

**ARCHAEOLOGICAL
BUILDING RECORDING
AT FALLAPIT HOUSE,
EAST ALLINGTON, DEVON**

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**Prepared for
Fallapit House Ltd**

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Contents

1	Introduction	1
	1.2 Methodology	1
	1.3 Historical Background	1
2	Description and Analysis	4
	2.1 The Exterior	4
	2.2 The interiors: Ground Floor	11
	2.3 The interiors: First Floor	21
	2.4 The interiors: Second Floor	28
	2.5 Basement and Cellars	30
	2.6 Buildings in the Service Yards	31
3.	Discussion	32
	Acknowledgements	34
	Sources Consulted	35

List of Illustrations

- Fig. 1 Location of site . Reproduced from the 1:25000 Outdoor Leisure™ map 20 by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. ©Crown Copyright 2005. All rights reserved. Licence No. AL 1000016685.
- Fig. 2 A late 16th- or early 17th-century map of East Allington (East towards the top) showing a depiction of Fallapit House (lower left) as it was c.1600 (DRO 3288Z/Z1).
- Fig. 3 Edmund Prideaux's drawing of Fallapit House, dated 24 October 1727.
- Fig. 4 Extract from the 1840 Tithe map of East Allington, showing the footprint of the house after rebuilding in the early 19th century.
- Fig. 5 Late 19th-century woodcut by O. Jewitt showing the house prior to the extension of the south-western wing and the addition of the bay windows. One of a series of engravings made for T. Clermont's history of the Fortescue family, privately published in 1869.
- Fig. 6 View of the house from the north-east, showing the condition of the building prior to refurbishment and the heavily altered service ranges to the north.
- Fig. 7 View of the east elevation or entrance façade of the house showing the reused entrance archway and modern doors.
- Fig. 8 Detail of the reused 16th-century and 17th-century carvings over the main doorway, and the reused corbels supporting the oriel window.
- Fig. 9 Detail of the original front doors of the house, recovered from a lumber pile near the top of the site.
- Fig. 10 Photograph of c.1900 showing the original doors and fanlight *in situ*, the original form of the windows and the absence of the string course over the doorway (Westcountry Studies Library)
- Fig. 11 View of the archway at the north-eastern corner of the house, possibly a surviving fragment of the demolished mansion.
- Fig. 12 View of the south façade of the house showing alterations made since c.1869 (compare Fig. 5).
- Fig. 13 The south elevation of the late 19th-century extension to the south-western range, showing the unusual roofline and 20th-century alterations to the upper floors.
- Fig. 14 Photograph of the house from the 1928 sale catalogue showing the glazed roof and lantern of the south-western range (Devon Record Office 547B/P2714).
- Fig. 15 View of the north elevation of the main house showing the rear view of the archway and the inserted bay window. A vertical break in the masonry of the upper floor may be discerned on the extreme right.
- Fig. 16 The western end of the north façade of the service range, showing the extent of 20th-century alterations.
- Fig. 17 View of the house c.1900 showing the service buildings and the north-west range prior to 20th-century alterations (Westcountry Studies Library framed picture collection, source unknown).
- Fig. 18 Ground floor plan showing suggested phasing.
- Fig. 19 View within the entrance hall, looking west, showing the paired entrances with their blocked openings over.
- Fig. 20 The main corridor, looking west towards the foot of the staircase. The collision between the top of the archway and the cornice and the widened staircase can clearly be seen.

- Fig. 21 The large ground-floor room in the south-eastern part of the house, showing the character of its decorations (detail of cornice inset).
- Fig. 22 The large ground-floor room in the centre of the southern part of the house, showing the window shutters, screen of columns and plaster decorations (detail of cornice inset).
- Fig. 23 View of the mid 19th-century partition between the service stair and the rooms in the service wing, showing later 19th-century alterations to the openings and the character of the structure.
- Fig. 24 View of the fireplaces in the eastern wall of the old kitchen, showing the blocked openings and traces of the earlier roofline of the range as a wall scar above.
- Fig. 25 The corridor or light well alongside the old kitchen, looking towards the service stair, showing blocked windows on the first floor and an enigmatic chase in the wall (right).
- Fig. 26 Blocked fireplaces in the west wall of the new kitchen and in the rooms above, showing the character of the mid 19th-century fabric.
- Fig. 27 First-floor plan showing suggested phasing.
- Fig. 28 View looking east in the central first-floor room, towards the main stairs and landing, showing the arched alcove as revealed by the building works, and 19th-century attempts to disguise it.
- Fig. 29 View of the first-floor ballroom looking east, showing the marble fireplace, plasterwork and blocked windows and openings into the ?conservatory beyond (detail of the plasterwork inset).
- Fig. 30 The entrance to the turret from the ballroom, and the ceiling of the turret (inset).
- Fig. 31 Second-floor plan showing suggested phasing.
- Fig. 32 Evidence of charring and fire damage to the ?19th-century roofs of the northern part of the house following a minor 20th-century fire.
- Fig. 33 The eastern range of the service buildings, showing the extent of 20th-century alteration.
- Fig. 34 The best preserved of the 19th-century service buildings in the northern service yard.

1. INTRODUCTION

Fallapit House is a large Grade II Listed country house in the parish of East Allington, south Devon (NGR SX 76390 48985; Fig. 1). The house is a 19th-century rebuilding of an earlier mansion, and occupies a site to the north-west of the village, on an eastward-facing hillside above a lake and stream in the valley bottom. After passing into institutional use during the mid to late 20th century the house became derelict in the 1990s and subsequently suffered from vandalism and neglect. Attempts by new owners to convert and restore the house proved abortive and by the time of the recording large parts of the building had become ruinous. This report describes the results of an archaeological building survey of the premises undertaken by Exeter Archaeology (EA) on behalf of Fallapit House Ltd, during the restoration of the building and its conversion to residential units in 2006-8.

