating was by large fireplaces on the ground-floor, while the upper floors remained unheated until the 18th century. An interesting feature of the building are the early window openings, preserved within the historic fabric at the west end of the south elevation. These were originally much longer than they were high. The ceilings of the rooms were also unusually low, and seem more characteristic of a vernacular rather than a prestigious merchant's house of the period. These rather archaic features, taken in conjunction with the nearly complete early 17th century glass bottle discovered during excavations in the gardens, may suggest an earlier post-medieval, perhaps mid-17th century, date for the house, rather than the later 17th-century date usually assigned to these properties. In addition, the presence of a painted floral scheme within the front parlour fireplace, in the tradition of the early 17th century painted floral scheme from No 18 North Street, would also tend to suggest an earlier date for the property. Although it seems unarguable that the 'Dutch' houses of the Strand are indeed a speculative development of the 17th century, it is now suggested that this may have been an earlier development than has been previously assumed. The considerable variation in the plan and detail of the houses may be interpreted not as the fitting out of the houses to different standards at the time of their construction, but rather as the result of late 17th- and early 18th-century alterations to an earlier row of more modest buildings, with a more vernacular character, which had risen in social status due to their convenient location at the waterside.

The yard along the south side of the building was accessed from the street through a large gateway, flanked by large piers topped with ball finials. This would have additionally provided access to lost outbuildings located against the southern boundary wall.

Separated from the main range was a relatively large single storey block with a gabled roof. A small window in the upper gable seems to have provided the only light. This building is likely to have served as a detached kitchen block. Exposed in the northeast corner of the range were the remains of a small cistern, built of Dutch brick, and served by a covered drain catching rain water from the kitchen roof. It remains unclear whether the water would have been provided as stores for sea-going ships, drinking water for the house or perhaps water for brewing beer.

Phase II Remodelling *late 17th century*

Throughout this period small alterations took place in the main house. There is some evidence that the south and east elevation of the detached kitchen range was raised at this time. Additional lighting was provided by a small window in the east elevation, although the kitchens remained a dark and dirty place.

Internally the ground-floor fireplace at the front of the house displays fragmentary remains of two painted fireplace decorations typical of the period 1660-1690, clearly showing the high status of the house at this period. There is also some evidence of the insertion of late 17th-century panelling, though the rooms remained uncharacteristically low for the period and, unlike other houses in the Strand, there is no evidence of elaborate plaster decorations to the ceilings. There is some evidence to show that the main stair had also been altered in the late 17th century. Although stylistically dating to this period, the carpentry joining the stair is very poor and the setting out, identified by the carpenter's marks, has not been adhered to. It remains unclear whether this is due to poor carpentry and a lack of understanding of how this type of stair fits together or a deliberate attempt to fit a reclaimed stair into a space it was not originally designed for. On balance, it is considered likely that the alterations to the stair were undertaken to improve the staircase by reducing its steepness and creating a shallower going between the more important rooms on the ground and first floors. The upper section of the stairs, between the first and second floors, being of lesser importance, was left unaltered at this date. The naiveties evident in this section of the stair may be perhaps assigned to the carpenter's unfamiliarity with this type of framed stair rather than reuse of the stair from another location.

Phase III Remodelling and additions *early 18th century*

In the early 18th century the house was extensively remodelled. Evidence from the ground- and first-floor suggests that the south elevation facing the yard was partially demolished or altered at this time to create a more symmetrical façade on the line of the existing wall, with regularly spaced windows. The surviving mullioned windows on the first-floor, although lacking transoms, are typical of the late 17th or early 18th century. Internally the fireplaces on the ground-floor were both provided with curved backs. Evidence retrieved during opening-up in the central room suggests that the fireplace may have been decorated with delft tiles.

In addition, the kitchen range at the rear was partially demolished at this time and a new cross-wing range started. Only a small area survives today and it is unclear therefore to what extent this was completed before being largely rebuilt during the 18th century.

Phase IV Remodelling and additions *18th century*

The two-storey side-wing was either largely rebuilt or finally completed during this period. This contained a kitchen on the ground-floor and provided further staff accommodation and storage space on the first-floor. 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 or other staff assisting with the owner's business or trade, such as clerks, Stevedores, or apprentices. Access to the upper floor was provided by a separate staircase at the rear of the kitchen block. Two doorways in the new east wall of the kitchen block provided access to the rear range.

With the creation of a new kitchen block the rear range was adapted and a chimney inserted into the east elevation, projecting a short distance beyond the line of the roof. It is unclear what function the rear range fulfilled at this time.

Finally, the fireplaces in both the front and rear room on the ground-floor had new curved jambs and backs inserted in the Dutch style at this time, while the rooms on the first-floor remained unheated throughout this period.

Phase V Remodelling *late 18th – early 19th century*

The house was greatly altered in the late 18th or early 19th century. Evidence from the ground and first-floor rooms at the west end suggests that the construction of the bow window into the west elevation fronting onto the street was undertaken at this time.

The inner room of the main range had probably already become a formal dining room by this period, and a large cupboard was built by adapting the east elevation of the room. By the 18th 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 tableware spoke volumes about the host's standing in society and many dining rooms at this period incorporated a niche or alcove to house a large sideboard for the display of plate and ornaments.

In addition, the openings of the fireplaces in both the front and rear room on the ground-floor of the main range were substantially reduced in size. This would suggest that both were fitted with cast-iron fireplaces and grates during this period.

The main change however was the insertion of a second floor in the rear building. This was achieved by raising the brick and later stone rubble wall, allowing for the insertion of a series of large, equally sized, first-floor rooms. The roof structure was entirely renewed at this period, and tied into the existing roof over the cross-wing to form a relatively uniform roof arrangement. A simple winder stair in the north-eastern corner of the cross-wing provided the access to the new rooms, necessitating the partial demolition of the formerly brick eastern first-floor wall and its replacement with a new timber partitions. On the ground-floor additional windows were inserted into the west and south elevations of the cross-wing.

The creation of extensive new servant's quarters accessed from the cross-wing might provide a context for the removal of the rear stair at the eastern end of the house. It is interesting that a larger window opening was formed at this time, presumably to provide light for the new room created out of the first-floor landing of the rear 'servants' stair of the main range.

Phase VI Later alterations *19th century*

Throughout the late 19th century small changes continued to be made to the property. A two-storey porch was added to the main elevation, providing a new entrance to the house and a room above, while access into the house was through an enlarged new doorway. Immediately within the entrance lobby the partition with the front room was rebuilt at the same time and a new broader curved entrance provided.

The small outshut at the western end of the south elevation of the main range was probably added at this time. This allowed the former ground-floor window to be blocked and converted to a cupboard, with lighting solely provided by the large bow window in the western gable.

The outbuildings shown on the later 19th century mapping was probably already there by the beginning of the century. The large western block probably served as the stables and perhaps coach house, while the smaller building to the east was a pump house. The excavations in the garden have shown that this was connected via a cast-iron pipe to a small well in the lower garden. This would probably have provided all the water needs of the house at the time.

Phase VII Later alterations *modern*

The 20th century is characterised by a renewed subdivision of the larger rooms into smaller units, while a number of fireplaces are replaced with 20th-century surrounds. The southern room on the first-floor of the cross-wing was reduced in size to provide a bathroom and toilet, while the ground-floor room in the rear extension was also sub-divided at this time. Following the construction of a large tank underneath the ground-floor of the cross-wing, the northern doorway into the rear range was blocked, while the stair was moved and new access provided from the opposite side.

A small two-storey extension was added to the south elevation of the main range at some time in the 20th century. This encompassed part of the earlier porch and required the blocking of the first-floor window in the front room. At the same time, large scale work was undertaken to the west elevation and Dutch gable, including the insertion of steel supports, in an attempt presumably to stabilise the collapsing bow window.

7. CONCLUSION

No 40 The Strand is an important, if unconventional, historic house lying on the east side of a number of historic wharfs and quays on the Strand. The large size and architectural features of the property reflect a large and prosperous mercantile establishment in the 17th to the 18th centuries, and subsequent decline, partial demolition and rebuilding, followed by subdivision during the later 18th and 19th centuries.

Evidence from the building recording and, in particular, the excavations within the higher garden, suggest perhaps an earlier date for the house than has generally been postulated for similar buildings on The Strand.

