

**ARCHAEOLOGICAL SURVEY
AND RECORDING AT
No. 1 NEW BRIDGE STREET, EXETER**

By R. W. Parker

Exeter Archaeology

Report No. 08.03

Project No. 5882

January 2008

1.	Introduction	1
1.2	Recording method	1
2	General Description	1
3	Building Survey	2
3.1	Exterior	2
3.2	Interior	3
4	Discussion	9
5	Conclusion	13
	Acknowledgements	13
	Sources Consulted	14

List of illustrations

- Fig. 1 Exeter before the Civil War, surveyed in 1584-5 by John Hooker and engraved by Braun and Hogenburg in 1618 for *Civitates Orbis Terrarum*. The map shows the defences in their medieval form, with Allhallows church behind the south-western wall and the site of the present house (indicated) below it.
- Fig. 2 Extract from the Chamber Map Book of 1756-8, showing the tenements outside the walls held by Richard Parkhouse, with the present site outlined.
- Fig. 3 View along Rackclose Lane from the site of the West Gate showing the south-eastern gable of the house (centre) standing against the city wall (right) and the narrow building (recently refaced with grey render) infilling the end of the lane alongside the original frontage.
- Fig. 4 The frontage of the rebuilt house towards West Street (left) and New Bridge Street (right) showing the narrow frontage of the adjoining house infilling the lane.
- Fig. 5 View of the house from Rackclose Lane showing the exposed parts of its south-western façade.
- Fig. 6 View of the gable end of the extension showing the brick chimney inserted at ground-floor level (bottom centre), the refacing of the second-floor elevation (centre, top) and the later 18th-century fabric enveloping the chimney stack above.
- Fig. 7 interior of the ground-floor room in the main building, looking north west showing the blocked window and doorway in the south-western wall and the modern partition hiding the relationship of the house and the viaduct.
- Fig. 8 View of the south-eastern end of the room showing the blocked 17th-century fireplace.
- Fig. 9 Plan of the ground floor and Section showing the internal elevation of the lower part of the south-west wall (based upon drawings by Exeter Archaeology).
- Fig. 10 Details of the blocked window in the south-west wall
- Fig. 11 View of the room within the extension showing the fireplace and window in the plastered south-east wall and the city wall forming the north-east wall
- Fig. 12 Detail of the ceiling in the extension showing the provision for a staircase.
- Fig. 13 First- and second-floor plans showing suggested phasing (based upon drawings by Drew Pearce Chartered Surveyors).
- Fig. 14 Detail of the small window discovered at first-floor level in the south-west wall, showing the character of the timber framing at this level.
- Fig. 15 Detail of the ceiling structure seen from the second floor, showing the crude infilling of the void of the 18th-century staircase and the poor structural condition of the building
- Fig. 16 Third- and fourth-floor plans showing suggested phasing (based upon drawings by Drew Pearce Chartered Surveyors).
- Fig. 17 Detail of the main staircase installed in 1777-8, at third-floor level, showing the under stair cupboard and columnar newel reset after the lower flights were truncated.
- Fig. 18 View of the 19th-century corridor at third-floor level, showing the timber screen, incorporating a reused sash, and the handrail of the 19th-century staircase to the second floor.
- Fig. 19 View of the south-eastern room at third-floor level showing the construction of the late 18th-century upper storeys of the building. The ceiling joists are supported by a trimmer nailed against the studwork of the adjoining building, which is unrelated to them structurally. The late 18th-century fitted cupboard is also shown.
- Fig 20 Detail of the roof space showing the superimposed roofs of the north-western parts of the building.

1. INTRODUCTION

No. 1 New Bridge Street (SX 9169 9228) stands at the southern corner of the junction of Fore Street Hill, New Bridge Street and West Street within the historic west quarter of the city. The house is a Grade II Listed Building and stands against the outer face of the south-western section of the City wall, which is a Scheduled Ancient Monument. The house has recently been refurbished to provide improved retail premises and workshops with residential accommodation on the upper floors. The works involved the insertion of new partitions to provide new access routes to the residential areas, the insertion of a new staircase and alterations to two earlier staircases in addition to general repairs to the structure. During the refurbishment an archaeological building recording project was commissioned by Ms L. Strath, one of the owners of the property, at the request of Exeter City Council, in fulfilment of a planning condition requiring archaeological monitoring during the works.

1.2 Recording Method

The works were carried out by Exeter Archaeology in October 2006, and involved a photographic record of the premises, limited drawn recording of areas of particular archaeological interest and the production of annotated plans showing the location of historic fabric and fixtures and fittings of interest. Manuscript notes were also made which form the basis of this report. The site archive is currently stored by Exeter Archaeology under the project No. EA 5882; this archive will eventually be transferred to the Royal Albert Memorial Museum, Exeter for permanent curation.

2 GENERAL DESCRIPTION

No. 1 New Bridge Street lies within the ancient ecclesiastical parish of Allhallows on the Walls, occupying a tenement at the foot of the city wall immediately beneath the site of the church, which stood on the top of the walls at the bottom of Fore Street Hill (Fig. 1). The tenement lay between the wall and an extra-mural lane known as Rackclose Lane, which ran under the walls from West Gate towards the rack fields (cloth-drying areas) on the sloping ground below the 'Snail Tower' at the western corner of the city.

Study of the Chamber Map Book of 1756 (DRO ECA, Book 58, Map 3) shows that in the 18th century the tenement was the property of the City Chamber, and is probably identical with the tenement numbered '91' (Fig. 2). This is described as: 'two cottages or dwellinghouses with a little plot of garden adjoining, -bounded on the north with the... tenement of Samuel Bennett's; on the south with a little passage which divides these Premises from Samuel Bennett's lowermost tenement; on the west with the lane leading from Westgate to the Snail Tower; and on the east with the city wall' The tenement was then in possession of Richard Parkhouse, who also held another tenement in the same street.

In 1777-8, following more than a century of disuse after damage in the Civil War, the ruins of Allhallows church, with its tower and part of the city wall, were demolished for the construction of a viaduct bearing a new street linking Fore Street Hill with a new bridge across the Exe. The viaduct cuts Rackclose Lane into two sections and supports the new street at a height roughly two storeys above ground level outside the city wall. The upper parts of the house were then rebuilt to respect the new street, and the main entrance to the existing house is thus now at its second floor level, with the original ground and first floors of the property forming two storeys of 'cellars' beneath. The lowest storeys are reached from the lower part of the lane, which still extends as far as West Gate (Fig. 3).

Soon after the construction of the viaduct houses were constructed on either side of the new street. One of these infilled the end of the truncated lane and all but completely masked the original frontage of the house. The building infilling the end of the lower part of the lane, now a tattoo parlour, is easily recognisable from New Bridge Street by its extraordinarily narrow frontage (Fig. 4). The upper part of the lane (presumably with altered ground levels) still remains visible on the opposite side of New Bridge Street. Owing to the complex history of the house and the confusing topography of the site, the following description will begin with its original ground floor and earliest surviving parts, below the level of New Bridge Street, and the storeys will be numbered 'ground', 'first', etc. from that level.

3 BUILDING SURVEY

3.1 Exterior

South-western elevation

Much of the south-western elevation of the building is obscured by the building built against its frontage and infilling the end of the truncated Rackclose Lane. Approximately one bay of the frontage projects beyond this, rising to a height of five storeys (Fig. 5) and surmounted by a parapet hiding the roof, which is low-pitched and covered with artificial slates. The great height of the building is unusual and results from the addition of extra storeys above the earlier structure following the construction of the viaduct in the 1770s. Unfortunately the upper parts of the building are obscured by modern render, which hides any evidence of a junction between the original building in the lower section and the later fabric above. The original fenestration of the upper storeys has been replaced with late 20th-century timber casements.

The masonry of the lower storey, the original ground-floor frontage, is of mixed rubble incorporating much Heavitree breccia and some large blocks of Volcanic Trap. Cutting the wall is a wide doorway with jambs of red brick; this is presumably a late 18th- or early 19th-century insertion. The doorway has 19th-century cellar doors, strongly made and reinforced with iron straps, set in a beaded timber frame under a timber lintel. As the house built within the former lane blocked any natural light to the interior it is likely that the lowest storey had to be converted into a warehouse or bonded store in the late 18th century, which may provide a context for the insertion of the doors.

To the south east of the doorway a clear vertical break in the masonry reveals that the adjoining part of the building is an extension and not part of the original structure. This section of the building rises four storeys and has a roof at a lower level than that of the adjacent section, without either a parapet or an eaves cornice. The three upper storeys are unfortunately covered in modern render and have an irregular arrangement of modern replacement windows on each storey. There is no visible evidence of the original fenestration. The lowest storey is again constructed of mixed rubble bonded in a creamy-white mortar, patched and repaired in brick, though the majority of the blocks are of breccia and some are quite large and well laid. There is a wide double door at ground-floor level, under a timber lintel. The double doors are modern, but may incorporate reused ironwork from an earlier pair of doors.

South-eastern elevation

The south eastern elevation is the gable end of the extension. The lower two storeys are largely of unrendered rubble, incorporating very large breccia blocks and smaller pieces of Volcanic Trap (Fig. 6). There are many areas of brick patching, the most significant of which are a large patch, low down and roughly central to the elevation; this seems certain to relate to the insertion of a fireplace and flue in the lowest storey. To the north-east of this is a patch of modern brick representing the blocking of a small square window set high in the ground-floor wall. Above this, a long, vertical panel of brickwork below a tall, narrow window with a modern frame may represent a taller window which has been partially blocked; this tall opening conflicts with the internal floor levels and may originally have been associated with a staircase.