1.1 Previous archaeological works

Prior to the commencement of the conversion works and the building recording project, landscape and archaeological surveys of the site had been undertaken for CSMA Leisure Properties Ltd. Landscape proposals were provided in 2000 by Nicholas Pearson Associates Ltd, and in 2001 an archaeological assessment was prepared by South West Archaeology. Both these reports aimed at establishing the likely position of earlier buildings on the site, especially the location of the earlier house. In 2006 a further Archaeological Assessment was commissioned by Fallapit House Ltd. from Exeter Archaeology; this aimed to outline the history of the site and provide a schedule of all the recognisable features of historic interest within the grounds, but did not undertake to describe the fabric and sequence of development of the buildings.

The current report thus represents the second part of the archaeological recording project undertaken by Exeter archaeology at Fallapit; previous observations and evidence described in the previous report will be briefly summarised here only in so far as it is relevant to the development of the present buildings

1.2 Methodology

The archaeological building recording project took the form of a detailed survey of the house both before and during the conversion works. The fabric was examined and observations recorded on copies of the architects' plans of the building. The relationships between different parts of the fabric were established, as far as was possible, and phased plans produced to show clearly the presumed development of the structure. A detailed photographic record was prepared and also a limited drawn record, concentrating on details of the mouldings in timber and plaster to panelling, door frames and cornices which were feared to be vulnerable to loss as a result of treatment for the dry rot which had seriously threatened the building. Detailed drawings were made of one of the internal doors, and also of a single surviving 19th-century window from which an attempt was made to reconstruct the appearance of the fenestration of the main house, which had been replaced with aluminium double glazing by a previous owner.

1.3 Historical background

The Fallapit estate is first documented in the early 14th century, when it belonged to one Robert de Valepitte. The manor was subsequently held for short periods by the Treverbyn and Prideaux families; however by the mid 15th century it had passed by marriage into the

hands of the Fortescue family, who were to retain possession until the 1860s. Unusually the house is depicted on an early map, dated to around 1600, which was presumably drawn up as part of a dispute over a mill or water rights (Collings & Neophytou 2006, 7). The map (Fig. 2) shows a cluster of blue (?slate) and red-roofed buildings on both sides of the road leading north west from the mill ford, identified as 'Vallapit House'. Unfortunately no precise details of planning or orientation can be gleaned from the map and the only building with a recognisable function is an arched structure which is clearly meant to represent a gatehouse. There is no reason to assume that this drawing was intended as an accurate depiction of the house; the map was presumably designed to show the general location of significant landmarks and buildings in the area, rather than their exact appearance. The parish church of East Allington, for example, though drawn in unusual detail, is shown with its chancel orientated towards the north rather than the east, presumably in order that it would be easily recognisable as a church. Fallapit House, which lies on the very edge of the map, was not the main subject of the map and its representation could well be stylised in a similar way.

During the 17th century the house played a part in one of the minor heroic episodes of the English Civil War. Sir Edmund Fortescue had been appointed High Sheriff of Devonshire by Charles I in 1642. In the years prior to the war he had fortified and equipped a coastal artillery fort at Salcombe and renamed it 'Fort Charles'. His staunch resistance during a subsequent siege of the fort by Parliamentary troops was so admired that, at the conclusion of the war, he was allowed to 'surrender with honour' and march his Royalist troops back to Fallapit bearing their arms, drums and colours and the key of the fort (Born 1986, 91). This event was a source of pride to succeeding generations of the family and seems likely to have influenced the presentation of the house as an 'historic mansion' during subsequent rebuildings. The key to Fort Charles was retained at Fallapit until the sale of the house in the 1860s (Hoskins 1954, 318).

Despite the strong Royalist sympathies and activities of its owner the house does not appear to have suffered significant damage during the Civil War. Its appearance was recorded in a drawing which survives among a collection of drawings of country houses made by Edmund Prideaux in the early 18th century. This drawing (Fig. 3) is dated October 1727 and shows a irregular house extending around three sides of a courtyard, with the possible shadow of a fourth (?gatehouse) range in the foreground. The main building shown on the opposite side of the courtyard from the viewer was apparently only one storey high, and had square-headed mullioned windows with round-headed, apparently uncusped lights. These windows are positioned at different heights in the wall, suggesting varying floor levels within the interior, though there can be little doubt that the building depicted is the hall range of the mansion, containing a large, main room open to the roof. The character of the windows, which may have been of granite, suggests a date in the 16th century for this range.

At one end of the 'hall' was a two-storeyed porch with a wide, two-centred entrance arch and a large sundial in the gable which probably shows that this elevation faced in a southerly direction. Beyond this, and possibly set back beyond the plane of the main courtyard elevation, was a gabled range with six-light windows on each storey. The windows had square headed lights; the larger, upper window having a transom at half the height of the window, which may suggests a date in the later 16th century. This seems likely to have been an important chamber, part of a range of high-status rooms; the ridge of a roof shown running parallel with, and perhaps behind, that of the 'hall' range may suggest extensive buildings to the rear. The range closing the right-hand side of the courtyard appears to have had three storeys and a roofline with gables or 'chickets' typical of late 16th and early 17th-century houses. At the opposite end of the hall a projecting feature, probably a stair turret, linked the hall range to the left-hand wing. This wing had mullioned windows on the ground floor, one apparently with depressed arched heads to the lights. On the first floor a pair of apparently

identical, wide, three-light windows may suggest the existence of a gallery, or at least a large and important room filling most of the upper storey.

The evidence from Prideaux's drawing suggests a house with medieval origins, enlarged and extended by additional ranges in the 16th and early 17th centuries. The drawing is almost certainly a reliable representation of the house prior to rebuilding.

The early mansion house appears to have survived into the early 19th century before being rebuilt in its present form. No direct documentary references to this rebuilding have been found, but there are references to alterations to the parkland and gardens in 1830, including the closure of public lanes and roads which ran too close to the house. It has been argued that this landscaping may represent the last stage of a programme of improvement of the estate which may have included the rebuilding of the mansion (Collings & Neophytou 2006, 4, 5).

Despite all the recent topographical study and survey the site of the early house still remains uncertain. The present house is traditionally believed to have been erected 'near' the site of the old house, and this may well be true; however there remains a strong possibility that the early house and the present building occupied the same site. The unusual plan form of the existing building makes little sense in the context of a new house of the early 19th century and there are anomalies in the fabric which might suggest the incorporation of parts of the earlier structure. Sadly the layout of the ranges depicted by Prideaux cannot be reconciled with that of the existing building and it seems highly unlikely that significant remains of the earlier house survive today. It may have been demolished piecemeal, but nonetheless completely, as the new house was constructed. This process might have caused constraints which precluded the adoption of a more conventional plan.