The house was probably first constructed in the mid-17th century in the period following the upheaval of the Civil Wars and the Irish and Scottish wars in the 1640s and early 1650s, most likely after the restoration of Charles II to the throne in 1660. During this period, there appears to have been a large scale economic upturn, as indicated elsewhere in the south west by the large scale development and expansion of quays and merchants' establishments around Plymouth's Sutton Harbour for example, and perhaps reflected in Topsham by a similar expansion down The Strand. The main building is of a relatively conventional plan identical to similar properties along The Strand. It originally had two large rooms on the ground-floor, separated by a staircase hall. A second staircase at the rear of the main range probably served as the servant's stair. In addition, the rooms at the front of the house were lit by large but low windows, perhaps more reminiscent of the late 16th or early 17th centuries. Interestingly the house originally had a separate single storey block at the east end, perhaps serving as a detached kitchen.

By the late 17th century No 40 The Strand had become a building of some pretension, as is attested by the presence of two elaborate painted plaster fireplace decorations, which must have been a showpiece in the main front room. The rear kitchen was heightened at this time, the pitch of the roof being nearly level, perhaps to provide more spacious facilities. Other properties along The Strand show a similar history of ambitious alterations and additions due to Topsham's flourishing trade at this period

By the beginning of the 18th century much of the original building was altered and rebuilt. The south elevation was provided with a new symmetrical façade. The space between the building

and the detached kitchen block at the rear was infilled to provide enlarged kitchen facilities. The central kitchen wing was either completed or rebuilt in the 18th century with additional servant's accommodation provided on the upper floor. The rear range was provided with a new chimney at this time, suggesting continued activity, perhaps brewing, within the rear of the house.

Further alterations to the house were carried out in the late 18th or early 19th century, at which time the building appears to have been in decline. Perhaps due to the changing mercantile fortunes of Topsham and Exeter, with the closure of continental export markets during the Napoleonic wars, the use of the building seems to have changed and the surviving house was largely rented out to private occupants.

The ground- and first-floor rooms at the western end of the house, fronting onto The Strand, were provided with a large bow window, while additional accommodation was provided by the addition of a first-floor above the rear range. Despite many later alterations, the building remains substantially as it was at this time.

During the late 19th and 20th century the interior of the house was substantially altered and it is probably at this time that a two-storey porch was added to the main elevation. The outbuildings were demolished in two phases between 1905 and 1955.

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 1314, 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 (oakforda1-294057).

ACKNOWLEDGMENTS

This project was commissioned by Charles and Susan Watson and administered for the client by Louise Crossman (Louise Crossman Architects), Adam Kent (Louise Crossman Architects) and Chris Kingston (Raleigh Property). It was monitored for Exeter City Council by the PPMH Andy Pye. The building recording and monitoring and recording were carried out by R. W. Parker and M. Steinmetzer. The drawings for this report were prepared by M. Steinmetzer.

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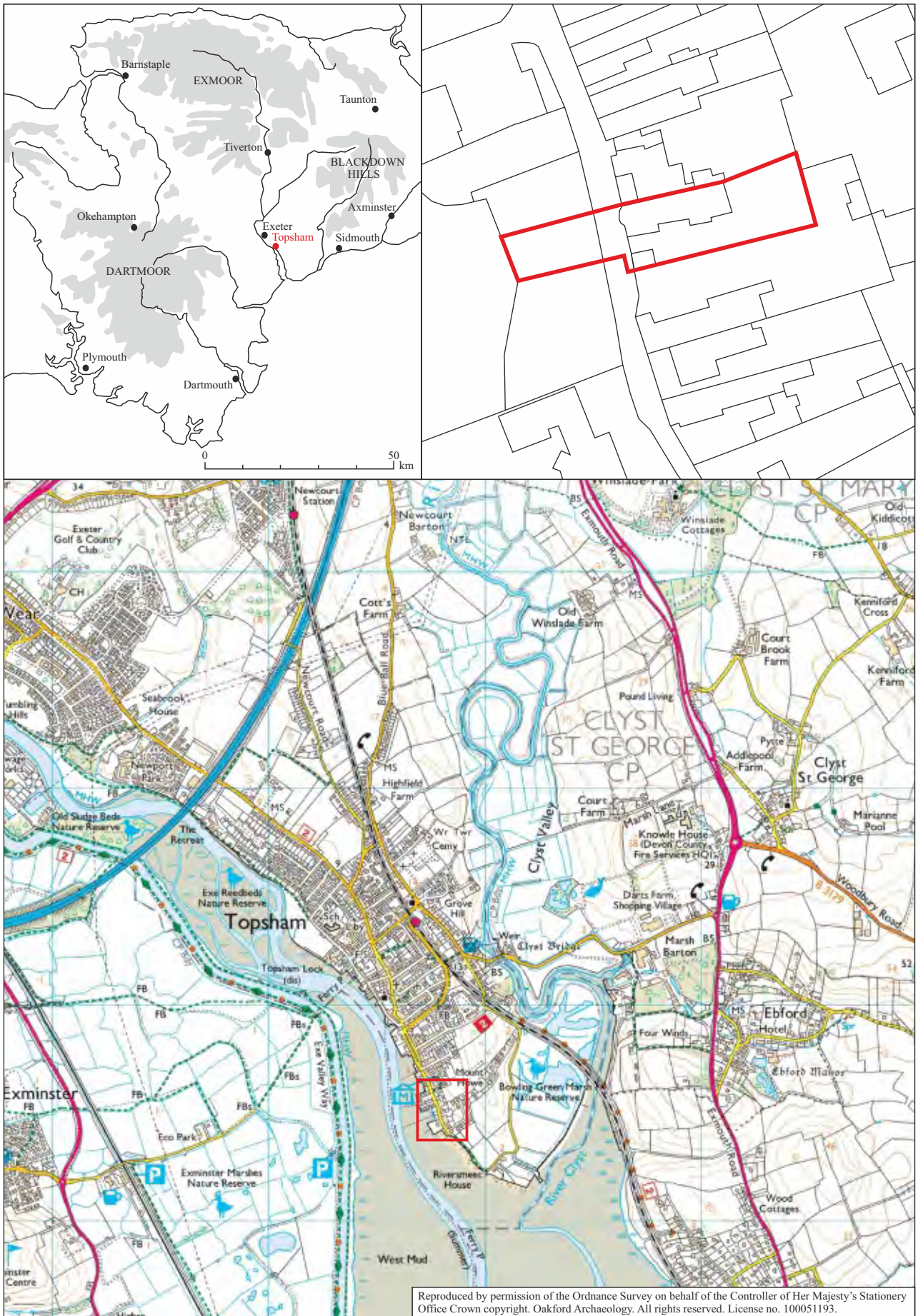


Fig. 1 Location of site.