The elevation at second-floor level has been almost entirely rebuilt in shiny red brick of late 19th- or early 20th-century date, with a distinctive pinkish hue which suggests manufacture in the Pinhoe area. The bricks are laid in a bond consisting of four or five courses of stretchers, alternating with a single course of headers; this may suggest refacing of earlier masonry, or replacement of decayed timber framing, rather than a complete rebuilding. A small area of earlier masonry survives close to the line of the city wall. Above this, at third-floor level is a horizontal break; the wall above is rendered and probably timber framed. There are a pair of small windows on each side of a central brick chimney stack. This is constructed of dark-red brick with an irregular pattern of burnt headers, a form of decoration common in the 18th century. Roughly at eaves level the chimney stack is suddenly offset to the north. The section above this appears to be later; it has no burnt headers and is constructed in darker red bricks, retained by an iron tie and tie plate shaped like a 'T' with two curving terminals at the base of the stem. It is possible that the horizontal break at third floor level represents the original eaves level and that the chimney was formerly free standing above this point.

The stack seems to have been raised when an extra storey was constructed, represented by the timber-framed sections of the present upper storey.

North-eastern and north-western elevations

The house stood hard against the city wall, in which early fabric survives to a height of 5.4m at this point (EA archive 215, 2004). The original height of the wall, including the parapet above the wall walk, may be estimated at around 6m, so the two lower storeys of the house were below this level and had no north-eastern elevation. The masonry of the gable wall of the extension, however, suggests that the house may have risen to three storeys in height and that there may have been a north-eastern façade above the level of the wall walk. This elevation has now been obscured by adjacent buildings. The lower two storeys of the north-western elevation were free of the wall but are now obscured by the fabric of the viaduct.

Above the level of the viaduct the main façade of the building now faces onto New Bridge Street and West Street. The façade to New Bridge street forms a single composition turning through an obtuse angle (Fig. 4). The second-floor frontage is given over to a shop front with slender vertical mullions and later stained glass panels inserted at the top of every light. The present doorway has double doors with margin lights and coloured glass panels, probably a modern replica of the original. On either side of the doorway, in the soffit of the fascia, are a pair of tubular features. The purpose of these is unknown; they suggest sawn off down pipes and may have drained a gutter above the fascia, or the roof itself. Above the shop front the original curving fascia board with bold, Greek Revival mouldings survives behind a modern, angled fascia. The upper part of the façade is rendered and rises through two storeys, consisted of two canted bays flanked by a pair of panelled pilasters. The façade is surmounted by a moulded timber cornice and a parapet concealing the roof. The windows have large sashes without horns, retaining narrow glazing bars. These sashes are of late 18th-century character and may well be the originals.

Beyond the shop front the façade facing West Street is relatively plain, with a modern partly-glazed door onto the street. This is set in a moulded architrave with plain corner blocks. The rest of this elevation is obscured by the frontage of the adjoining property, Endicott's Stores, a narrow property which occupies at least part of the former wall walk on top of the city wall. The upper storeys are lit by sash windows close to a chimney built into the frontage. The chimney rises above the parapet and is crowned, on one side only, by a projecting string course and 'brackets' superficially resembling the corbel table of a medieval church. This presumably represents the remains of a decorative brickwork crown to the chimney, which would have extended around all four sides; its survival on one side only may be accounted for as a result of rebuilding. Unfortunately this conjecture cannot be confirmed as all four sides of the chimney are rendered.

3.2 Interior

Ground floor

The ground floor consists of a large rectangular room with whitewashed, unplastered rubble walls (Fig. 7); these include the city wall, which forms the north-eastern wall. The north-western wall is obscured by a curving wall of modern concrete blocks concealing the fabric of the house and the viaduct and its relationship with the city wall. A small area close to its junction with the city wall is visible and contains a recessed feature set low in the wall, with its roof supported by decaying timber lintels and arches of brick. There appears to be a vertical flue or shaft in the ceiling of the recess, and the remains of a timber door-frame around the opening. The purpose of this feature is unknown; it seems unlikely to have been either an oven or a garderobe.

To the south east is a modern concrete pier built against the face of the city wall and supporting the end of one of three squared timber beams, set at wide intervals, which sustain the first floor and divide the room into four bays. The beam has neither chamfers nor stops, but is of large scantling and is probably a primary structural timber; the concrete pier was probably constructed to increase its bearing. The joists in the entire north-western bay are either modern or 18th- or 19th-century replacements; this bay having been affected by the construction of the viaduct, which seems to have truncated this end of the house.

To the south east of the concrete pier part of the city wall is exposed; its lower section consists of random rubble to a height of around 1.5m, above which is a strip of brickwork 0.5m deep extending for some distance along the wall to a point just beyond the next ceiling beam. The bricks employed are large and relatively modern, and it is likely that they represent a patch or repair of the wall surface. Beyond the next beam, which is supported at its junction with the wall by a cast-iron column, the wall is constructed of larger blocks of rubble and is much disturbed. The disturbance resembles a wall scar, as though a massive structure such as a buttress, or one of the walls of a mural tower, projected from the wall at this point. Beyond this scar, as far as the south-eastern wall of the room, the remainder of the facework is well-faced rubble with no visible features or breaks. None of the blocks are clearly visible due to the thick layers of paint and whitewash, and the geology is uncertain; however the irregularity of the blocks suggests that a variety of stone types were employed.

The south-eastern wall of the room is also constructed of rubble. Integral with the masonry is a fireplace opening with brick jambs. The jambs are bonded with the rubble in the manner of quoins and the fireplace has a timber lintel with a chamfered soffit terminated at each end by stepped ogee stops. The central part of the lintel has been cut away to increase the height of the opening and the rear of the fireplace has been broken through in an attempt to create a doorway to the adjacent room; this opening has since been blocked (Fig. 8).

In the south west wall (Fig 9, Section 1) the access from Rackclose Lane is by a pair of double doors, probably of early 19th-century date, set in an opening with brick jambs. The upper part of the north-western jamb is constructed in soft, orange bricks and may be earlier than the lower part of the jamb, which is more crudely constructed. The opposite jamb contains similar anomalies. It is possible that the present door represents an enlargement of an earlier window opening by cutting away the masonry below the sill to create a full-height opening.

In the bay to the north west of the existing doors is a blocked doorway, apparently cut into the earlier rubble masonry and with large quoin-like brick jambs, not very carefully built. The opening has a timber lintel and has been blocked with brick with timber lacing, some of the timbers of which have clearly been reused. The most likely context for this blocking is the 1770s, after the closure of the lane and the construction of the adjacent house. Above the doorway is an opening in the ceiling which seems to represent the well of a staircase. This may be an original feature of the floor frame, since no joist sockets for 'missing' joists are visible. The sawn-off stumps of a steeply-pitched stair ladder survive in the ceiling, and also a stone block in the floor at the foot of the stair; however these are certainly later than the opening in the ceiling. A stair in this position would conflict with the doorway below; it is possible that an earlier stair was removed when the doorway was made and then later reinstated in an altered form when the doorway was blocked in the late 18th century.

The beam to the north west of the blocked doorway is supported at its south-western end by a timber post set against the wall. It is possible that this represents the remains of a truncated partition across the room. In the bay to the north-west of this beam a joist has clearly been removed to make a void in the ceiling, possibly for a secondary staircase. This would have conflicted with a window opening in the adjacent wall which still survives, though no longer in use (Fig 10). The jambs are of brick which seems integral with the adjacent masonry and it seems likely that the window is a primary feature. The opening contains a timber window frame of two lights divided by a chamfered mullion. One of the timber jambs of the window appears to have been also cut as a chamfered mullion, as though a three-light window was intended but not executed. The window was formerly glazed, but the casements do not survive, and the original diagonally-set iron stanchions have been replaced with crude timber ones, presumably before the window was finally blocked after the closure of the lane in the late 18th century. To the north west of the window is a further large, blocked opening, lying directly beneath the northernmost ceiling beam, which rests upon its timber lintel. This doorway is also likely to be a primary feature. The doorway has also been blocked in brick and timber following the construction of the adjacent house.

The adjoining cellar within the south-eastern extension to the house is a small rectangular room with a very lofty ceiling (Fig. 11). The rear wall of this room is the exposed fabric of the city wall, which consists of large Heavitree breccia blocks overlying earlier volcanic masonry low in the wall. Such mortar as is visible is white, with very large gravel inclusions. The north-west wall is of mixed rubble and in poor condition with many large structural cracks. The wall contains a chimney flue serving the adjoining room, and constructed of soft, red, hand-made bricks which appear to be

relatively early in date. An opening has been cut through the rear of the flue to link with the fireplace serving the adjacent room. This may represent an attempt to provide a doorway between the two rooms; however it was abandoned before completion and the void bricked up to form a recess. The south-western wall of the room has a large double doorway which does not appear to be a modification. To the north west of the door, in a large baulk of masonry forming one of its jambs is a small square recess of uncertain function; this may be a lamp niche, though there is no visible trace of smoke blackening.

In the eastern corner of the room the wall is a rectangular window opening set high up in the south-eastern wall, with a wooden lintel and reveals. The high level of this window is most likely to have been necessary to clear the roofs of adjoining lean-to sheds constructed against the foot of the wall adjacent to the house. These sheds may have been pigsties; they are known from early 19th-century engravings by John Gendall (Shapter 1849, 86) and are also shown on Coldridge's map of 1819.