The rebuilt house is shown upon the 1840 Tithe map of East Allington parish as a square block with a small rounded projection on its east side (Fig. 4). To the north west a detached block and a small square building are depicted, perhaps representing service buildings or fragments of earlier structures. A separate block with an 'U'-shaped plan some distance to the north-east has been variously interpreted as the remains of the old house (Nicholas Pearson Associates Ltd 2000, 5; Humphreys 2001, 5) and as stables (Collings & Neophytou 2006, 8). Two rectangular enclosures to the west of the house presumably represent the present kitchen gardens and another walled or enclosed garden.

In the late 1840s the mansion was apparently damaged by fire (McCoy 1994, 89) and afterwards, perhaps during reinstatement works, was considerably enlarged (White 1850, 512). At this time the service buildings appear to have been altered, creating a service yard immediately north of the house, which may have replaced the 'stables' to the north. The present appearance of the house may well owe much to this remodelling. An engraving of the house, one of a series of woodcuts made by O. Jewitt for a history of the family published by T. Clermont, (Lord Fortescue) in 1869 (Fig. 5) shows the appearance of the building at this period in detail.

After 1869 the property was purchased by William Cubitt, son of the famous London and Brighton speculative builder. Cubitt made further alterations to the estate, removing and realigning several roads, and may have further extended and improved the house.

The house was sold again in the 1920s, at which time a good photographic record of the exterior of the house in its parkland setting was made and reproduced in the sale catalogue along with a detailed description of the gardens. The house was to remain a private residence until the Second World War, at which time the entire population of the area were evacuated from the Slapton Battle Area and the house must have lain empty. No evidence of damage to the house during the training exercises, or by looters in the period between the departure of the troops and the return of the population, is recorded, nevertheless the war

appears to have marked a turning point in the fortunes of the house, and in 1947 it passed into educational use as the St Thomas More School for boys.

During the occupation of the school the buildings were extended by the addition of many new structures, including chalet-like buildings replacing ranges of glasshouse on the rising ground to the rear of the house and massive first floor extensions to the buildings around the service yard. Some of these additions were markedly unsympathetic to the character of the house. The windows were replaced at some point with aluminium replacement windows which were both aesthetically and structurally deleterious to the building. Fortunately the most unsympathetic alterations were confined to the rear and sides of the building: the principal rooms in the main block appear to have been left more-or-less undisturbed and many historic features were thus preserved. The landscaped grounds were also maintained to a high standard, perhaps because they added to the appeal of the school.

After the departure of the school in 1997 the house began to deteriorate; it was damaged by squatters and by thieves, resulting in severe attacks of dry rot. Subsequent owners stripped out much of the interior of the north-western wing as part of an unsuccessful scheme of refurbishment. By the time of the recent recording the damage was so extensive that much of the remaining areas of the interior, including the principal staterooms, had to be stripped to back to the bare masonry and many of the original floor structures and wall surfaces were lost. Fortunately, it has been possible to retain or reinstate many of the original decorative features, including plaster cornices and decorative joinery, and damaged areas of plasterwork have been accurately replicated. The demolition of the recent school buildings and the retention of almost all the elements of the older house, stables, service buildings and gardens have successfully restored the house to its early 20th-century appearance.

2 DESCRIPTION AND ANALYSIS

2.1 The Exterior

The house presents a picturesque appearance when viewed from either of the driveways approaching the house from the north and south (Figs 5, 6). The principal elevations are those facing south and east; the former being a symmetrical façade to one side of which an archway gives upon a raised terrace near the service yard, overlooking the pond. The house is constructed of local stone rubble with architectural dressings of granite to the windows and doors, some of which appear to have been reused from the earlier house. The main block, or east range, is of two storeys, with an attic storey, under a high-pitched, gabled roof with projecting eaves and decorative timber barge boards. The roof is crowned by tall, red brick chimney stacks, the earliest of which are divided into individual, diagonally set chimney shafts. Short, lower wings formerly projected to the west of the east range on either side of a similar projection containing the staircase, giving the original house the square plan shown on the tithe map. Both these short wings were later prolonged by extensions terracing into the hillside, creating long south-western and north western ranges. The narrow courtyard between these ranges was later infilled with other structures, which have now been demolished. The south western range had suffered severely by the addition of a two storey wing projecting to the south, but this had been demolished at the time of recording and most of its earlier features had survived intact, including a polygonal 'stair turret' crowned with a small domed cupola housing a bell.

The service yard to the north of the house appears to have been terraced into the rising ground to the west and was originally surrounded on two sides by low service buildings with pitched roofs. These buildings had been so severely remodelled by the addition of upper

storeys in the late 1970s and 1980s that their original form and function were difficult to determine.

East Elevation (Fig. 7)

The main entrance façade of the house has five bays, the central bay projecting under a steep gabled roof with projecting square brackets and shaped barge boards. The lower part of the wall is crossed by a broad roll moulding or cordon, in granite, which is strongly suggestive of 16th and 17th-century military architecture and is seldom seen in early 19th-century domestic work. This kind of decorative detail may well have been a feature of the entrance range of the old house, and is perhaps repeated here to show continuity with that structure.

The main entrance at ground-floor level is through a four-centred granite archway with an integral drip moulding. Above the doorway is a small shield bearing the arms of the Fortescue family, and above this a stone corbel featuring a shield-bearing angel with sharply angled arms (Fig. 8). The naïve pose of the angel strongly suggests that this is a genuinely medieval carving which has been reset in this position, and this may also be true of the coat of arms and the archway. Both the carvings appear to have been inserted in their present positions rather than incorporated as integral features during the building of the present structure. The masonry around the carvings is very clearly patched, particularly the area immediately above the doorway, near the angel. There are also two large areas of patching which may represent the blocking of tall, narrow windows flanking the doorway.