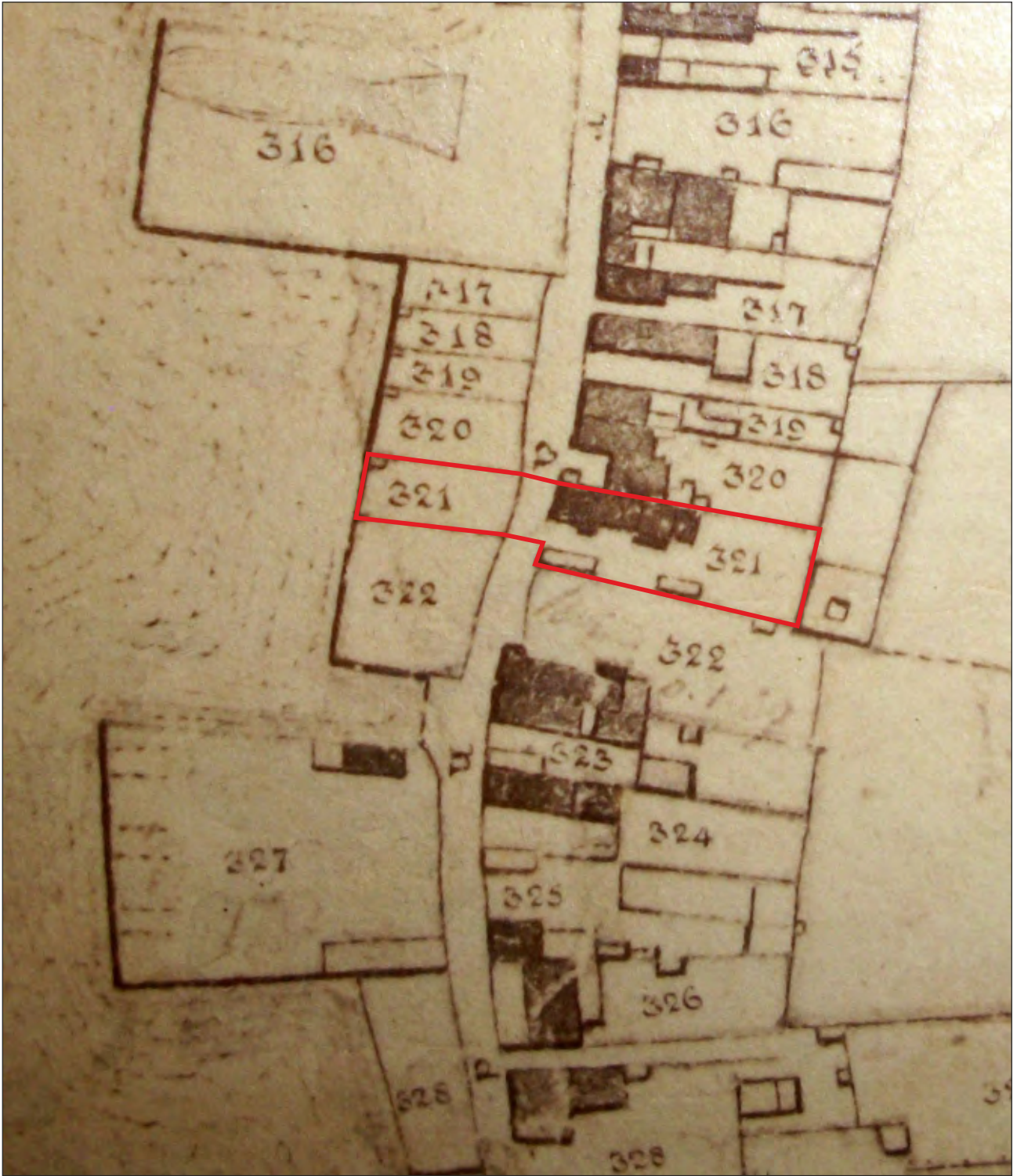


Fig. 2 Detail from Henry Troake's 1836 map of Topsham.

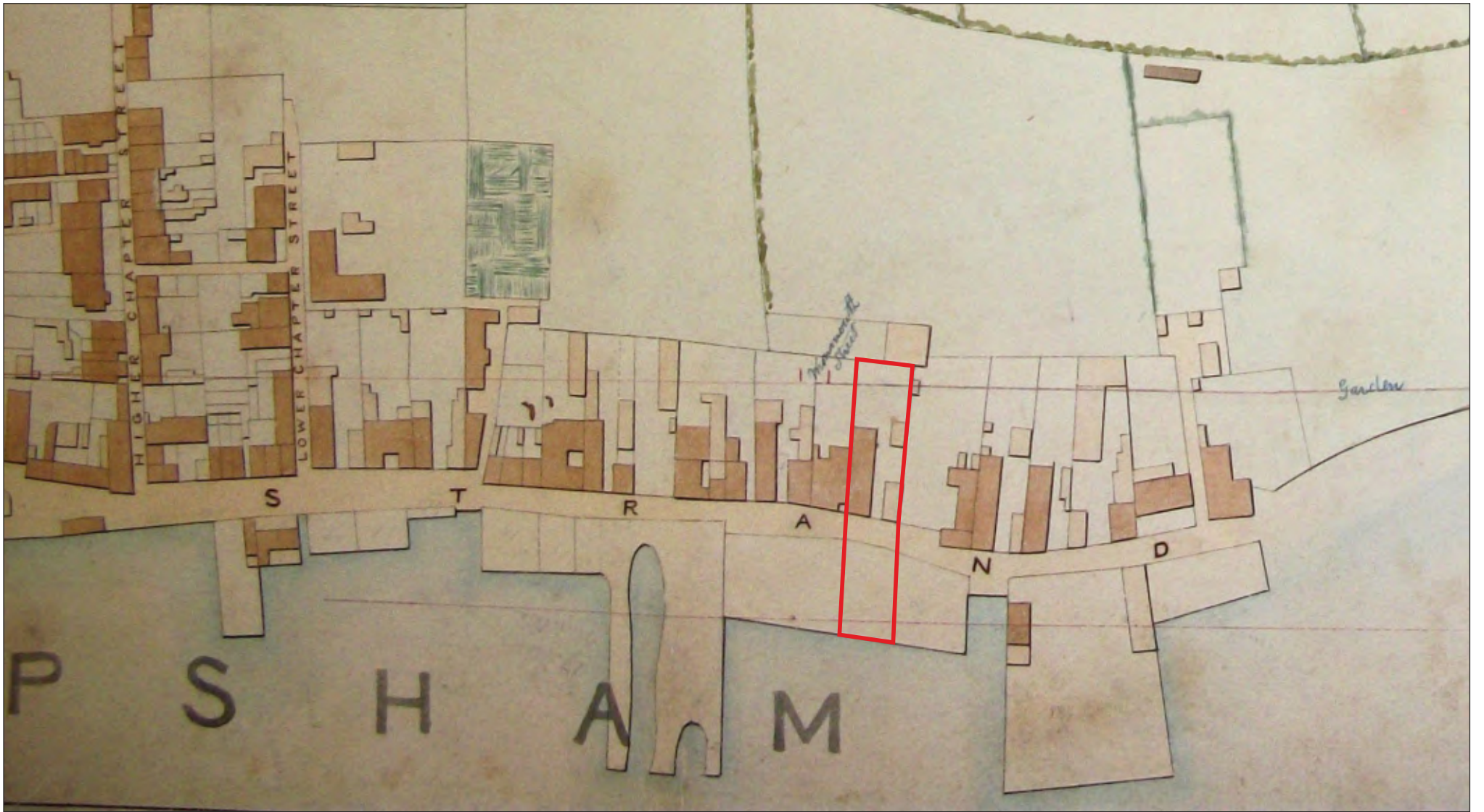


Fig. 3 Detail from the 1840 map of the Strand.