A fireplace in the centre of the south-eastern wall has a brick relieving arch over a crudely-constructed flat arched lintel of brick supported by a metal strap. It seems likely that this is an insertion. No grate survives, but the wall plaster shows the scar of a timber mantelpiece surrounding the opening. The room seems thus to have been equipped for domestic use, in apparent contrast with the industrial or workshop use suggested by the double doors to the yard.

The joists in the ceiling run from north west to south east, parallel with Rackclose Lane and the city wall, however the three joists closest to the city wall are interrupted by a trimmer running at right angles to this, creating a rectangular opening in the floor frame which must be connected with a staircase (Fig. 12). The opening in the floor is aligned along the south-eastern wall of the room, suggesting that the staircase rose against this wall and cannot therefore have coexisted with the fireplace. Alternatively it could have risen against the face of the city wall, but in this case the opening in the ceiling shows that it must have turned through 90° and run for a short distance along the south-eastern wall near the top. In both cases the staircase would have conflicted with the window in the south-eastern wall. The wall plaster respects the window and shows no trace of a scar for the stair; therefore the window must post-date the removal of the stair. After the stair was removed the opening in the ceiling was blocked and covered over with lath and plaster. The timbers used for blocking proved to be late 17th- or early 18th-century ovolo-moulded mullions derived from a destroyed window.

The floor of the room is largely of cobbles, except at the base of the city wall where an area of patent metallic flooring and a chamfered step have been inserted. These show that there was formerly a stall or loose box in this position, probably dating from the mid or late 19th century.

First floor

The first floor of the main building now contains a single room corresponding with that on the floor below (Fig. 13). Most of the fabric of the north-western and north-eastern walls is concealed by modern cladding. Behind the cladding at the northern corner of the room are concealed several recesses associated with a vaulted chambers, probably ovens. These chambers can no longer be inspected, though their iron doors were visible from above after the removal of parts of the second-floor structure.

At the north end of the building part of the south-western wall, extending for two bays, was of masonry construction. This terminates at a chamfered jamb roughly at the centre of the south-western façade. To the south east of this point the south west wall is much thinner, and is timber framed, consisting of vertical studs of relatively slight scantling strengthened by a long diagonal brace; the chamfered jamb in the masonry suggests the possibility of a blocked window in this position and, indeed, when the cladding was removed, a very small single-light window was revealed (Fig. 14). This window was set in such an unusual position, at a high level in the wall, that it must have lit a staircase rising to the floor above. The window was damaged, but its lower section retained lead cames and diamond-pattern glazing.

The ceiling in this part of the building is supported by massive, crudely-chamfered beams; one of which is supported by a timber post and rests upon the chamfered jamb. The next bay to the south east of this beam is subdivided by a relatively insubstantial beam which may survive from a demolished internal partition. No sockets for vertical studs were visible; however it is conceivable that the

partition may have simply been nailed together. The most south-easterly bay is defined by a further large beam, also propped with a post and containing a large meat hook. In the south-eastern wall a large fireplace survives, partly concealed by a modern staircase. The fireplace is of 18th- or early 19th-century date, but was later widened by the removal of its north-eastern jamb. It may have been a kitchen fireplace and was possibly enlarged to receive a cast-iron range. Adjoining the fireplace are narrow doorways giving upon the extension.

The extension contains a single first-floor room. This room has been much altered; the walls are covered with cladding and all the windows are modern replacements. A trimmer in the first-floor structure provides evidence of a fireplace in the south-eastern wall, which may have served a scullery complementing the adjacent kitchen. A staircase against the north-eastern wall communicated with the second floor, and an offset in its south-eastern face shows that the staircase is cut into the city wall, truncating its facework and core to a considerable depth. The configuration of staircase is incompatible with the earlier staircase on the floor below, and it is likely that the upper staircase was added after the staircase to the lower storey had already been removed. A window nearby, now at floor level and partially blocked, seems likely to have served the earlier stair. This staircase has itself now been removed and a modern one substituted in its place. No other historic fixtures or fittings had survived.

Second floor (the present ground floor)

Much of this area is now given over to the shop, which is entered directly from new Bridge Street through a doorway at the northernmost corner of the building (Fig. 13, bottom). The shop front occupies both sides of the curving façade to the main street and is supported on cast-iron columns with moulded caps concealed behind the glazing. In the north-east wall at the south-eastern end of the shop window is a substantial chimney stack of red brick. There is a small blocked aperture at the base of this stack suitable for a very small grate, it is likely that the chimney flues began at this level rather than in the cellars below and that the chimney contains three flues. The south-west wall of the shop is of timber framed construction, covered in lath and plaster.

The ceiling of the shop is supported by a cross beam at the centre and by plank joists running parallel with the city wall. The joists have double-tenons and the beam is large and unsquared, showing that it was intended to be covered by a lath-and-plaster ceiling. In the south western part of the ceiling a series of joists can be seen running at right angles to the main joists, extending through the south-western wall. These joists must relate to the first-floor of the adjacent building, which therefore forms a single structure with the upper parts of the present house and is certain to be contemporary with it.

The shop was originally smaller than at present and was divided from an adjacent room by a timber-framed partition. This had been entirely demolished, and an iron girder had been manoeuvred into the ceiling to support the structure of the upper floors. Bizarrely the girder was not of sufficient length for its ends to be seated in the walls of the house; instead the girder was made to rest upon a pair of chamfered wooden posts, one at each end, lying against the walls but not physically a part of them. This is likely to be an early alteration to the interior, perhaps dating from the 19th century.

To the south-east of the demolished partition was the main entrance hall of the house. This was approached through the doorway from the top of West Street and also presumably had doorways to the shop and the south-eastern room, though these no longer survive. The hall originally extended the full width of the house and was separated from the adjacent rooms by timber-framed partitions, both of which have been removed. The south-western part of the hallway was originally filled with a framed staircase, which rose anti-clockwise in a dog leg with winders. This stair has been entirely removed, but boarding nailed to the studwork preserved the outline of the original string and the laths on the wall, which were applied to the studs diagonally, followed the contour of the stair. When the staircase was removed the stairwell was crudely infilled with insubstantial secondary joists inserted into the stair void and bearing on the joists and trimmers of the adjacent first-floor landing.

The south-eastern room had also been incorporated into the shop. The north-eastern wall of this room was timber framed, with vertical studs and diagonal braces, brick-nogged with large, pale orange bricks set in a pink mortar with large lime flecks. The wall contained a blocked window, which was, unusually, interrupted at the centre by one of the vertical studs, rebated on the outside to form a mullion. This showed that the window had not been designed for sashes, but rather for a pair of

tall casements. The window seems to relate to this house, but must have been blocked when the adjoining house was constructed at the top of West Street. As the late 18th-century upper storeys of the present building are clearly constructed *against* the adjoining house it seems certain that this section of wall is earlier than both, perhaps forming part of the primary building.

The south-western wall was also timber framed but was without brick nogging; all the carpentry of this wall was extremely crude. There was a fireplace in the south-eastern wall, now obscured by modern plaster, and a pair of doorways to the adjoining extension. A small two-panelled door with chamfered stiles and rails remained in place in the south-western doorway.

The ceiling beam across this room runs parallel with the city wall, with the joists aligned at right angles to this, differing both from the north-western part of the building and the floors below. Adjoining the south-western doorway a staircase from within the extension extended into the ceiling, visible as a triangular intrusion. This is sustained by a hollow-moulded timber, painted red, containing a large number of small rectangular sockets. The purpose of this timber is uncertain; however it is clearly reused. The removal of the partition between the hall and the south-eastern room appears to have been undertaken without any understanding of the structure of the building; no girders or beams were introduced to replace the partition, with the result that the surviving ceiling joists in this area have bent and fractured and the staircase on the floors above has become seriously distorted (Fig 15). After the removal of the partition a boarded screen was built within the main entrance doorway to separate the access to the residential parts of the house from the shop.

The room within the extension has been much altered; modern finishes cover the walls and the ceiling joists have been augmented with new timber. The north-eastern wall is of mixed rubble incorporating some brick and appears to have been constructed on the top of the city wall, nearer its centre than its external face. There is no sign of a parapet and it is unlikely that any fabric relating to the city fortifications remains at or above this level. There seems to have been a fireplace in the south-eastern wall and, in the western corner, the small secondary staircase to the third floor has a chamfered newel post and stick balusters. This has recently been sealed up as redundant.

Third Floor

The demolished staircase from the entrance hall led to a landing from which doorways opened on to rooms to the north west and south east (Fig 16). The void of the lower flight had been infilled and converted to a cupboard; this is closed by a two-panelled door of relatively early 19th-century date. On the south-western side of the landing the staircase to the fourth floor survives, retaining its original balustrade with stick balusters and a turned columnar newel, reset when the stair was altered (Fig. 17).

The north-western third-floor room was probably the most important in the house and retains a number of interesting features. This room is an unusual shape, with a truncated corner, and is lit by large sash windows in its two canted sides. The lower sashes appear to be original but both upper sashes are replacements with horns. The tops of the windows, most unusually, extend above the ceiling, though the reason for this is unclear. The skirting boards are also original and there is an ornate plaster cornice in the Greek revival style, much clogged up with paint. The decoration includes bead-and-reel, egg-and-dart and a curling repeating vine scroll with clusters of grapes, vine leaves and small anthemion motifs. The fireplace in the north-eastern wall has been blocked and its chimneypiece entirely removed. The architrave surrounding the doorway to the landing has handsome ogee mouldings, unfortunately very damaged. The door has been removed.