The most likely context for the reuse of the carvings, at the demolition of the early mansion in the early 19th century, appears to be ruled out by this evidence of patching. If the carvings had been placed here during the early 19th-century rebuilding they would surely appear to be integral with the walling. The patching suggests either that the present wall containing the archway is older and was reused when the house was rebuilt, with the carvings inserted into it, or that the carvings were set here much later in the development of the house. The latter explanation seems more likely, especially since the two narrow windows flanking the doorway, which were surely features of the early 19th-century building, have certainly been suppressed during a later phase of remodelling.

The most likely context for this alteration must be the rebuilding and enlargement of the house in c.1849. It is possible that the house was ‘Gothicised’ at this time and that genuinely ancient carvings were imported to add authenticity, while the windows were blocked as insufficiently ‘medieval’ in character. Unfortunately this implies that the source of the carvings need not necessarily be the old house, but perhaps some other ancient building in the vicinity.

The main doors of the house had been replaced by modern doors at the time of the recording; however the original doors were discovered in a surprisingly good state of preservation, in a pile of lumber in the gardens to the west of the house (Fig. 9). The doors were massively constructed double doors in a naïve ‘Gothick’ style, each with six arched panels. The two upper tiers of panels had been glazed, and carved rosettes decorated the stiles and rails. At the outer corners of the doors were bizarre ornaments, neither exactly foliate in character, nor obviously derived from strapwork motifs. The fanlight above was originally subdivided by intersecting ‘Y’-tracery in the ‘Churchwarden’s Gothic’ manner; this had been replaced by a single pane of glass, but was fortunately recorded in an early photograph (Fig. 10). The un-archaeological character of the Gothic ornament may suggest that these doors had survived from the early 19th-century house.

The division between the first and second floors is made by a projecting string course of granite, with a chamfered lower face. Strangely, this string course does not appear on early photographs or engravings of the façade and it must therefore have been added in the 20th century. Above this the central oriel window is supported by four elongated timber corbels of

an enriched and highly ornate type once common in the South Hams. The two outer corbels are decorated with scrolls and lion masks, the latter biting rings from which decorative medallions are suspended. The central corbels feature respectively; a winged creature with a bearded male head, female breasts, no arms and an animal's curving hind legs and tail; a winged horse with a blunt, bottle nosed snout, folded forelegs and hind legs similar to those of the other corbel. The fantastic elements and the crude execution of the carving may suggest that these are genuine 16th- or 17th- century corbels imported and reused in this position. The upper part of the oriel window has been entirely replaced and only the base and roof, with splayed sides and damaged mouldings, survived at the time of recording. In the gable above the oriel is a square-headed window with chamfered jambs and a drip-moulding lighting the attic storey.

On either side of the central bay are two further bays, each with tall square-headed windows lighting the principal ground- and first-floor rooms. The windows all have chamfered jambs and drip moulds, originally surrounding timber window frames. The character of these frames is shown in early engravings and photographs (Fig. 10); their original timber casement windows were divided by a central mullion which seems to have had a structural function in supporting the masonry above the window heads. The removal of these mullions and their replacement with aluminium windows had caused the partial collapse of many of the window heads (Fig. 7). The windows of the lower floors had transoms dividing the openings into two unequal tiers. The casements were divided into many smaller panes by glazing bars, probably of timber.

The granite roll moulding from the central bay continues across the bays to either side, but the string course at first-floor level is omitted in the side bays. The eaves show the feet of the common rafters in the manner of a bracketed cornice. Below the roll moulding at the base of the façade irregularities in the stonework are apparent which may suggest the retention of earlier masonry and thus the possible reuse of at least the footings of the earlier house, however no features are visible which might confirm this beyond doubt.

Attached to the north-eastern corner of the façade is a projecting fragment of walling containing an archway (Figs 11, 15). This serves no other purpose than to provide a picturesque incident bridging the driveway between the main frontage of the house and its subsidiary elevation to the north. The wall rises to first-floor level, extending eastwards to a crudely constructed diagonal buttress surmounted by a tall, uncrocketed pinnacle perched above the steep bank descending towards the lower lawns and the lake. The south elevation of this arch was plainly its external face and has a granite roll or cordon moulding very like that of the main house. The arch has granite dressings featuring roll and hollow mouldings and may well date from the 15th or 16th centuries. Above the arch a further carved granite shield bears the arms of the Fortescue family. The arch is rebated at the rear as though for a pair of doors, however it does not seem to have been supplied with any, and none are visible in the historic photographs or drawings. Much of the rear face of the arch appears to have been renewed or refaced and evidence of pintles and of sockets relating to adjacent structures may have been lost.

Although it is conceivable that this archway has also been reset in this position, there is a strong possibility that this may be a surviving part of the original Fortescue mansion, much patched and pulled about but nonetheless retained and displayed because of its heroic associations and venerable antiquity. It is very likely that this is the 'ivy-mantled portion' of the old house described by White in 1850 (White 1850, 512).

South Elevation (Fig. 12)

This is the second of the two main façades of the mansion, prominent in the view from the driveway up from East Allington. This view was fortunately recorded in the 1860s (Fig. 5),

and the original appearance of the elevation, at least as it was after the mid 19th-century remodelling, can be reconstructed with confidence.

The east range originally had a gabled elevation to the south with a single window on each storey matching those of the eastern façade and shown in the woodcut. These windows were later replaced by a projecting three-storey bay rising the full height of the elevation and with a pitched roof continuous with the main roof. Although apparently of stonework, this bay is in fact of rendered perforated bricks, and must therefore date from the late 19th century.

To the west, the south façade of the original, short, south-western wing is slightly set back from the plane of the main gable. This had pairs of windows on each storey, with chamfered jambs, square heads and drip-mouldings. These windows have been severely damaged as a result of a modern structure built against the wall. The presence of two distinct chases for flashing show that this structure developed in two phases; initially a lean-to structure was constructed against the lower part of the wall, with the roof-crease lying immediately below the first-floor window sills. The wall surface below the roofline appears to have been rendered and the drip-mouldings and projecting features, including the granite roll-moulding forming the plinth, were dressed off to flatten the wall surface. Later the extension was raised to a full two storeys and only the upper part of the first-floor windows remained visible above the roofline. A doorway was broken through the base of one of these windows and the dressings and sill were removed. The extension had been demolished by the time of the recording and the damage to the elevation has now been sensitively repaired.