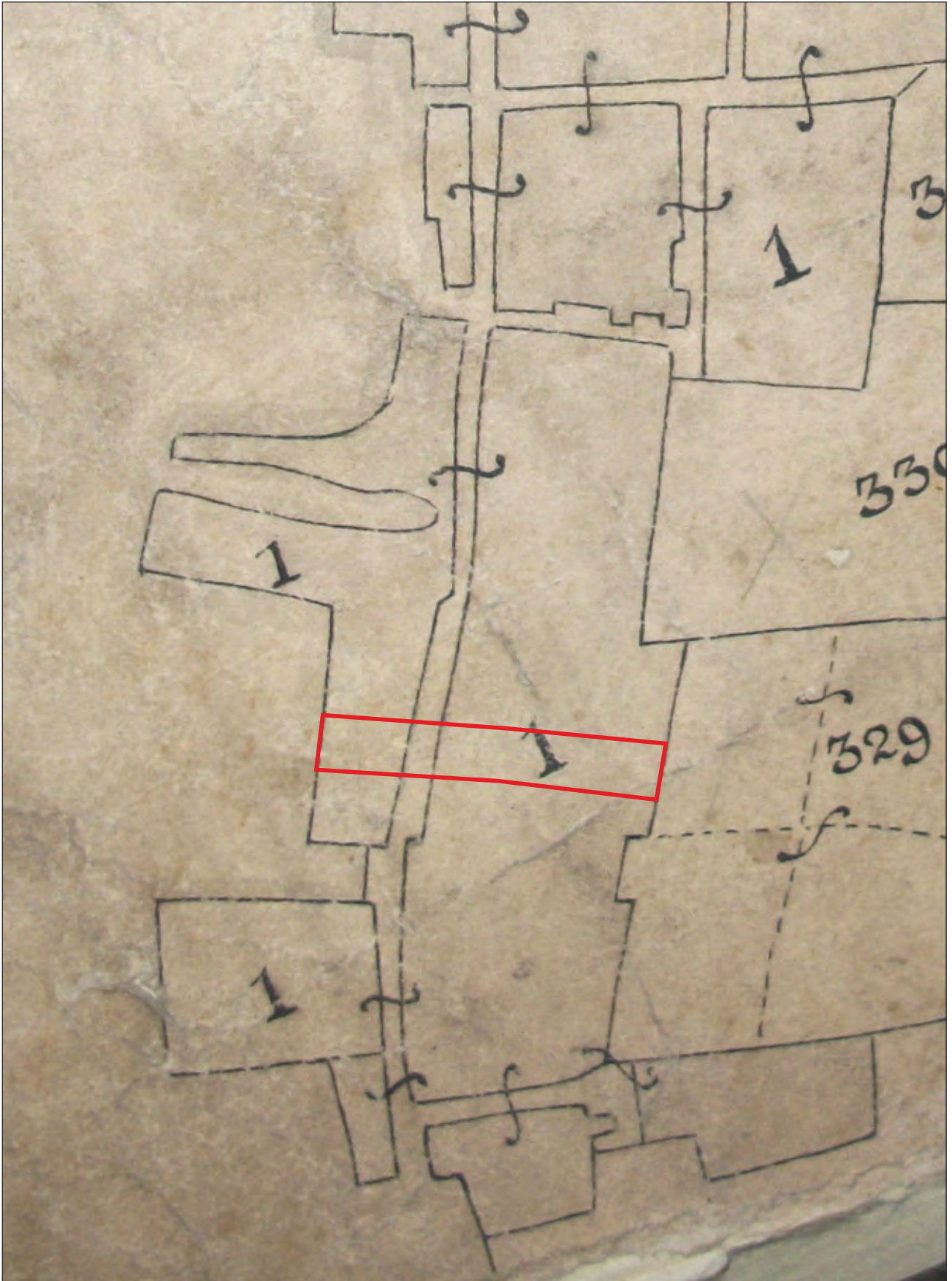


Fig. 4 Detail from the 1843 Topsham tithe map.

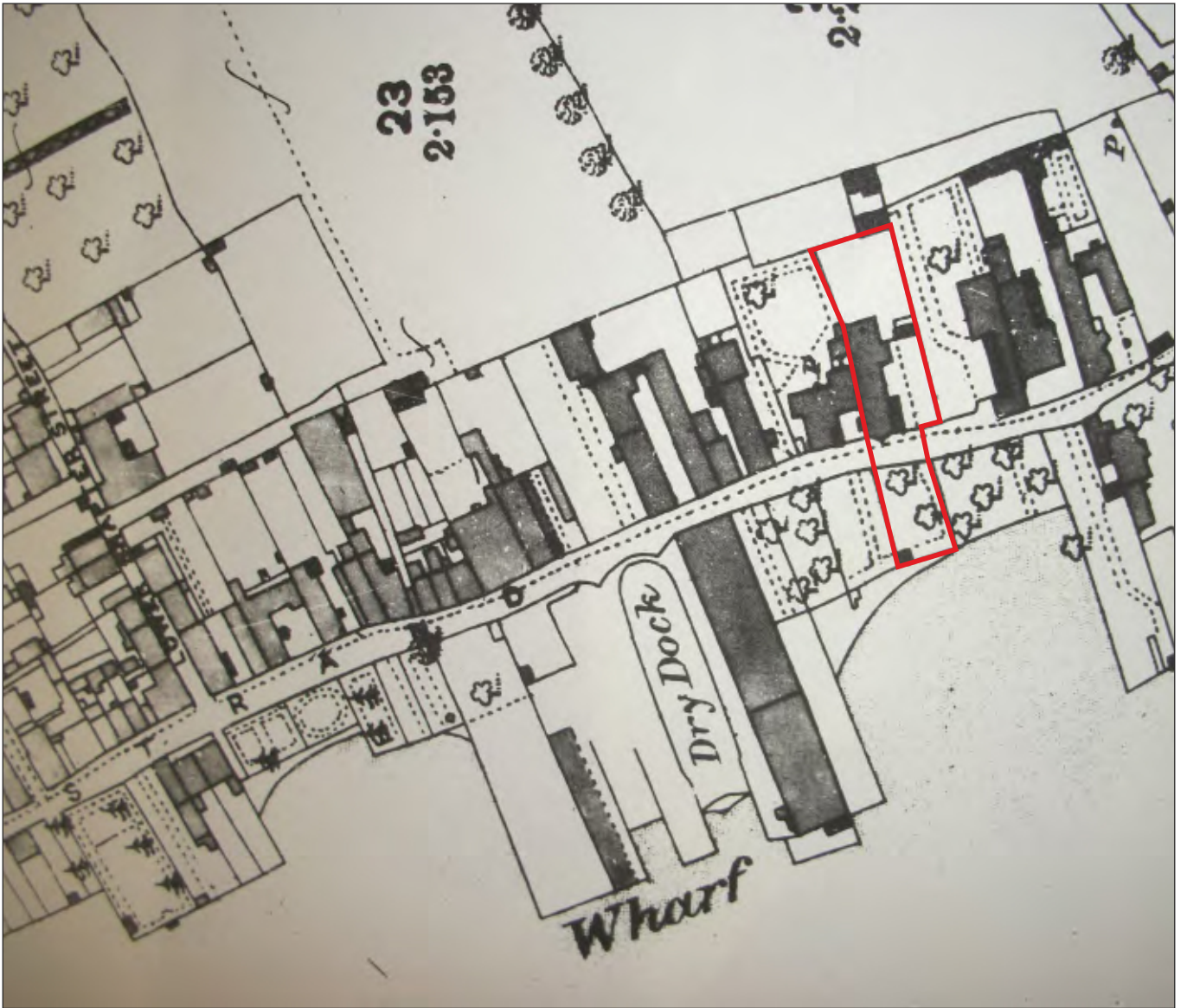


Fig. 5 Detail from the 1st edition 1890 Ordnance Survey Map Devonshire Sheet CXXXIV.4.



Fig. 6 The Dutch House c. 1887-8. Looking north.



Fig. 7 The Dutch House c. 1887-8. Looking east.



Fig. 8 The Dutch House c. 1887-8 lower garden with Elizabeth Spencer (left), the Revd. Albert Spencer (middle) and Mary Clark (right). Looking southwest.



Fig. 9 The Dutch House c. 1887-8, lower garden. Looking northeast.