To the south east of the landing a doorway fitted with a four-panelled door opens into a second third-floor room. This room appears to have been enlarged in the 19th century by the incorporation of an adjoining dressing room or closet. This formerly had its own entrance from the landing, now blocked, the presence of which is betrayed by a discontinuity in the dado rail around the landing. The closet also has the remains of a dado rail and is lit by a large sash window, but it appears to have been unheated as there is no room for a fireplace in its north-east wall. The construction of the ceiling of this room, and the adjoining room to the south east, is unusual. Both rooms have ceiling joists running from north-east to south west; however between the rooms, on the line of the demolished partition is a single narrow bay with short joists, no more than half a metre in length, running at right angles to the main joists. There is no immediately obvious structural reason for this; however it is likely that it was designed to provide a bearing for a partition on the floor above, which would otherwise have required the support of a substantial beam. The weight of the partition is carried here by the short lateral joists

and spread over two of the main ceiling joists instead. This method of construction is known from other late 18th-century buildings in Exeter, such as the west range of the former Higher Barracks, dating from 1794 (Parker 2007, 24).

The south-eastern room is a large room and was presumably of some status, but it has no cornice or other decorative features. In the eastern corner is a large alcove filled by a cupboard with two-panelled double doors hung on 'L'-hinges. This is almost certainly of late 18th-century date and represents a relatively rare survival of a piece of fitted furniture in its original context. The fireplace in the south-eastern wall has a small opening with a brick arched head; its grate and chimneypiece have been removed, but part of a moulded dado around the room remains. The north-east wall of the south-eastern room was stripped of plaster at the time of the recording and proved to be massively constructed of vertical studs and diagonal braces but, unlike the floor below, without brick nogging. The ceiling joists supporting the fourth floor are supported on a trimmer which was simply nailed against the studwork, suggesting that the studwork is earlier than the ceiling, and relates to the adjoining property (Fig. 19).

The south western part of the room has been partitioned off with a boarded timber screen to form a landing for the new stairs to the second floor, which must have been inserted to replace the original lower flight within the staircase hall (Fig. 18). It seems likely that the screen was inserted when the alterations were made to the staircase, and that the wall between the room and the closet was taken down at the same time to provide a new light source for the room, since the screen blocked the light from the original south-western window. This lighting proved inadequate and a window opening was later made in the screen to provide additional, borrowed light. The inserted window utilises a reused sash-frame of late 18th- or early 19th-century date.

In the corridor beyond the screen the inserted staircase from the extension has a short length of balustrade with stick balusters, a turned newel post and a hardwood handrail. The stairs have now been blocked and floored over, though the intention is to preserve the handrail *in situ*. The passage is lit by a small modern window. No evidence of the earlier south-western window is visible.

The third-floor room within the extension to the south east has been entirely gutted and a new staircase and partitions have been inserted to provide access to the residential accommodation on the upper floors. A small fireplace was visible in the south-eastern wall and the architrave of the doorway retained an early ogee-moulded door frame. No other early fixtures and fittings remain.

Fourth floor

The stairs to the fourth floor survive intact, with a dado rail following the stairs around. As the stairs climb the detail of balustrade changes and becomes cruder; the newels are simple squared posts and the handrail is no longer moulded. On the top floor the basic three-room layout disposed around the three sides of a central landing remains essentially intact (Fig 16, bottom).

The north-western room is approached through an 18th-century two-panelled door with a boldly-moulded architrave. This large room is the same unusual shape as the room on the floor below and was also heated by a fireplace in the north-eastern wall, though this has been blocked and the chimneypiece removed. Adjoining this fireplace is a built-in cupboard within the thickness of the wall. The cupboard is divided into upper and lower sections; there are two-panelled double doors to the upper section but those of the lower section have been removed. In the western corner a further fitted cupboard survived, projecting slightly into the room. This cupboard retains both sets of doors and has turned wooden hat pegs set at rather a high level. The room is lit by two large sash windows with scalloped pelmets over them; the upper sashes have horns and are probably replacements.

The closet is separated from the landing by a tiny staircase leading to a shallow attic within the roof space and, eventually, to the leads. The staircase is enclosed by timber screens with horizontal planking. Under the stairs is a cupboard with a plank door and the remains of 'L'-hinges. The main door is a two panelled door of late 18th-century date, but its hinges have been replaced. The closet was unheated and no other early fixtures survive.

The south-eastern room on this storey is entered by a two panelled 18th-century door with modern hinges and an ogee architrave. The room was formerly divided to provide a lavatory, but the partitions have now been removed and the room is now a single space. The room is well lit by windows in both the south east and the south west walls; this is possible because this part of the building rises above the level of the roof of the adjacent extension. There was formerly a large

fireplace in the south-eastern wall, which has been blocked. Much of the south-western wall has been rebuilt in modern timber studwork, with modern casement windows, and it is uncertain whether any of the original timber frame survives. The ceiling is supported by a curiously inadequate arrangement of joists and trimmers which are not continuous across the room (and which are now failing). This suggests that the room may formerly have been divided along the centre by a partition which provided additional support for the ceiling. The partition would have immediately adjoined the north-eastern jamb of the doorway and the south-western jamb of the fireplace. It is possible that both rooms were heated since there is space for an additional fireplace in the south-eastern wall, though unfortunately any evidence of this is obscured by modern plaster.

Roof

The stairs to the roof space are very narrow and run towards the north-west. Strangely, the stairs provide no access to a large area in the roof space, floored by broad boards which are probably original; it is possible that the stairs have been reconfigured, but this seems unlikely given the space available. The loft space is so low and confined it can only have been used for storage and may not have had a permanent access arrangement.

The roof of the building survives in its original form over the south-eastern part of the building. This roof has an extremely shallow pitch and is constructed out of softwood timbers with a relatively slight scantling, apparently without a regular system of bays and trusses. Much of the roof structure relies upon common rafters, which are braced with diagonal wind braces and meet at the apex at a square-set ridge. There is one set of purlins on each side of the roof. Over the staircase and the north-western room the original roof remains in place, but is overlain by a secondary roof structure with a steeper pitch (Fig. 19). The original roof has been altered and in places augmented by additional trusses and timbers in order to support this later roof. The new roof was presumably added to improve the relationship of the roof to the outer walls of this oddly-shaped part of the building; the lower pitched roof appears to have left larger areas of flat roof exposed, and these are likely to have been vulnerable to failure through neglect or in extreme weather. It is likely that the present roof dates from the 19th century.

4 DISCUSSION

No. 1 New Bridge Street is best known by its appearance from New Bridge Street, to which it presents a seemingly façade with a timber-framed, stucco-covered elevation forming an attractive curved corner (Fig. 4). This part of the structure has architectural detail typical of the late 18th or early 19th century; however the house is in fact much older than this and taller than at first appears, the unusual topography of the site being wholly invisible from this level. The upper storeys of the house clearly owe their existence to the creation of the viaduct and ramp connecting the lower part of Fore Street Hill to the new bridge constructed over the Exe in the 1770s. The details of the fireplace and the window on the ground floor, however, are typical of the mid to late 17th century and it is clear that the lower storeys of the house belong to an earlier building which lay immediately below the wall in Rackclose Lane.

The primary building

The original house in Rackclose Lane occupied a parcel of land which belonged to the City Chamber and which formed part of the city defences. In other parts of the defensive circuit the wall was protected by a deep ditch just outside the wall and an earthen rampart within. The presence of the ditches generally precluded the construction of buildings against the face of the wall, and in any case the City Chamber strongly resisted such encroachments upon the defences in case they prejudiced the security of the city. The area of Rackclose Lane and West Street differed only in that the ramparts behind the wall in West Street appear to have been built upon earlier than in other areas (some houses of medieval date still remain). Also, there may have been no ditches outside this part of the wall, due to the steep fall of the land and the river and leats beyond, which provided good natural defences for the city on this side (Fig. 1). Nevertheless the site is likely to have been deliberately preserved as an open area from an early date and, unless there was formerly a mural tower here, the present building is likely to be the first to occupy the site.

The defences of the city were severely affected by the Civil War. Properties close to the walls were demolished by the defenders to create new extra-mural ditch and bank systems and to allow a clear field of fire from the walls. By the end of the war the suburbs of the city had been almost entirely demolished, dispossessing many people of their property and provoking a severe housing crisis (Stoyle 1996, 137). As a result, 'redundant' buildings such as the Bishops Palace and Cathedral cloisters were pressed into use as housing in the years following the war (Chanter 1932, 83; Parker 1997, 68). Similar pressures are known to have affected the city defences, especially the guardhouses of the gates (Stoyle 1996, 137) and some of these temporary arrangements may eventually have become permanent.

Following the war the City Chamber resumed the repair and maintenance of the defences as in the past; however it is clear that they were increasingly willing to tolerate encroachments upon the defences, perhaps because these could generate a considerable income (Blaylock 1995, 3). The ditches outside the wall began to be infilled from the 1650s, initially for reasons of public safety (*ibid.*, 3, 15), and the barbicans or ramparts within the walls were also subject to alteration and removal. This process resulted in plots of land which could easily be developed either as gardens or for housing. The resulting tenements, ringing the city both within and without the walls, are clearly shown and described in the Chamber Map book of 1756-8. This exploitation of the city defences to meet the demand for development land and to generate an income for the Chamber seems the most likely context for the construction of the house in Rackclose Lane.