At the south-western corner of this part of the building is a tall, octagonal tower or turret strongly resembling a stair turret, but not, in fact containing stairs. This turret rises well above the roofline, where it is pierced by a cross-shaped arrow loop and several small quatrefoil windows. Above these is a straight parapet with the timber cupola recessed within it. The 19th-century woodcut of the house shows that the turret was formerly lit by two very small rectangular slit windows at ground- and first-floor level, set rather low in the wall in relation to the internal floor levels. The appearance and disposition of these windows suggests that the turret is genuinely ancient and that it was indeed at one time a stair turret; it might well be assumed to be a portion of the earlier house, were it not that there are no obvious traces of breaks or discontinuities in the masonry to suggest that it is any older than the adjacent walling.

The present windows at the base of the turret were inserted in the 19th century in place of the lower slit window, to form a small bay window opening off one of the main staterooms. These windows have dressings of yellow/brown stone, perhaps Bath stone, which have been partly cut away to create a doorway. Two of the openings retain their original sashes, with horns and plate glass panes. The first floor window is also inserted, though with great skill, in place of the upper slit window shown in the woodcut. No disturbance to the masonry is apparent. The present opening is a tall, narrow window with a rather angular pointed-arched head, retaining its original sash window and horns. The window has voussoirs forming an arch over the window head and no drip-moulding; it must also have been inserted in the late 19th century.

Behind the turret the south façade is set still further back, and the woodcut shows a two-centred arch on the ground floor and a two-light mullioned window above. Neither opening survives; the present archway and adjacent window in the ground floor have clearly been inserted in the late 19th century and the two first-floor windows have angular pointed heads and plate glass windows similar to that in the upper part of the turret. Although this part of the house is likely to be a part of the early 19th-century building it seems to have been heavily remodelled between 1870 and 1900.

In the very late 19th century the south-western range was extended westwards, terracing into the hillside (Fig. 13). The lower part of this building is stone-built, with a row of arched windows matching the pointed arches in the turret and in the adjacent bay. These ground-floor rooms were vaulted in red perforated bricks and seem to have had a special function. The upper part is constructed in a different manner, largely of perforated red bricks and with a rendered external surface and very large square windows. The roofline of this part of the range is complex, with two conflicting pitched roofs evident in the end gable.

The structural evidence rather suggests that the majority of this extension to the range was originally of one storey only, and that its flat roof, above the vaults, formed a first-floor terrace of platform linking the house to the higher ground to the west. A narrower and taller building appears to have run along the northern edge of the terrace under a pitched roof, with a lighter structure with large windows occupying the rest of the 'terrace'.

Unfortunately this part of the building has been subject to much subsequent rebuilding and its original form and function is no longer clear; it is possible that this construction formed the basement storey of a large conservatory opening off the main rooms on the first floor, with a boiler house in the cellars beneath. A glazed structure of this kind seems to have been in place by the 1920s, since the building is shown with large windows and a glazed lantern on the roof in the photographs illustrating the sale catalogues of that date (Fig. 14). The conservatory may later have been converted into a Billiard Room or Smoking Room, and the scale of its windows progressively reduced. The upper storey of this range has since been reconstructed and little evidence of its original form remains.

North Elevation (Fig. 15)

The north elevation of the east range is a tall gabled elevation, very similar to that facing south, with a large projecting bay window running the full height of the façade. The façade extends below ground level to provide access to a cellar underlying this part of the house. There are discontinuities in the masonry at a low level in the wall, including a clear break in the walling below the level of the plinth to the east of the bay. The significance of this break is unclear; it may be a break between two phases of 19th-century fabric, or a feature relating to a still earlier building, suggestive of the reuse of elements of earlier stonework. Alternatively it could relate to a blocked opening lighting the cellar. On the opposite side of the bay a baulk of masonry battering steeply in towards the wall surface alongside the cellar stairs suggests similar complexities.

The bay window seems certain to be an addition to the building but, unlike the corresponding bay to the south, this appears to have been constructed in two separate stages. The lower part of the bay is constructed from monolithic blocks of granite, without mouldings or chamfers and seems likely to be of mid 19th-century date. The upper part of the bay is of perforated red bricks covered in render and must be of late 19th-century date; this was presumably added at the same time as the bay on the southern elevation, which is entirely of brick construction.

The north façade of the north-western wing was originally a subsidiary elevation, part of which overlooked the service yard at the side of the house. Perhaps because of this it has been treated with scant respect. This façade was offset slightly to the south of the gable end of the east range and originally had a rectangular mullioned window on each floor under large drip mouldings. The division of the rooms within has led to the insertion of new windows adjoining the originals, creating a façade of great irregularity.

To the west of these windows a clear vertical break running from eaves level to roughly first-floor level appears to show that the first-floor structure to the west of this point is an addition to the building and that the original north west range was at least in part a single-storey structure with a lower eaves line. A further break further to the west, near a

large projecting buttress, shows that the single-storey element of this range extended approximately 10m westwards, and that the full length of the original range corresponded exactly with that of the original south-western range. A large window at ground-floor level near the archway to the service yard lit a correspondingly large room. This was a huge tripartite mullioned casement window, each light having twelve panes. The large size of this window shows that the room within was a work-room requiring good natural lighting and ventilation; It is highly probable that these single-storeyed rooms represent the service range of the early 19th-century house and that this was the original kitchen.

Alongside the 'kitchen' window a covered passage immediately within the archway of the service yard sheltered a doorway with a four-centred arched head and provided cover for those passing from the main house into the buildings around the service yard. A doorway and window alongside this show signs of alteration and enlargement in the 20th century. The western end of the present building appears to have been constructed in the mid 19th century, perhaps during the enlargement of the house, and has suffered much subsequent alteration, making interpretation of its date and function difficult.

Much of the first-floor structure is also of mid 19th-century date and is rather better preserved. The upper part of the façade was relatively prominent from the driveway to the north of the house, and therefore has a more regular architectural treatment (Fig. 16). The façade has an alternating arrangement of three tall rectangular windows with drip mouldings and two projecting oriels with elongated carved timber brackets. The details of these windows effectively quote the main façade with its square headed windows and oriel; however it is probable that the corbels under the oriels are of 19th-century date since their carving is more conventional and less fantastic than those of the eastern façade.