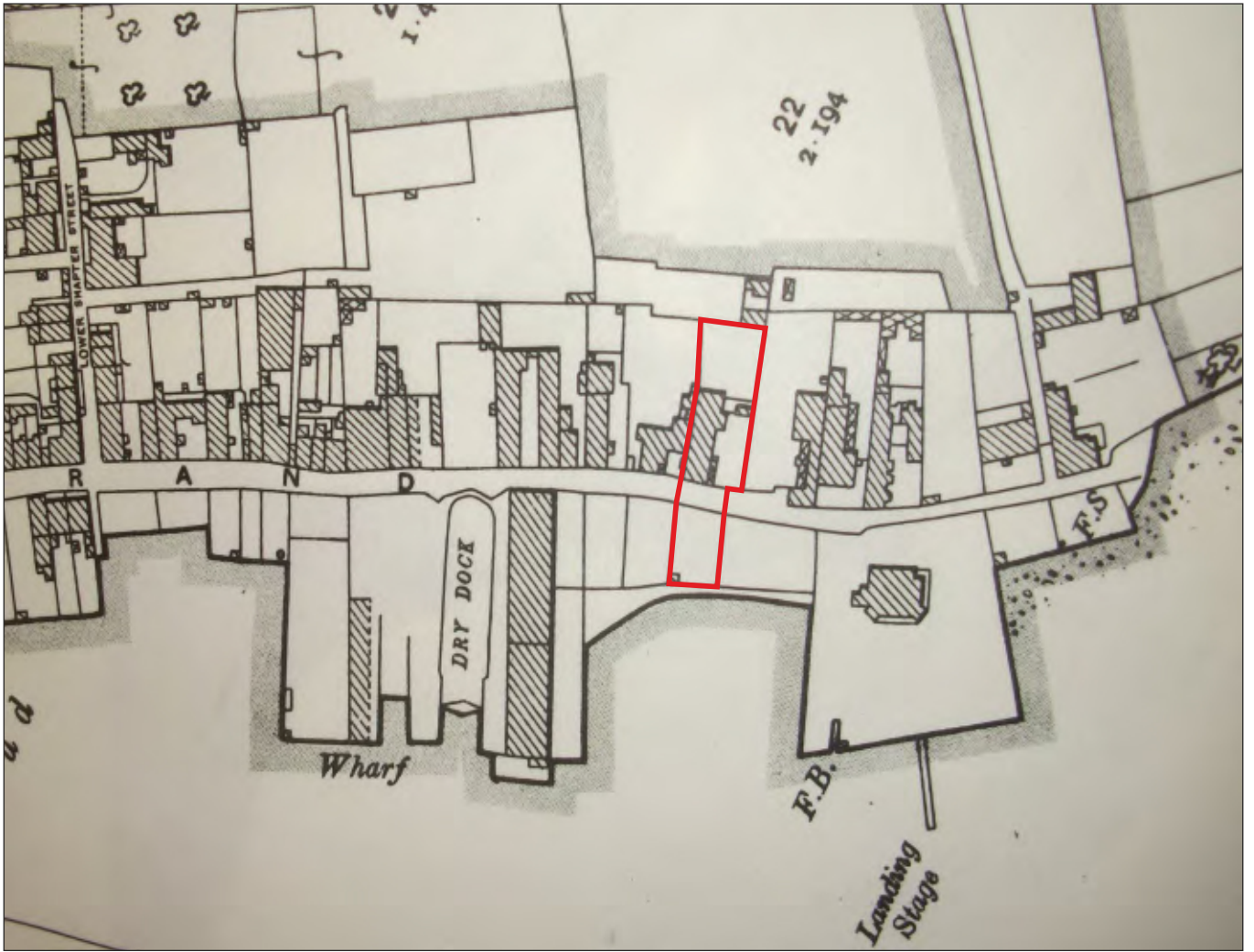


Fig. 10 Detail from the 2nd edition 1905 Ordnance Survey map Devonshire Sheet LXXXX.4.



Fig. 11 The Dutch House c. 1929. Looking east.



Fig. 12 Detail from the 1955 Ordnance Survey map.

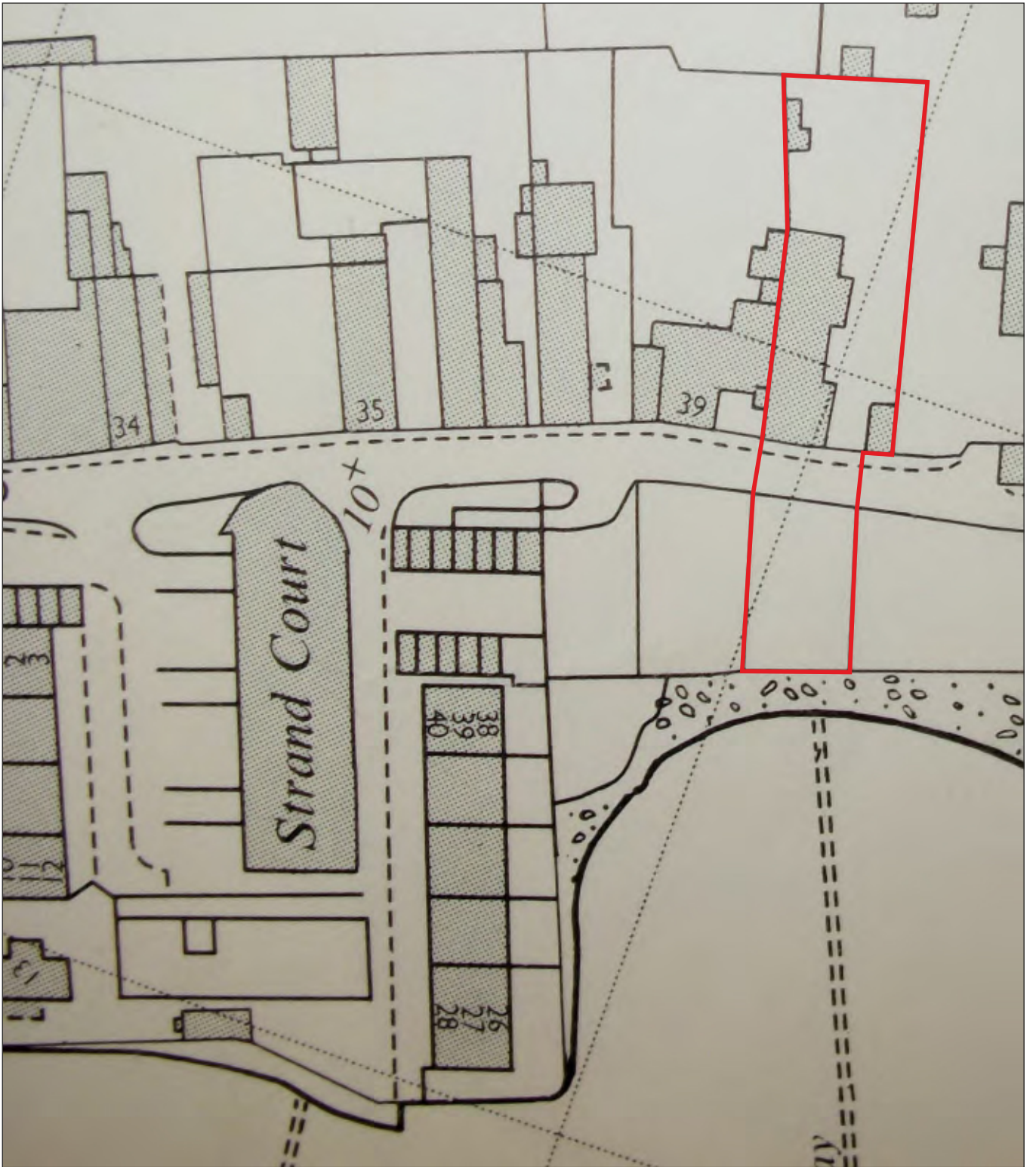


Fig. 13 Detail from the 1968 Ordnance Survey map.