Although rather poorly built, the house was clearly a substantial building and may initially have enjoyed a salubrious location, overlooking Exe Island towards the river and leats. The lower parts of the façade were of stone construction with brick dressings but the upper storeys were of very slight timber framing which was probably rendered or covered in slate-hanging. The presence of a ground floor fireplace, and evidence of glazing in the one surviving primary window show that the lower storeys were originally in residential use. The entrance to the building was at its north-western end, through the blocked doorway adjoining the primary window. The present wide entrance doorway seems to replace an earlier window which may have been an original feature.

Very little evidence survives for the plan of the building, which was presumably divided into rooms by timber partitions. The position of the primary staircase may suggest that the house had two rooms on each floor, perhaps with a landing between them. The staircase stood against the inside of the front wall of the house, in an unusual position which was perhaps dictated by the need for lighting; the presence of the city wall precluded any windows on the other side of the building. The small leaded window near ceiling level in the first floor frontage shows that the staircase must have risen to second-floor level and that the building must have been at least three storeys high. The uppermost storey of the house may have extended above the parapet of the city wall, and may have been lit by windows overlooking over the wall top towards West Street. This possibility is suggested by the evidence of windows in the south-eastern room on the second floor; however the structure has been so greatly altered above second floor level that the date of this fabric remains uncertain.

Early to mid 18th-century alterations

Very few datable features remain from this period, but it is evident that the building was enlarged in the 18th century by the addition of an extension to the south east, and that alterations were made to the main structure which suggest a decline in the status of the ground-floor rooms. In the main building a new doorway was driven through the south-western wall of into the south-eastern part of the ground floor, necessitating the removal of at least the lower part of the original staircase. A new void in the ceiling was subsequently made in the adjoining bay to the north-west, to accommodate a replacement stair; however this must have been very steep stair, perhaps no more than a ladder and, even so, it would have conflicted with the primary window and doorway in the south-western wall. Nevertheless the window certainly remained open; the glazing and casements were removed and wooden bars were substituted for the original stanchions. As the window was now unglazed there must also have been an external shutter or shutters. This utilitarian treatment may suggest that the north-western part of the ground floor had perhaps been converted for storage. It is unclear how the south-eastern part of the building fared at this time; it may have formed part of the same storage area, or, alternatively, it may have been let as a separate dwelling, which would explain the provision of a separate entrance from the lane.

The south-eastern extension to the building was only one room wide and one room deep but was almost certainly three storeys tall, reinforcing the conjecture that the original main building had three full storeys. The ground-floor room within the extension had a wide main entrance to Rackclose Lane, but no windows, unless these were built into or above the doors, and no access to the adjacent ground-floor rooms. The room contained a staircase rising to the first floor, from which the other rooms in the building might be reached, but this seems to have been the only access to the upper floors apart from the stair ladder at the other end of the building.

The removal of the internal partitions makes the layout of the building after alteration difficult to recover; however it is evident that the planning was complex, with some parts of the building being treated as independent units. This may suggest that the building was divided into residential and storage areas, or even into several properties; this last conjecture would appear to be confirmed by the description of the property in the Chamber Map Book of 1756 as consisting of 'two cottages or dwelling houses'. As the staircase in the extension served only the upper floors, the ground-floor may have been let as a separate dwelling. With the north-western room apparently not in domestic use, this dwelling must have been extremely modest, consisting of little more than a single heated room.

Late 18th-century alterations

In 1777-8 the new viaduct was constructed across Exe Island, linking Fore Street with the new bridge over the river. This development must have severely affected the house, truncating its north-western wall and reducing the lane under the wall on this side to a dead end. The changing street levels also stimulated development along the sides of the new viaduct, including a new structure plugging the end of the former lane and the rebuilding of the upper parts of the original house. The details of the timber construction suggest that the construction of the new building and the reconstruction of the older house were undertaken at the same time. The effect on the older building was severe; the greater part of its frontage was now obscured by the new building, closing almost every window opening in its south-western façade, with only the most south-westerly bay remaining exposed. At least part of the wall between the two buildings was rebuilt in masonry, though this may relate only to the provision of chimneys serving the new building.

The original house was now raised in height by several storeys and 'turned around' to face in the opposite direction, towards New Bridge Street and West Street, with the principal rooms at this level and above. These rooms were disposed on either side of a central framed staircase which seems to have begun at the original second-floor level, and which rose through three storeys. The main rooms, probably including a shop, lay to the north west of the stairs, with smaller rooms to the south east and in the extension, which was raised by a single storey only. All these rooms were fitted with good fixtures of the period, including two-panelled doors and fitted cupboards, many of which survive.

The original first-floor rooms now became a basement storey, approached by a staircase within the extension, cut deeply into the face of the city wall and entirely closing off the earlier stairs to the ground floor. The north-western rooms on the first floor seem to have functioned as kitchens, with ovens constructed in the space under the viaduct. Natural light for the kitchens appears to have been provided by basement windows served by light wells from street level. This does not appear to have been effective, as the internal partitions on this floor were eventually removed to allow light to reach these areas from the south-east. The fireplace in the south-eastern wall of the main range appears to have been rebuilt when the house was reconstructed, with a new brick-arched head; it was later enlarged, perhaps to accommodate a kitchen range.

The ground-floor rooms were now both badly lit and in an obscure situation, accessible only from a secluded court. The ground floor of the main building was now fully converted into to a warehouse, or store. The one remaining window in its south-western wall was cut down and enlarged to form a new double doorway opening upon the court. The stair ladder was moved back to its original position, perhaps to take advantage of the only available light; the secondary stair well was infilled and any internal partitions were removed. There is no evidence of continuing domestic use of this area.

The treatment of the adjoining cellar is more remarkable because it is probable that domestic use of this area continued. The staircase to the upper floors having been removed, a small square window was inserted within the south-eastern wall at a high level, and the former opening to the stairs was blocked up and plastered over, using timbers derived from a 17th- or 18th-century window (perhaps from the original façade). The walls were also replastered following the removal of the stair. The

fireplace in the south-eastern wall also appears to have been provided at this time, cutting through the earlier masonry of the south-eastern wall to link into the chimney serving the rooms above. This fireplace was provided with a timber chimneypiece, the scar of which still remains.

The provision of a fireplace with a timber surround, together with plaster on the walls and ceiling suggests that the residential use of this area continued even though the removal of the staircase had reduced the dwelling to a single room only. This is an extremely rare survival; one room dwellings are well known from 19th-century newspaper reports and accounts of the living conditions of the poorest amongst Exeter's citizens. Thousands of such dwellings must have existed, many, as in this case, created by subdividing earlier and once substantial houses; however almost all were later destroyed either in slum clearance or by re-integration into the larger building. If this room was indeed such a dwelling it is the only one of its type yet known to survive in the city.

19th-century alterations

The principal alterations to the house in the 19th century were the addition of a new roof structure over the top of the 18th-century roof timbers and the enlargement of the shop on the second floor. The shop was enlarged by the removal of the timber partitions between the shop and the entrance hall and the introduction of a timber screen within the main front door to create a corridor into the extension. The lower flights of the main staircase and the partitions defining the stair hall were also removed and a new staircase connecting to the upper floors was contrived against the south-western wall, entered from the extension. At third-floor level a new timber screen was erected across one of the bedrooms to create a landing for this staircase. As the bedroom was now divided from its window, it had to be lit by borrowed light through a reused sash window incorporated into the screen. Later in the 19th century the partition between this room and the adjacent closet was removed, allowing natural light to reach the enlarged room directly. The alterations to the ground floor allowed for the separation of the residential and retail areas, but severely compromised the structure; inadequate provision was made for the support of the remaining flights of the staircase and from this point onwards the building began to deform.

Similar alterations involving the removal of partitions were made on the lower floors to allow better lighting of the kitchens but, as these took place within the structure of the 17th-century part of the house which was supported by more substantial timbers, these alterations were less damaging to the structure. The ground floor rooms in the main building continued in use as a cellar or store accessible by a ladder, parts of which still remain *in situ*, from the kitchens at first-floor level.

At some point in the 19th century an attempt appears to have been made to link this room to the adjoining one, by tunnelling through the back of the chimney and truncating the lintel of the fireplace to increase the headroom within the opening. This may have been an attempt to enlarge the living accommodation on this floor; however for some reason this attempt was abandoned before completion, perhaps because the difference in floor levels and the poor lighting of the larger room made it impracticable. The opening was instead converted into an alcove serving the room within the extension. The plaster on the north-western wall, which had been removed during the creation of the alcove, was not replaced, the masonry being whitewashed instead. By the late 19th century the room within the extension had been converted into a stable, perhaps because by this time it was no longer considered a fit habitation for humans. A new patent metallic floor of a type frequently found in stables was installed in the north-eastern part of the room to create a stall or loose box, and the timber surround of the fireplace was removed. The double doors to the lane may have been installed at this period, though the present doors are modern.

20th century alterations.

During the third quarter of the 20th century the house went into decline, by the end of which it seems to have been near collapse. This may have been due to 'planning blight'; the area having been identified as 'outworn' in Thomas Sharp's 1946 plan for the regeneration of the city, the 'Exeter Phoenix' (Sharp 1946, 'Beauty blight and Blitz'; plan facing p 88). The external cladding of its south-western wall had been replaced in the 20th century but may have been poorly maintained, since by the late 20th century the timber-framed structures of the building had become severely decayed. Large areas of the original timber framing were renewed in the 1980s or 1990s. Repairs at this time also resulted in the removal of the original windows in the south-western elevation and their substitution

with very poor quality modern casements. Later in the 20th century the north-western parts of the interior at ground and first floor levels were walled off by modern partitions, obscuring the ovens and other features in the area beneath the viaduct.