At the extreme western end of the façade is a modern building, distinguished from the older work by a vertical break in the façade and a rectangular projection rising into a box-like structure above the roofline clad in artificial slate. This is almost certainly an ablutions block associated with the school; it has now been demolished.

Above the eaves the slate roof is broken by seven dormer windows, one of which, at the west end, has a gabled roof and houses a hoist. The other dormers are all hipped. These windows are certainly of 20th-century date as the roof is shown without dormers in a photograph of about 1900 (Fig. 17). The chimneys over this section of the building have simple rectangular stacks contrasting with the clustered diagonal flues of the older building to the east.

Courtyard Elevations

The elevations to the narrow courtyard between the south-western and north-western ranges have been much altered and were always irregular, since they were not visible in any important view of the house. The courtyard, though originally open, was infilled in several stages with buildings which have now been demolished. The earliest of these structures to survive at the time of recording was a brick-vaulted building one storey high, consisting entirely of shallow segmental vaults of perforated brick supported upon rolled-steel joists or girders inserted within the earlier courtyard walls. This structure extended for three bays; it seems to have been contemporary with the western extension of the south-west wing, with which it has many structural features in common, particularly the brick vaulting. As several first-floor windows overlooking this yard seem to have remained open, it may be that this structure formed a vaulted cellar beneath a platform or terrace within the courtyard which remained open to the sky until later structures were built over it in the 20th century.

The west-facing elevation of the wing containing the main staircase had become buried in later structures, but must originally have been an external elevation looking onto a court. The lower storey featured a wide, four-centred arched doorway lying behind and under

the main staircase, in a position both awkward and obscure. Despite its position the door had a handsome plank door with applied fillets secured and decorated with raised nail heads. The upper part of the door alone survived and took the form of a fixed tympanum filling the head of the arch. The door had to have a fixed tympanum, for otherwise it would have fouled the arch when opened and, since a door the full width of the opening could not have opened inwards without entirely blocking the passage at the rear of the staircase, there were probably double doors below this. For the same reason of space the tympanum was set well towards the outer face of the wall, allowing the doors to fold open against the reveals of the opening without blocking the corridor. There is a possibility that the door was fixed to open outwards; however it is impossible to be certain as later alterations have obscured any evidence.

Above the doorway the main staircase is lit by a large three-light window with a four-centred arched head and mullions rising into the arch creating 'dagger' shapes in the tracery. The upper part of the window retained leaded glazing with square quarries, but the lower part had been obscured by other buildings and had been re-glazed in the 20th century. A line of flashing for a modern mono-pitched roof ran across the window. The roof over the staircase is very low pitched in comparison with the gable at the rear of the east range; and evidence from within the building suggests that the eaves have been raised, and that the present, low-pitched roof is a modification.

The north elevation of the south-western range is very plain and constructed of stone rubble with a variety of features of different dates opening through it. The only original opening is in the ground floor, at the eastern end of the range. This was formerly a large window, but it had been partially blocked in stone rubble, probably in the 19th century, forming a narrower window. It was then reconstructed, later in the same century, in red perforated brick. At the same time a door was inserted in the wall alongside the window to provide access to the courtyard, which by now had been infilled with the vaulted structure. The only other opening at ground-floor level in this wall was a small slit window cut through the wall of the late 19th-century extension to the south-western range.

There are few openings in this elevation at first floor level. A doorway was cut through the wall close to the window lighting the main staircase. This doorway can only have been made after the courtyard was infilled with the vaulted building; or perhaps subsequently, in a 20th century alteration of the building. At the point where the early 19th- and late 19th-century buildings joined is another doorway, now blocked, with an arched head of red brick. This doorway may have linked the rooms or terrace over the vaulted section of the south-western wing with the terrace in the courtyard. Adjoining the doorway two modern openings were cut in the wall in the 20th century. These openings seem to have been made after the conversion of the rooms over the vaulted building to provide additional accommodation for the school.

The south elevation of the north-western range has suffered much alteration. Originally this was only a single-storey range, as has previously been established, and only a small part projected to the west of the stair range. The rooms within were service rooms and were lit by a large window looking out onto the courtyard. This was altered and narrowed when the courtyard was infilled with the vaulted building, and then reduced and converted into a doorway in the 20th century. Another primary window, adjoining this, was cut down in the 20th century to form a doorway. To the west of these windows the building was extended in the 19th century. Wall scars visible in this part of the fabric show that the end of the courtyard was enclosed with a low building with a broad, shallow-pitched roof and a central lantern or ventilator. This service building, now demolished, appears to pre-date the vaulted structures infilling the yard, which are late 19th-century additions. The building appears to have been provided with a stove or heating system for which a flue was later cut in the wall of the range. This is still surmounted by a small chimney above the roofline. A large

rectangular opening was broken through the wall into the building later in the 20th century, presumably superseding a smaller and earlier doorway.

The whole upper storey of this range was probably added in the 19th century and, apart from a small splayed window at the eastern end of the elevation and a larger one, approximately at the centre, there were no openings at first-floor level. Two new openings were made in the late 20th century to link with the first floor inserted into the infilled courtyard. Above the roofline a single dormer window with a hipped roof lit the attics. This appears to have formed a model for the dormer windows added later, on the opposite side of the roof.

2.2 The Interiors: Ground Floor (Fig. 18)

The interiors of the house have now been extensively refurbished; many of the rooms will have been subdivided and many features which survived at the time of recording will of necessity have either been removed or reconstructed in replica. The interior of the house is thus described here in the past tense, as it was before the recent works.

The entrance hall

The main doorway in the eastern façade of the house opened into a square entrance hall. This room had a ceiling divided by moulded ribs with flat, decorative bosses at the intersections and a cornice of alternating shields and quatrefoil ornaments. Below this was a flat, plastered frieze. Until the commencement of the conversion works the lower parts of the walls were lined with ornate and highly-carved 17th-century small-field panelling, which had obviously been brought in from another building, perhaps from the earlier house. This had suffered greatly from vandalism during the dereliction of the building and had been removed for restoration at the time of the recording, revealing many curious anomalies in the treatment of the walls. As the panelling was no longer present at the time of recording, a description and analysis of the panelling lie beyond the scope of this report.