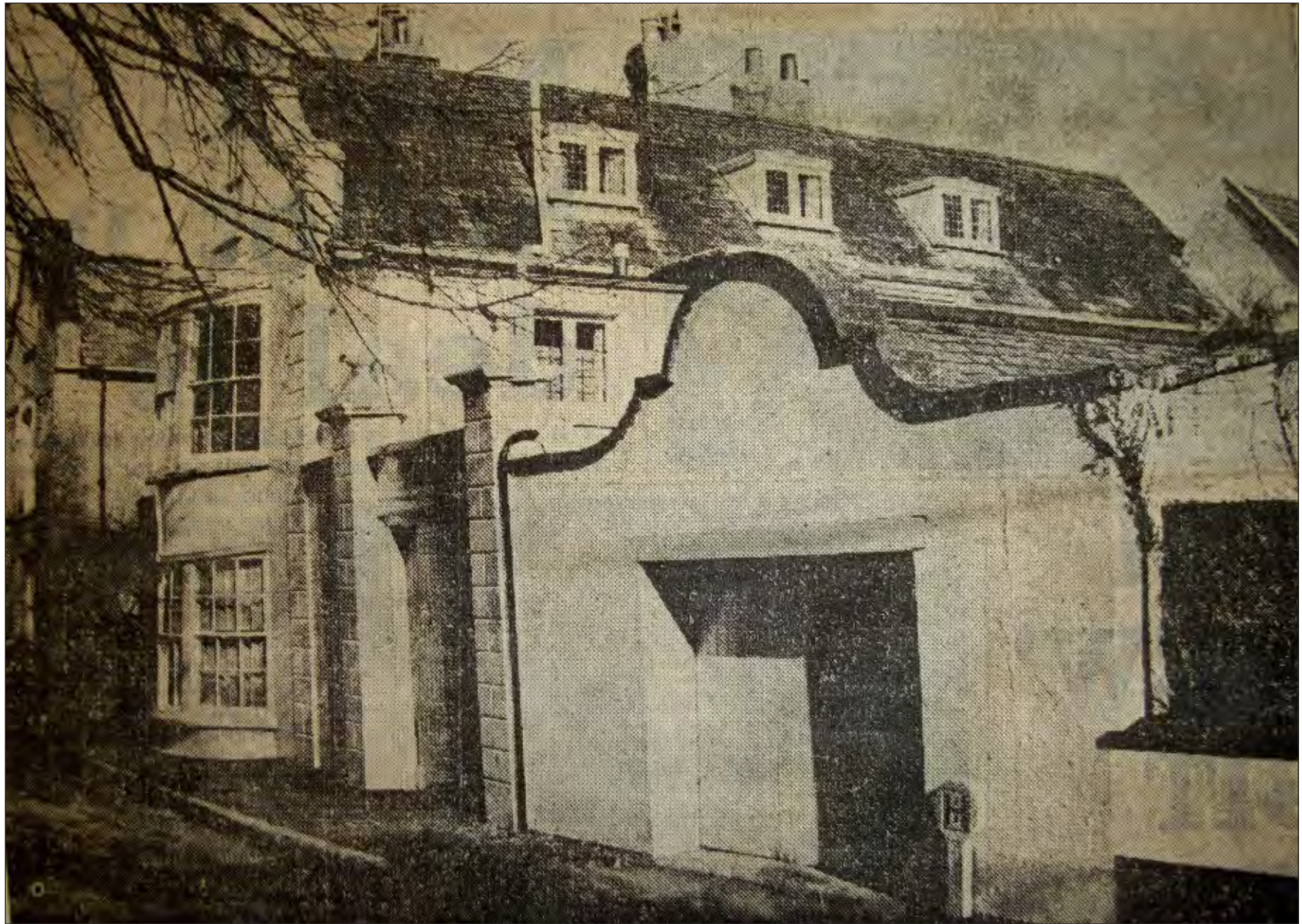


Fig. 14 The Dutch House, Express and Echo 1970.



Fig. 15 South (top) and east (bottom) elevations showing location of observations during renovation work and suggested phases of development.





Fig. 16 Plan of ground floor showing location of observations during renovation work and suggested phases of development.

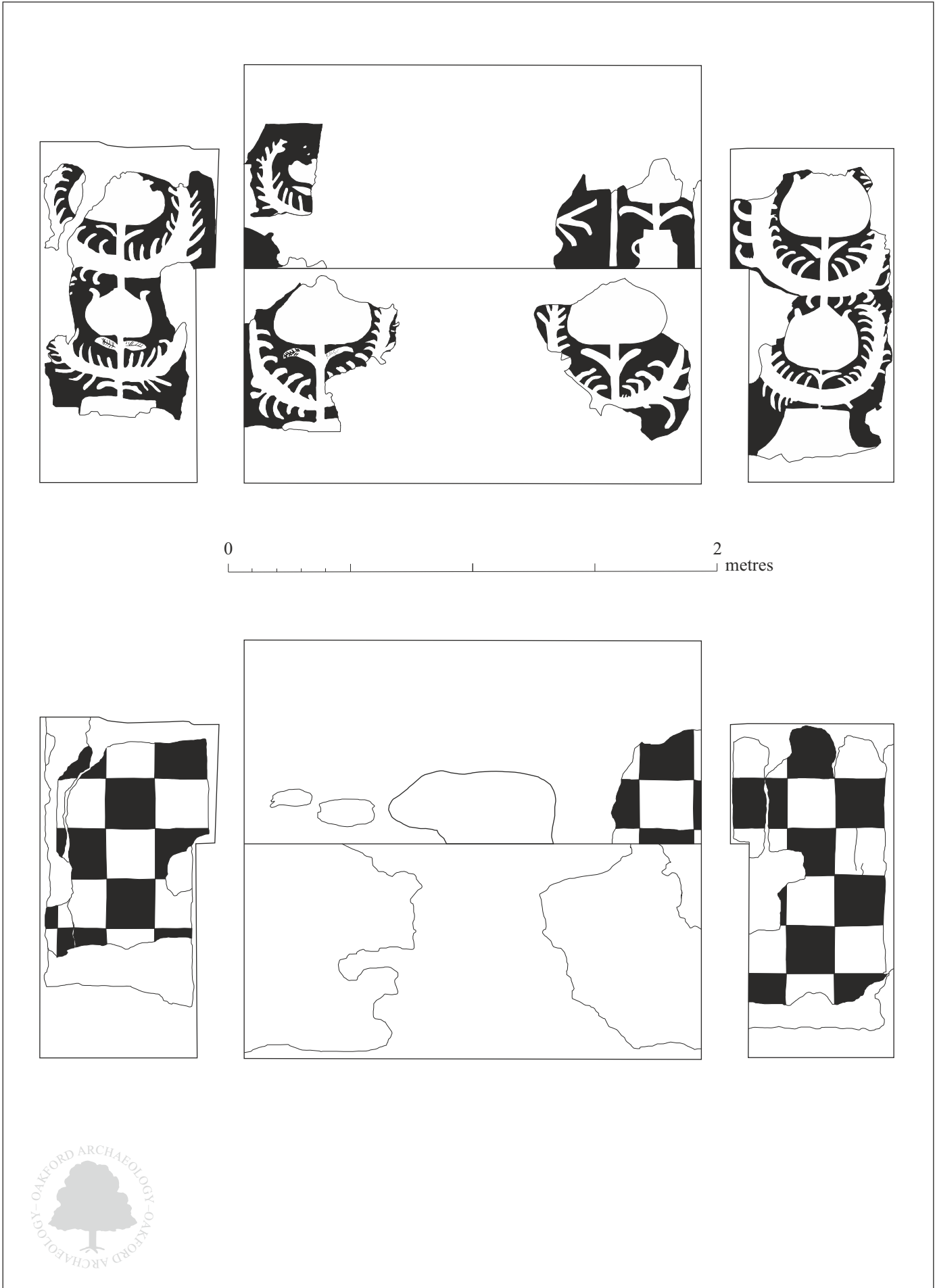


Fig. 17 Ground-floor Room G03, painted plaster decorated fireplace with floral design (top) and plain black-and-white chequerboard decoration (below).



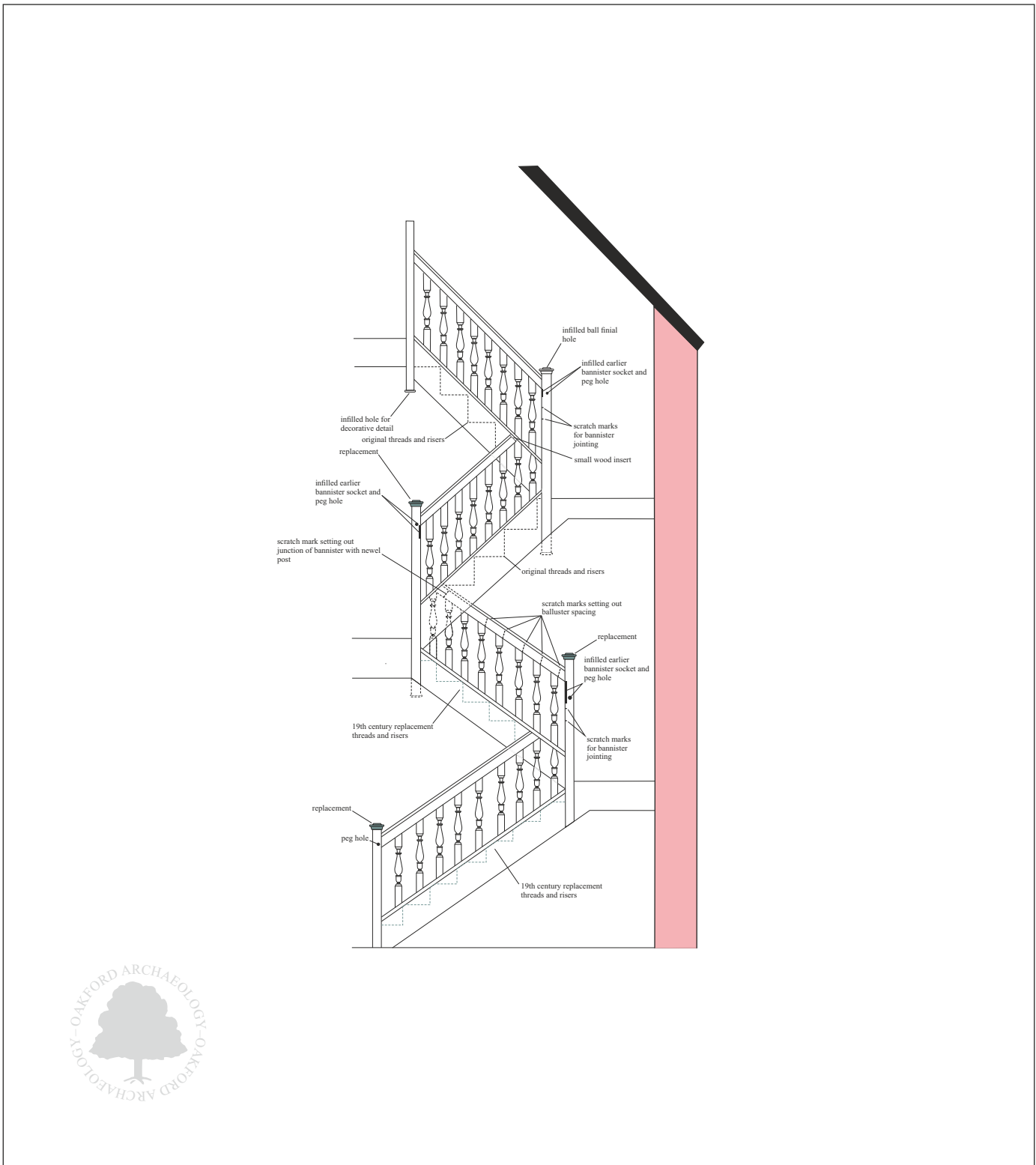


Fig. 18 Elevation of main staircase showing location of observations.