5 CONCLUSION

Although it has been much altered, this house is one of only a few surviving examples of late 17th-century redevelopment on the former city defences. The house seems certain to have been built when the defences were declining in importance after the Civil War, and when economic considerations and pressure for development land made the City Chamber more tolerant of encroachments which would formerly have been resisted. Until after the Second World War a large number of buildings had survived around the perimeter of the city walls, many of which may have been constructed in these circumstances. Unfortunately, partly as a result of slum clearance schemes and road widening and also perhaps because of a post-war planning recommendation aimed at presenting the walls of the city within a 'green moat' of parkland (Sharp, 1946; 63, 109, 149), many of these buildings were to suffer years of decline and eventual demolition. The creation of the inner by pass through the parishes of St Edmund, St Mary Steps, St Mary Major and the Holy Trinity was particularly destructive in this respect, obliterating streets such as Ewings Lane, Cricklepit Street, Quay Lane and James Street. where many buildings of probable 17th-century origin clustered upon the barbicans or ramparts of the City Wall and against its external face. The most significant areas of survival today are Bartholomew Terrace and the lower part of Northernhay Street, without the North Gate, where a small group of 17th-century houses survive immediately below the city wall.

It is ironic that the main cause of the destruction of such houses, the creation of new roads, should have contributed to the survival of the house in Rackclose Lane. Although the construction of the 18th-century viaduct was in some respects disastrous for the house, reducing the lower part of Rackclose lane to the level of an obscure court or *cul de sac* in the poorest part of the city, it also led to the reconstruction of the upper storeys as a new structure facing one of the main commercial streets. While the upper storeys enjoyed prosperity, the lower storeys seem to have sunk very low indeed. Part of the early house were converted into warehousing and part was let as an extremely modest dwelling, consisting of a single room only. Although it was later converted into a stable, evidence survives to show that this room remained a self-contained dwelling well into the 19th century; it is the only example of such a dwelling known to have survived, and a moving testament to the living conditions of the 18th- and 19th century urban poor.

ACKNOWLEDGEMENTS

This report was commissioned by Lesley Strath, the owner of the property, in fulfilment of a requirement of planning consent for alterations to the building. The archaeological recording project was managed for Exeter Archaeology by J. Allan. The site recording was undertaken by R.W. Parker and G. Young and the illustrations were prepared by S. Blackmore.

SOURCES CONSULTED

Unpublished Sources**EA Exeter Archaeology**

EA archive 215, 2004, Drawn record (1:20) of the City Wall facing Rackclose Lane.

Parker, R.W. 1997 *Archaeo-historical Assessment of Exeter Cathedral Cloisters*, Exeter Archaeology Report No. **97.42**.

Published Sources

Blaylock, S. R. 1995 *Exeter City Wall Survey* (Exeter Archaeology Report).

Chanter, J.F. 1932 'The Bishop's Palace, Exeter and its Story'.

Parker, R.W. 2007 *The Higher Barracks, Howell Road, Exeter, Devon, England*. Available at http://ads.ahds.ac.uk/catalogue/resources.html?higherbarracks_2007 (last accessed 18 January 2008).

Shapter, Dr. T. 1849 *The History of the Cholera in Exeter*.

Stoyle, M. 1996 *From Deliverance to Destruction; Rebellion and Civil War in an English City*.

Sharp, T 1946 *Exeter Phoenix; a plan for rebuilding*.

Map Sources

Braun, G. and Hogenburg, R. 1618 '*Civitas Exoniae*'. Map based on a late 16th-century survey by John Hooker, engraved for '*Civitates Orbis Terrarum*'.

Coldridge, J. 1819 MS 1:800 map of Exeter (EA negs. 1003.5).

DRO ECA Devon Record Office; Exeter City Archives, 'Chamber Map Book' 1756, Book 58.

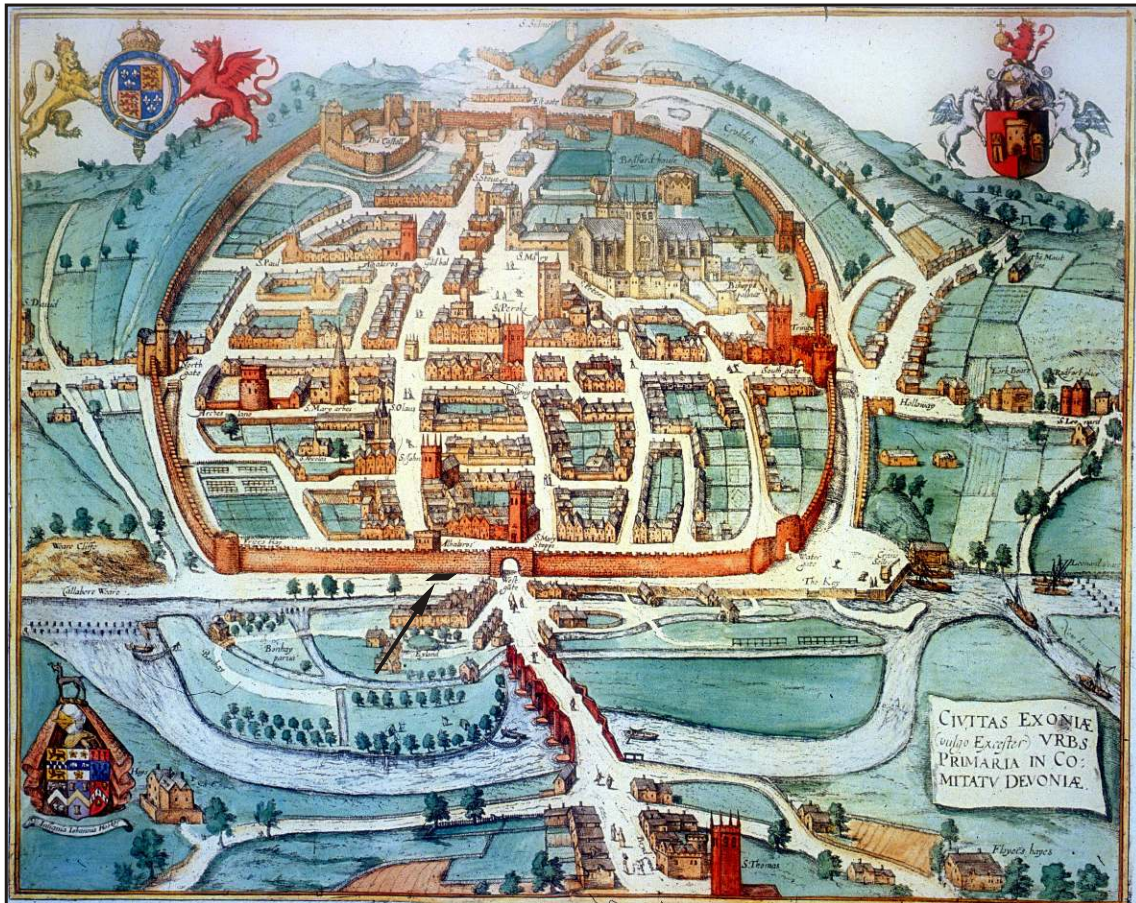


Fig. 1 Exeter before the Civil War, surveyed in 1584-5 by John Hooker and engraved by Braun and Hogenburg in 1618 for *Civitates Orbis Terrarum*. The map shows the defences in their medieval form, with Allhallows church behind the south-western wall and the site of the present house (indicated) below it.

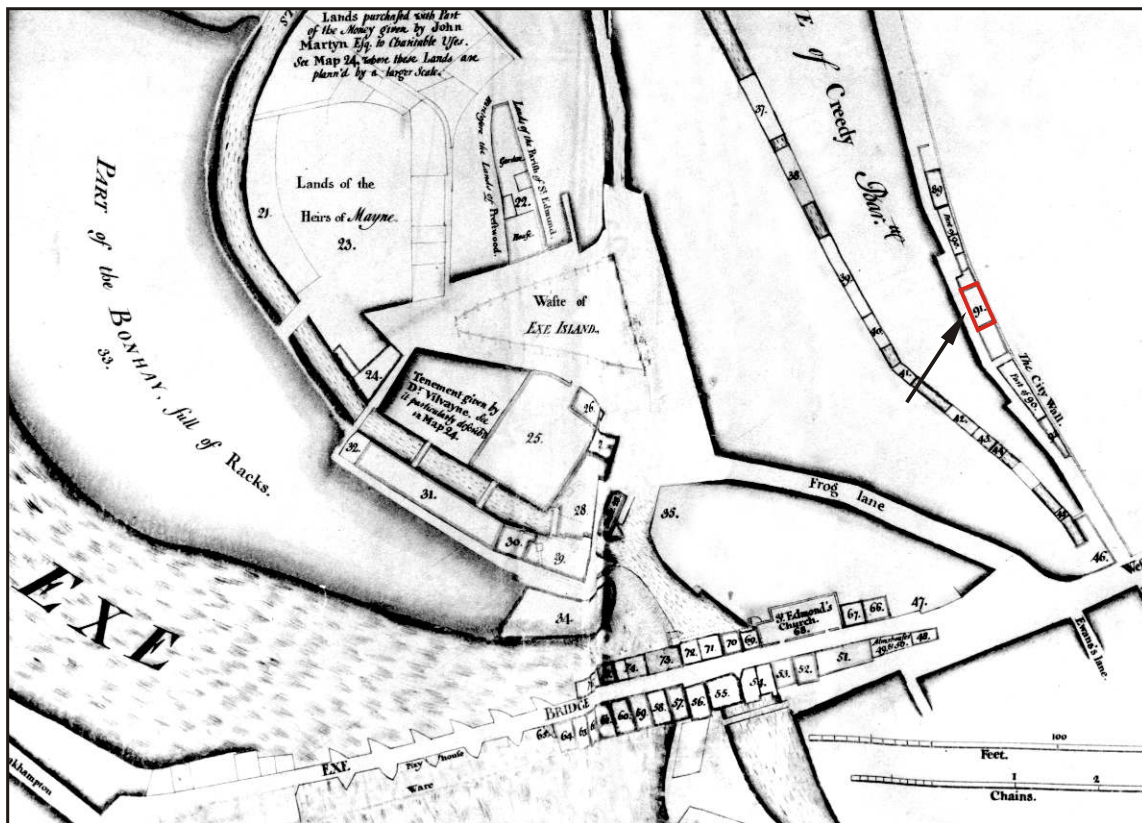


Fig. 2 Extract from the Chamber Map Book of 1756-8, showing the tenements outside the walls held by Richard Parkhouse, with the present site outlined.