On either side of the main doorway were two tall recesses with reversed splays, which must represent the embrasures of the blocked windows flanking the door. Both had been partially blocked before the insertion of the panelling since they had been converted into shallow alcoves for a period before finally being completely obscured by the panelling. This suggests that the panelling was not placed here at the initial rebuilding of the house in the early 19th century, nor even during the mid-Victorian rebuilding, but in a subsequent, later 19th-century remodelling. The panelling is thus not likely to have come directly from the earlier house, but must have either been fitted elsewhere, stored, or acquired from another source long after the demolition of the older building.

In the west wall of the room opposite the door were two small narrow doorways, both of equal size, with flat-arched heads of stone voussoirs. Above the doorways were two further openings (Fig. 19), now blocked, corresponding with the doorways and rising beneath the plasterwork of the cornice to ceiling level. The two openings above the doors could be traced through the wall thickness and must have been open into the corridor and lobby beyond. The significance of these openings is unknown; they may have been over-lights providing borrowed light to the corridor and lobby, but if so it is difficult to understand why they were not accommodated beneath the main voussoirs, and thus within the door openings, but instead in separate voids above. It is also possible that these were architectural features, such as niches for the display of sculpture; however there would be no need for these to extend through the thickness of the wall. Both openings seem to have been blocked when the panelling was inserted.

It is highly unusual, upon entering a 19th-century mansion, to be met in this manner with two very modest and identical doorways. Usually a clear ceremonial route is provided to the main staterooms and the staircase. Although the southern doorway did indeed lead to the main corridor and stairway, the northern doorway opened upon a small lobby alongside the corridor, which opened beyond this to the service wing. The circulation of this part of the house is thus unnecessarily complex and does not reflect 19th-century concerns about the hierarchy of rooms.

It is possible that the presence of two alternative doors may result from the retention of elements of earlier fabric within the building; though, if so, no features obviously pre-dating the 19th century were visible, even after the stripping of all the wall plaster and panelling. Another possibility might be that the anomaly resulted from a phased rebuilding of the property; part of the house may have been reconstructed first, during which a temporary entrance to one half was provided, after which the second part of the house was rebuilt and for some reason the temporary access arrangements, with two alternative entrances and effectively two hallways, were never replaced.

Main corridor and staircase hall

The southern opening led to the main corridor, which was long and relatively narrow. A panelled dado ran along the base of the walls and there was a moulded cornice of plaster. On the southern side of the corridor deeply recessed doorways with panelled reveals, apparently of mahogany, opened into the principal rooms. On the north side a four-centred arch with chamfered jambs opened upon the subsidiary lobby within the second of the two doorways from the entrance hall. Following the stripping of plaster this archway was revealed to be an enlargement of an earlier doorway. Another blocked doorway adjoining this, sealed and abutted by the adjacent service stair, showed that the plan of this part of the house had been substantially altered since its construction and that the service stairs were an insertion.

At the end of the main hall the floor level rose by five steps and was crossed by a four-centred arch supported by clustered columns with moulded capitals. The Gothic detail of the arch was naïve and pre-ecclesiological, suggesting a date in the very early 19th century, however the crown of the arch cut into the cornice as though the arch was secondary; it may thus be a mid 19th-century addition. Beyond the arch the corridor widened to accommodate the main staircase within a broader staircase hall (Fig. 20).

The main staircase was in a similar, naïve early 19th-century Gothic style, with an open string, slender stick balusters and columnar newels supporting a continuous ramped handrail. These are basically Classical features, but they were elaborated here with Gothic detail in fretwork, including pierced brackets under the treads decorated with quatrefoils and mouchettes and an ornamental frieze of pendants or stalactite drops more reminiscent of the 18th-century fashion for Chinoiserie. Many of the brackets had been renewed or repaired, often without the full delicacy of detail of the originals. The newels were divided into clustered collonettes and the stick balusters had cross-shaped sections which were linked at the top by uncusped arches with pierced spandrels decorated with trefoils to give a Gothic, panelled effect.

The lower flight of the staircase was much broader than the upper flights and filled the space of the hallway uncomfortably, leaving a barely useable space alongside. On closer examination it was evident that the stairs had been altered; the lower flight had been increased in width by about a third by dividing the staircase down the centre, and inserting an extra section to each of the treads and risers all down the centre of the stairs and resetting the balustrade and string to the north of their original position. The stairs must originally have turned around three sides of an open well; now they formed a dog-leg stair all but filling the lower part of the stair hall. This alteration appears to have been aimed to increase the

grandeur of the stair and may have been undertaken during its enlargement in the mid 19th century, or subsequently, during a late-Victorian or Edwardian refurbishment. The ceiling of the upper part of the staircase hall was decorated with plaster cornices more obviously classical in inspiration than the other ornaments of the hall. These cornices may be survivals of the early 19th-century house.

Subsidiary hall or lobby and service stairs

This was a small square lobby lying alongside the main corridor and was formerly separated from it by a narrow doorway. In its original form this lobby had a doorway in its northern side, opening upon the northern room, and an archway with a gently curving four-centred arch in the west side, leading towards the service wing. The present archway to the main corridor appears to have been broken through the south wall in the 19th century in place of an earlier and narrower opening, no doubt to improve the circulation. At around the same time the earlier arch was blocked and the service stair was inserted in the space beyond.

The original layout of the area now occupied by the service stair is uncertain. Although this seems a likely place for such a stair, the present staircase is obviously an insertion, blocking both the archway from the lobby and a doorway from the adjoining corridor. The stair rises around an open well and has stick balusters, a ramped handrail and columnar newels of early- or mid 19th-century character. Beneath the staircase the ceiling of the passage into the service wing was formed into a pointed timber vault, and an archway opened upon the cellar stairs. A doorway in the west wall, under the stairs, opened upon an area which appears to have been an open courtyard and which, though roofed, still rose through two storeys and had windows opening upon it.