- primary fabric mid-C17th (brick)
- secondary fabric late C17th
- early C18th
- C18th
- C18/19th
- early C19th
- footprint of early building
- footprint of early C19 building
- mid-late C19th
- early C20th
- Modern

0 5 metres



Fig. 19 Plan of first floor showing location of observations during renovation work and suggested phases of development.



Fig. 20 Plan of the attic storey showing location of observations during renovation work and suggested phases of development.



Pl. 1 Side view of No 40 The Strand showing 'Dutch' gable and gateway piers. Looking northeast.



Pl. 2 General view of the street frontage showing late Georgian bow window and 19th century window above. Looking southeast.



Pl. 3 General view of main house showing early 18th century alterations to the window openings. 2m scale. Looking northwest.



Pl. 4 General view of Kitchen block showing 18th and 19th century alterations to the window openings. Looking northeast.



Pl. 5 General view of Kitchen block and rear building. Looking northwest.



Pl. 6 General view of rear building after removal of render showing early sloping roof line and 18th-20th century alterations to the window openings and doorways. 2m scale. Looking north.



Pl. 7 General view of rear building showing successive raising of rear elevation, the remains of a chimney stack and 18th and 19th century alterations to the window openings. 2m scale. Looking northwest.



Pl. 8 General view of rear building showing successive raising of rear elevation, the remains of a chimney stack and 18th and 19th century alterations to the window openings. 2m scale. Looking northwest.



Pl. 9 General view of ground-floor room G03 showing remains of altered window opening (left), late Georgian bow window (center) and original fireplace (right). Looking west.



Plate 10

General view of south elevation ground-floor room G03 showing early window arrangement with early 18th century alteration of the original opening and late 18th or early 19th century conversion to cupboard. 2m scale. Looking southwest.



Pl. 11 General view of 19th century fireplace remains. 1m scale. Looking northwest.



Pl. 12 General view of late 17th or early 18th century 'Dutch' style fireplace with curved sides and back. 1m scale. Looking northwest.



Pl. 13 Close-up of western jamb of fireplace showing black-and-white chequerboard painted plaster decoration. 0.5m scale. Looking northwest.



Pl. 14 Close-up of eastern jamb of fireplace showing black-and-white chequerboard painted plaster decoration. 0.5m scale. Looking north.



Pl. 15 Recording the floral design painted plaster decoration of the fireplace. Looking northwest.



Pl. 16 General view of the painted plaster floral design on jambs and rear of fireplace. Looking northwest.



Pl. 17 General view of main staircase. 1m scale.
Looking north.



Pl. 18 General view of late 18th or early 19th century fireplace in ground-floor room G05 following removal of modern fireplace. 1m scale.
Looking northwest.



Pl. 19 General view of mid-to-late 18th century 'Dutch' style fireplace with curved sides and rear. 1m scale. Looking northwest.



Pl. 20 General view of early-to-mid 18th century 'Dutch' style fireplace with curved sides and rear. 1m scale. Looking northwest.



Pl. 21 17th-century panelling re-used in alcove in ground-floor room G06. Looking west.



Pl. 22 Cistern and drain (top right) uncovered during work in ground-floor room G09. 1m scales. Looking northeast.



Pl. 23 Close-up of drain showing fireplace surround fragments used in the construction of the cover. 0.5m scale. Looking east.



Pl. 24 General view of main stair on first-floor landing. Looking northeast.



Pl. 25 Close-up of stair construction showing earlier socket and peg hole. Looking southeast.



Pl. 26 Close-up of stair construction showing not only the earlier socket and peg hole, but also the inscribed carpenter's marks denoting the intended junction with the lower bannister. Looking southeast.



Plate 27 General view of south elevation first-floor room F02 showing early window arrangement with early 18th century alteration of the original opening and modern blocking. 2m scale. Looking southwest.



Plate 28 General view of main house elevation showing early window arrangement with early 18th century alteration of the original opening and modern blocking. 2m scale. Looking southwest.



Pl. 29 Small area of surviving 19th century external render with incised ashlar lines. 2m scale. Looking northwest.



Pl. 30 Close-up of Delft tiles on modern hearth surround first-floor room F02. 0.25m scale. Looking northwest.



Pl. 31 General view of primary cob partition in first-floor room F04. 2m scale. Looking southwest.



Pl. 32 General view of south elevation first-floor room F04 showing early 18th century alterations to the window openings and blocked-up window seats underneath. 2m scale. Looking southeast.



Pl. 33 Position of rear stair within first-floor room F05.
Looking northwest.



Pl. 34 General view of modern stair within rear range.
Looking northwest.



Pl. 35 Close-up of rear of 'Dutch' gable showing substantial modern rebuilding. Looking northwest.



Pl. 36 General view of roof showing dormer windows and decreasing size of slates. Looking northwest.



Pl. 37 Close-up of English green bottle glass bottle type 8-10 ,1685-1730. 0.1m scale.



Pl. 38 Close-up of glass flask from northern France (with wickerwork decayed), late 16th-mid-17th century.0.2m scale



Pl. 39 Close-up of 'Le Dessert de Gaufrettes' c.1631 by the French painter Lubin Baugin showing a bottle covered in its protective wickerwork.



Pl. 40 Three examples of stone- and earthenware flask types made at Martincamp, near Rouen.

Appendix 1:

Method statement

1. BACKGROUND

- 1.1 This document has been produced by Oakford Archaeology (OA) for Mr and Mrs C Watson. The document sets out the methodology to be used during building recording at The Dutch House, The Strand, Topsham (SX 9679 8750). The work is to be carried out to satisfy condition no. 4 attached to the grant of listed building consent (15/0736/07) for external and internal alterations, as well as external excavations. 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. 40 The Strand, also known as The Dutch House, is a Grade II* Listed house with late 17th century origins. It has a stuccoed Dutch style gable to the road and rusticated quoins.

The building is one of a number of merchant houses built in the late 17th century in the Dutch style on the Strand. Throughout the 16th-18th century Topsham was the main port for Exeter, with the Low Countries the largest market for Devonshire serges by the late 17th century and these buildings reflect the prosperity and international trade connections of the port and its merchants at the time.

2. AIMS

- 2.1 The aim of the project is to ensure the adequate recording of any historic fabric exposed, to establish the presence or absence, character, depth, extent and date of archaeological deposits within the site and to excavate and record them as necessary prior to and during the development; and to report 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 17-11-2015 from the Principal Project Manager Heritage (PPMH) to the client.

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. 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 The Dutch House will be undertaken by a suitably qualified historic buildings specialist (RW 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 a high-quality digital camera for interpretative and reporting needs.
- 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 available.) 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.
- The archive will be either born digital or scanned to a suitable format for deposition in Archaeology Data Service (ADS).

3.3 If significant historic features that are worthy of retention are exposed during the stripping out the historic buildings specialist will request the contractor that these features are not removed and inform the PPMH of their presence.