Fig. 3 View along Rackclose Lane from the site of the West Gate showing the south-eastern gable of the house (centre) standing against the city wall (right) and the narrow building (recently refaced with grey render) infilling the end of the lane alongside the original frontage.



Fig. 4 The frontage of the rebuilt house towards West Street (left) and New Bridge Street (right) showing the narrow frontage of the adjoining house infilling the lane.



Fig. 5 View of the house from Rackclose Lane showing the exposed parts of its south-western façade.



Fig. 6 View of the gable end of the extension showing the brick chimney inserted at ground-floor level (bottom centre), the refacing of the second-floor elevation (centre, top) and the later 18th-century fabric enveloping the chimney stack above.

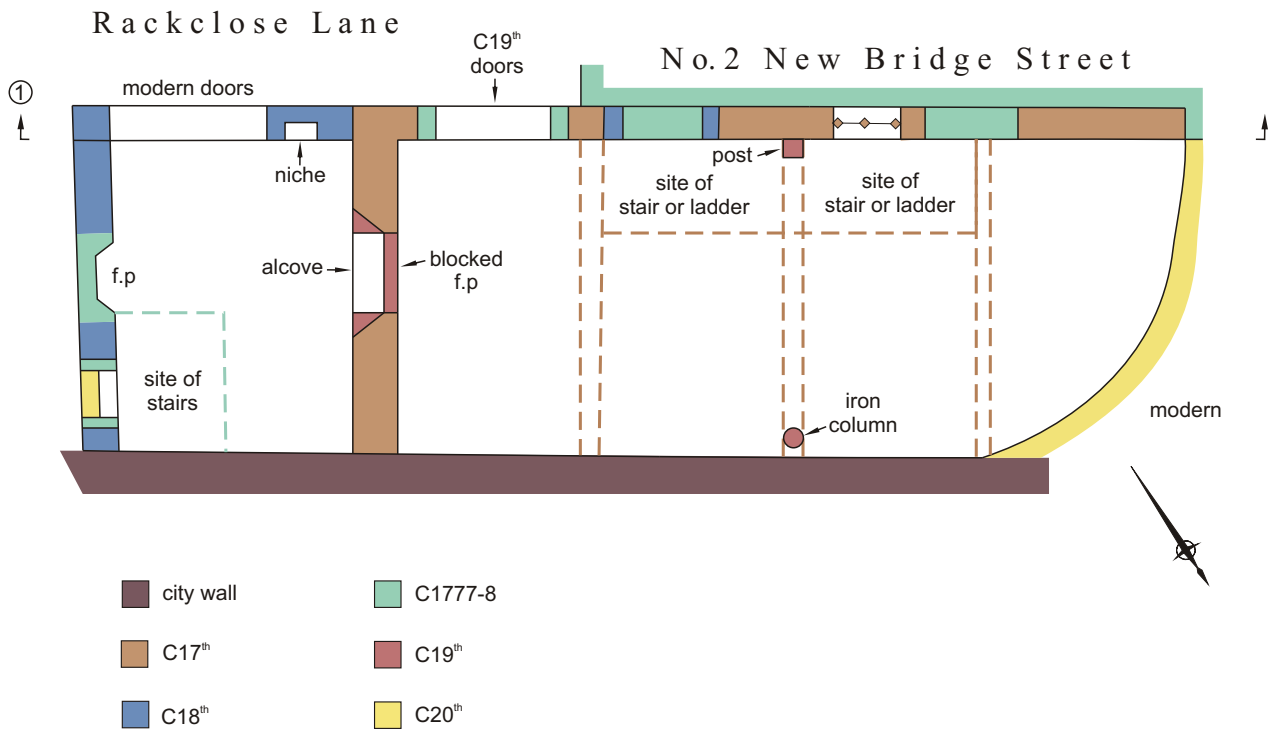


Fig. 7 interior of the ground-floor room in the main building, looking north west showing the blocked window and doorway in the south-western wall and the modern partition hiding the relationship of the house and the viaduct.



Fig. 8 View of the south-eastern end of the room showing the blocked 17th-century fireplace.

Ground Floor Plan



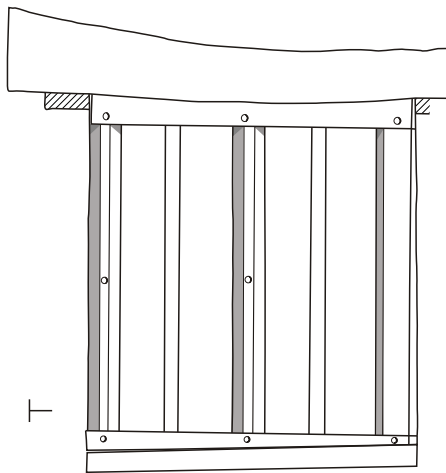
Elevation 1



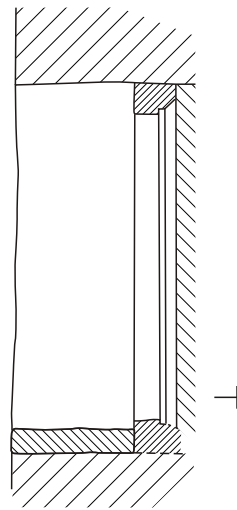
Fig. 9 Plan of the ground floor and Section showing the internal elevation of the lower part of the south-west wall (based upon drawings by Exeter Archaeology).

Ground Floor: Mullioned Window

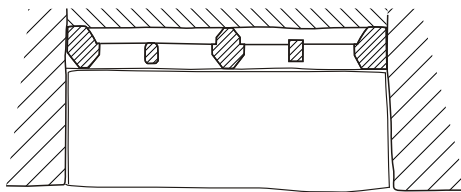
Elevation



Section



Plan



arbitrary datum

0 1 metre

Fig. 10 Details of the blocked window in the south-west wall.



Fig. 11 View of the room within the extension showing the fireplace and window in the plastered south-east wall and the city wall forming the north-east wall.



Fig. 12 Detail of the ceiling in the extension showing the provision for a staircase.

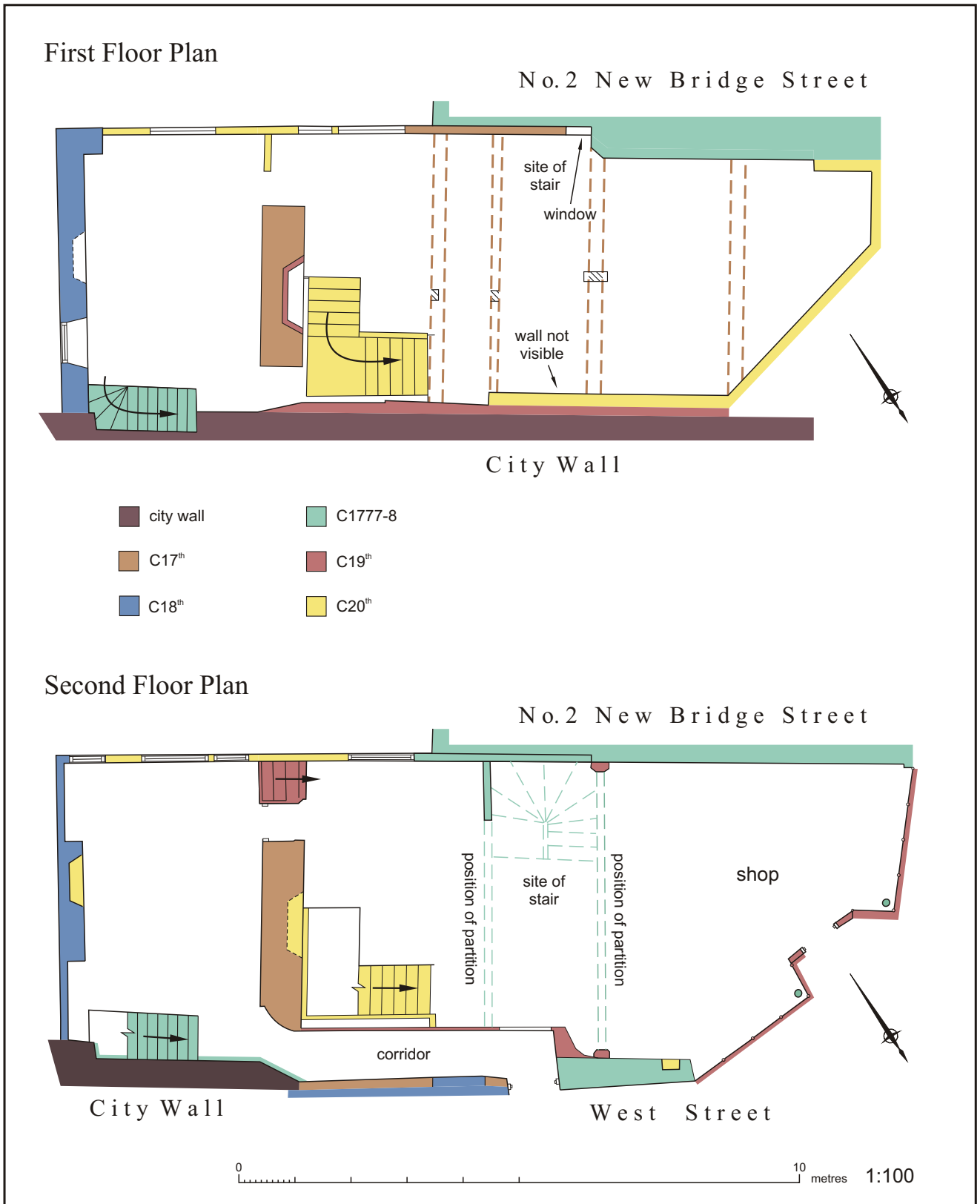


Fig. 13 First- and second-floor plans showing suggested phasing (based upon drawings by Drew Pearce Chartered Surveyors).

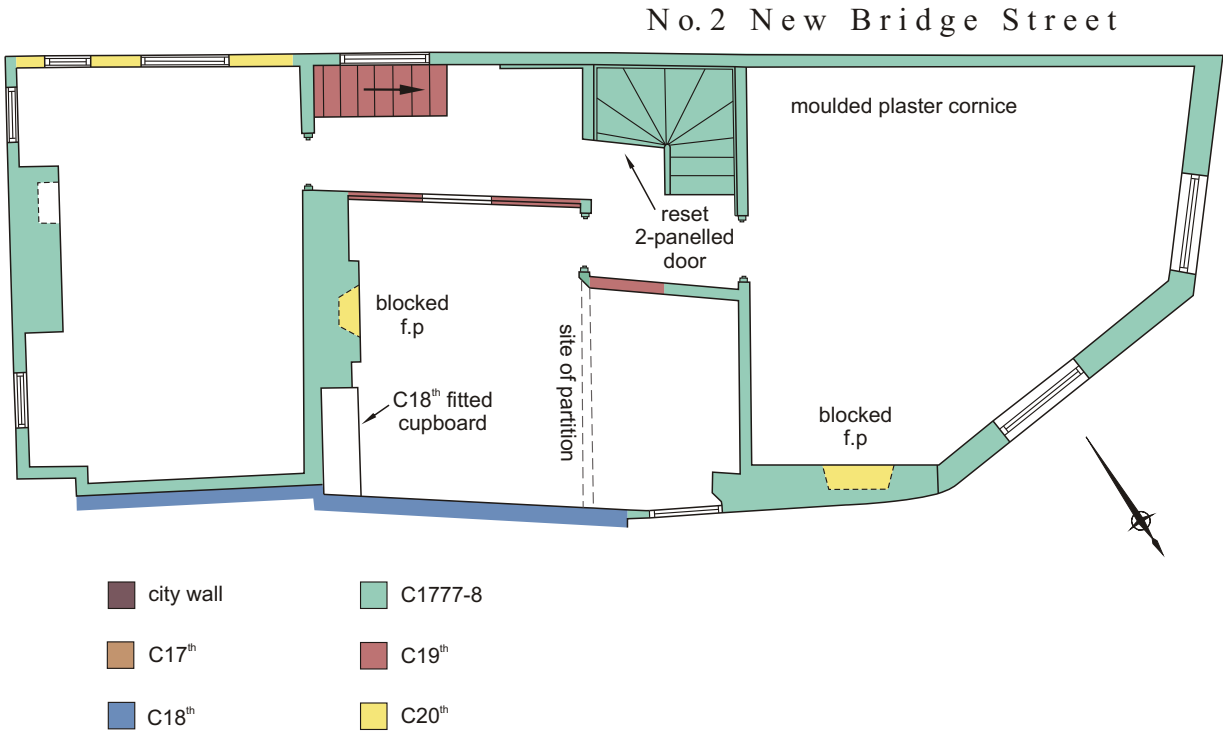


Fig. 14 Detail of the small window discovered at first-floor level in the south-west wall, showing the character of the timber framing at this level.



Fig. 15 Detail of the ceiling structure seen from the second floor, showing the crude infilling of the void of the 18th-century staircase and the poor structural condition of the building.

Third Floor Plan



Fourth Floor Plan

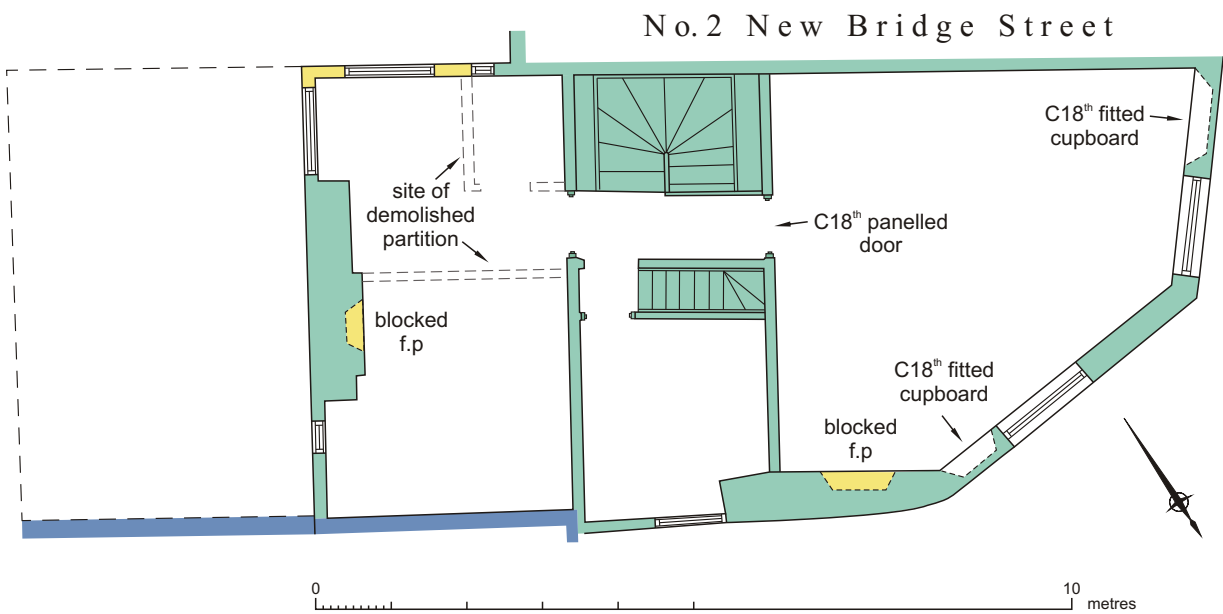


Fig. 16 Third- and fourth-floor plans showing suggested phasing (based upon drawings by Drew Pearce Chartered Surveyors).

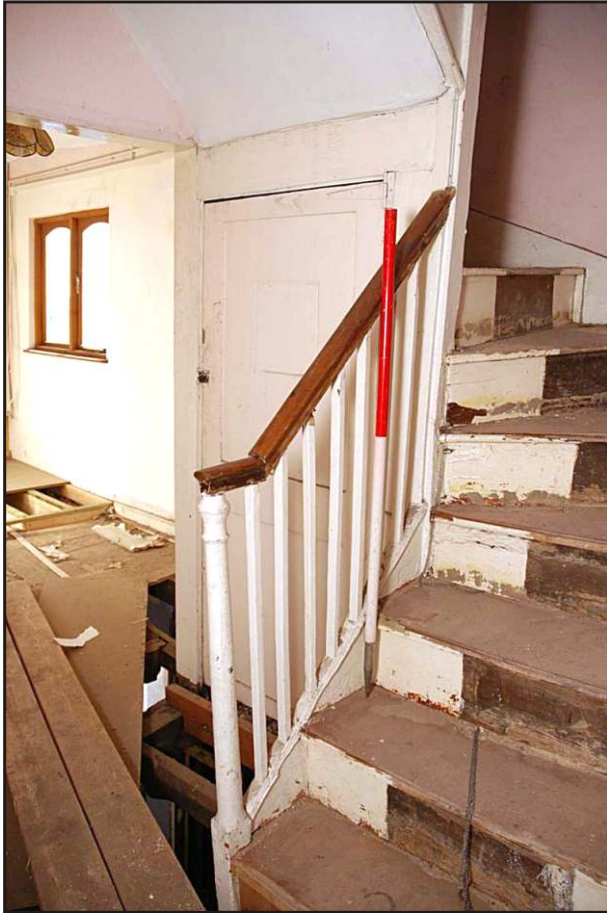


Fig. 17 Detail of the main staircase installed in 1777-8, at third-floor level, showing under stair cupboard and the columnar newel reset after the lower flights were truncated.



Fig. 18 View of the 19th-century corridor at third-floor level, showing the timber screen incorporating a reused sash and the handrail of the 19th-century staircase to the second floor.



Fig. 19 View of the south-eastern room at third-floor level showing the construction of the late 18th-century upper storeys of the building. The ceiling joists are supported by a trimmer nailed against the studwork of the adjoining building, which is unrelated to them structurally. The late 18th-century fitted cupboard is also shown.



Fig 20 Detail of the roof space showing the superimposed roofs of the north-western parts of the building.