3.4 The building recording works will entail:

- Investigative, and later mitigation, works (internal and external) relating to the damp issues within the northern wall in particular, but also in other historic walls as and if this arises, where this involves the exposure and/or removal of historic fabric;
- the opening up of potentially historic fireplaces;
- the demolition of original fabric, such as of part of the south wall;
- the dismantling, reconfiguration and reinstatement of the upper flights of stairs;
- any removal of historic floors;
- where any new internal insulation affects historic fabric and features, such as the cupboard in the first floor front room (but not where the joinery is modern);
- the recording of the Bow window during preliminary opening-up and investigation work;
- In addition, and in line with condition no. 3 of the listed building consent, OA would also provide specialist advice where necessary on the age and relative significance of elements such as the individual components of the upper stair flights, any historic features or fabric revealed for example by the investigative works on the damp issues, and by opening up fireplaces, and on the relative age of the windows and which would be more appropriate to provide a template for replacement timber windows.

Groundworks

3.5 The below-ground works will include:

- the excavation of new drainage and landscaping along the southern side of the main building. These will be monitored and recorded by the attending archaeologist during the excavation. Provision will be made in the contractors schedule for sufficient time and access for the archaeologist to complete any necessary recording. This may cause localised delays to the groundworks programme, although every effort will be made to keep any such delays to a minimum. Should any potentially significant or sensitive archaeological deposits or remains be encountered within the trench, but above the required formation or invert level, then these will be hand excavated and recorded by

the archaeologist down to the required level. If no such deposits or remains be present then, once natural subsoil has been confirmed, or formation/invert level reached, across the whole of the development area, archaeological monitoring will be terminated. Similarly, if it can be demonstrated that there has been significant modern truncation, then archaeological monitoring will be terminated in these areas;

- Finally, any other ground works that also have the potential to reveal remains will be subject to archaeological monitoring and recording.

3.6 If archaeological features are present, then hand-excavation will normally comprise:

- The full excavation of small discrete features;
- half-sectioning (50% excavation) of larger discrete features;
- the excavation of long linear features to sample up to 10% of their length - with hand-investigations distributed along the exposed length of any such features, specifically targeting any intersections, terminals or overlaps.
- Spoil will also be examined for the recovery of artefacts.

3.7 The standard OA recording system will be employed, consisting of:

- standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 as appropriate;
- colour digital photography;
- survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate;
- labelling and bagging of finds on site from all excavated levels, post-1800 unstratified pottery may be discarded on site with a small sample retained for dating evidence as required.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeo-environmental samples and the recovery of artefacts.

General project methods

3.8 Health and Safety requirements will be observed at all times by archaeological staff working on site, particularly when machinery is operating nearby. Personal protective equipment (safety boots, helmets and high visibility vests) will be worn by staff when plant is operating on site.

3.9 As appropriate, the environmental deposits will be assessed on site by a suitably qualified archaeologist, with advice as necessary from Allen Environmental Archaeology and/or the English Heritage Regional Science Advisor, to determine the possible yield (if any) of environmental or microfaunal evidence, and its potential for radiocarbon dating. If deposits potential survive, these will be processed by AC Archaeology using the EH Guidelines for Environmental Archaeology (EH CfA Guidelines 2002/1), and outside specialists (AEA) organised to undertake further assessment and analysis as appropriate.

- 3.10 Initial cleaning, conservation, packaging and any stabilisation or longer term conservation measures will be undertaken in accordance with relevant professional guidance (including *Conservation guidelines No 1* (UKIC, 2001); *First Aid for Finds* (UKIC & RESCUE, 1997) and on advice provided by Alison Hopper-Bishop, Specialist Services Officer, RAM Museum, Exeter.
- 3.11 Should any human remains be exposed, these will initially be left *in situ*. If removal at either this or a later stage in the archaeological works is deemed necessary, these will then be fully excavated and removed from the site in accordance with Ministry of Justice guidelines. If required, the necessary license will be obtained by OA on behalf of the client. Any remains will be excavated in accordance with Institute of Field Archaeologist Technical Paper No. 13 (McKinley and Roberts 1993). Where appropriate bulk samples will be collected.
- 3.12 Should items be exposed that fall within the scope of the Treasure Act 1996, then these will be removed to a safe place and reported to the local coroner. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 3.13 The PPMH 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 PPMH and the timescale of the completion of items under section 4 will run from that date.

4. REPORTING AND ARCHIVING

- 4.1 The reporting requirements will be agreed with the PPMH on completion of fieldwork.
- 4.2 The results of all phases of archaeological work and historic building recording will be presented within one summary report within six months of the date of completion of all archaeological site work. The 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 and historic mapping;
 - 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.

- 4.3 A .pdf version of the summary report will be produced and distributed to the Client and the PPMH on completion of sitework within the timescale above (5.2). A copy of the .pdf version will also be deposited with the site archive and a copy sent to the DCC HER.
- 4.4 An ordered and integrated site archive will be prepared with reference to *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) and *Management of Research Projects in the Historic Environment (MoRPHE)*, English Heritage, 2006) upon completion of the project. The archive will consist of two elements, the artefactual and digital - the latter comprising all born-digital data and digital copies of the primary site records and images. This will be deposited with the ADS while any retained artefacts will be deposited with the Royal Albert Memorial Museum in accordance with their current conditions of deposit (RAMM reference number *pending*) within 12 months of the finish of site work, or thereafter when the RAMM reopens for new deposits. A retention and discard strategy will be agreed with the RAMM after the finish of site work, when it is clear what has been found, but before any processing of the material for archiving (other than cleaning).
- 4.5 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 six months of the completion of site work.
- 4.6 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.

Should particularly significant remains, finds and/or deposits be encountered, then these, owing to their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the PPMH, in consultation with the Client. OA, on behalf of the Client, will then implement publication in accordance with a timescale agreed with the Client, and the PPMH. This will be within 12 months of the completion of all phases of archaeological site work unless otherwise agreed in writing.

- 4.7 Any amendments to the method or timescale set out above will be agreed in writing with the PPMH before implementation.

5. COPYRIGHT

- 5.1 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.

6. PROJECT ORGANISATION

- 6.1 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 Chartered Institute for

Archaeologists (*Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1996, revised 2008, and *Standards and Guidance for an Archaeological Watching Brief*, 1994, revised 2008, plus *Standards and Guidance for Archaeological Excavation* 1994, revised 2008)). The project will be managed for OA by M. Steinmetzer MCIFA, who produced this document.

Health & Safety

- 6.2 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)*.

ADDITIONAL INFORMATION

Specialists contributors and advisors

The expertise of the following specialists can be called upon if required:

Bone artefact analysis: Ian Riddler;
Dating techniques: University of Waikato Radiocarbon Laboratory, NZ;
Building specialist: Richard Parker;
Illustrator: Sarnia Blackmore;
Charcoal identification: Dana Challinor;
Diatom analysis: Nigel Cameron (UCL);
Environmental data: Vanessa Straker (English Heritage);
Faunal remains: Lorraine Higbee (Wessex);
Finds conservation: Alison Hopper-Bishop (Exeter Museums);
Human remains: Louise Loe (Oxford Archaeology), Charlotte Coles;
Lithic analysis: Dr. Linda Hurcombe (Exeter University);
Medieval and post-medieval finds: John Allan;
Metallurgy: Gill Juleff (Exeter University);
Numismatics: Norman Shiel (Exeter);
Petrology/geology: Roger Taylor (RAM Museum), Imogen Morris;
Plant remains: Julie Jones (Bristol);
Prehistoric pottery: Henrietta Quinnell (Exeter);
Roman finds: Paul Bidwell & associates (Arbeia Roman Fort, South Shields);
Others: Wessex Archaeology Specialist Services Team

MFR Steinmetzer
23 November 2015
WSI/OA1314/01

Appendix 2:

Finds Quantification

| Context | Feature | Spot date | Quantity | weight | Notes |
|----------|---------|-----------|----------|--------|---|
| 101. | | | 4 | | 1 flask in wickerwork container (decayed) northern France late 16 th – mid 17 th century; 3 English green bottle glass bottles type 8-10 1685-1730. |
| unstrat. | | | 7 | | 3 sherds manganese-purple and 3 sherds of blue painted Dutch tile with biblical scenes (one possibly depicting Potiphar's wife) c. 1700-1750; 3 sherds of blue painted Dutch tile with landscapes and/or ship c. 1700-1750. |
| unstrat. | | | 11 | | 1 sherd Somerset redware 16 th -early 17 th century; 3 sherds Westerwald purple/blue jug 1700-1730; 7 sherds unidentified as yet |
| unstrat. | | | 8 | | 5 plain clay pipe bowls and 2 stems 1690-1720; 1 stem 18 th century. |