The provision of this service stair might relate to the addition of the upper storey to the service range, presumably during the mid 19th-century alterations. Although the service wing appears to have been only a single storey high originally it is highly probable that there were rooms within the roof space; there must have been bedrooms or dormitories for the servants and these attics are the most likely, if not the only possible location. These rooms must have been served by a staircase; however this cannot be identical with the present staircase, which blocks too many openings and archways to be a primary feature. Unfortunately the location and configuration of an earlier service stair cannot be recovered as this part of the house has been so severely altered.

The northern room

The large room to the north of the entrance hall was a well appointed room which, despite its position off the smaller lobby, seems likely to have formed one of the principal rooms in the house. The proximity of this room to the service range and the cellars, together with its north-eastern aspect and the severity of its ornaments, may suggest that it was used as the dining room. Such rooms were mainly used in the evening or at night, when the views from the windows were less important or negligible. The intervening lobby may well have helped to prevent food smells from penetrating the rest of the house, which was a particular concern of the architects of 19th-century country houses.

The room had tall windows with deep panelled reveals in its eastern wall concealing folding shutters and a canted bay in the north wall. This bay was a mid 19th-century addition and the moulded plaster cornice had been altered to run into the bay. The fireplace had a plain, rather massive, stone chimneypiece with a shallow four-centred arch and a moulded stone mantelpiece. This occupied a projecting chimney breast in the centre of the west wall while, in the south wall, a large, oval-headed alcove would have provided accommodation for a sideboard from which food would have been served. This end of the room had its own door to the service wing, on the southern side of the fireplace, though this appears to have been cut

through the wall in the 19th century. On the opposite side of the fireplace was a blocked feature, possibly a recess or niche for statuary, and this may have been balanced by a corresponding feature prior to the creation of the doorway.

The original decorative finishes of the room did not survive. The lower parts of the room were fitted with a late 19th- or 20th-century timber dado of tongue and grooved boarding; however this was clearly not the original treatment. As the upper parts of the walls seem to have been in parts unplastered, it is possible that the room was formerly panelled to more or less its full height. Panelling was a common treatment of dining rooms, since, unlike cloth hangings, it did not harbour smells. The ceiling had no central ceiling rose or any provision for a chandelier, perhaps because candelabra were used on the table. The room appears to have been remodelled in the late 19th or 20th century, at which time the floor was taken up and brick vaults were constructed beneath it over the cellars. These were all shallow, segmental vaults of perforated brick supported on steel joists. These seem likely to be contemporary with the other interventions employing perforated brick, particularly the western extension of the south-western wing and the infilling of the courtyard between the ranges.

The southern room

The large southern room corresponded almost exactly in size with that to the north, but its ornaments were richer (Fig. 21). Its original function is uncertain; it may have been intended as the main parlour, or conceivably as a library, since its plaster ornaments were sumptuous but rather formal and it lay in close proximity to the front door, allowing visitors to be interviewed without penetrating to more private regions of the house.

This room was approached from the main corridor through a doorway with rich mahogany panelling, and enjoyed views to the south and east from tall windows fitted with folding shutters. The room had an elegant classical cornice with console brackets and a decorative plaster centrepiece or ceiling rose for the suspension of a chandelier. The room seemed to reflect the northern room exactly, with the fireplace in the west wall and a large, oval-headed alcove in the north wall, but the stripping of the plaster proved that this was not, in fact the case.

After the removal of the plaster from the north wall the structure of the oval-headed alcove in this wall was revealed. To the west of the alcove the doorway to the corridor was contained within a recess with a flat-arched head of radiating voussoirs. The alcove adjoining this was of similar construction, with an oval arch of voussoirs; however the remains of another flat arch corresponding to that on the west side could clearly be seen conflicting with these and truncated by the arch. In the rear of the recess, the scar of a vertical pier was visible, cut back flush with the rear of the recess. It thus appears that there were originally three recesses in this wall, two on either side with flat-arched heads, containing doors or cupboards, and a third with an oval head, far narrower than that now existing. There was no evidence that this central arch had ever opened into the entrance hall, as was initially expected, nor that it had contained a fireplace.

Stripping of the west wall, which incorporated the present fireplace, revealed a still more unexpected sequence of interventions. The existing fireplace at the centre of the west wall was found to be inserted, along with the doorway alongside it linking this and the adjoining room. The masonry surrounding the fireplace and the door was of hard, dark-red brick, possibly of the perforated type utilised in some of the late 19th-century extensions to the building. Both features were inserted beneath a large rolled steel joist which seemed to bridge a wide opening in the wall, showing that there had formerly been a direct connection between this room and the adjoining room to the west. This opening was itself a modification, for the masonry bearing the ends of the steel joist was also inserted, the

truncated fabric of the original building being clearly distinguishable on either side. It appears that this room and the adjoining room were converted in the mid 19th-century to form a suite of rooms suitable for entertainment, with folding doors between them which could easily be moved when large parties were to be accommodated.

One issue raised by this alteration is the position of the fireplace. If there had been an original fireplace in this wall it must have been removed to create the opening between the rooms. There is no evidence of a replacement chimney in the north wall, yet none of the other walls could have accommodated a chimney due to the presence of the windows. It is highly unlikely that a room of this size and importance would have been unheated and there must have been a fireplace; it can only be assumed that the three alcoves previously described in the north wall were for a time superseded by a chimney which has since been removed without trace. The present wide alcove was presumably created after the removal of this putative secondary chimney, when the chimney was reinstated in its original position and the opening between the rooms was blocked.

The present character of the room thus appears to date from the late 19th-century. This includes the southern bay window, which is also constructed of the same perforated red brick. The window shutters in the east wall and also some sections of the cornice, with its console brackets (Fig. 21, inset), may survive from the original room, but large sections of the cornice must have been disturbed by the extensive alterations and sections along the south, west and north walls must have been replicated during the alterations. Alternatively the entire cornice might be a late 19th-century creation reflecting the contemporary enthusiasm for freely used classical detail. The fireplace was fitted with a chimneypiece described in the Listing description as a 'late C19 Devon marble chimneypiece with collonettes'; however this had been removed by the time of the recording.

The central room

The central room in the southern part of the original house is a large and important room (Fig. 22). It may originally have been the Withdrawing Room, Morning Room or Parlour; rooms which, though basically serving as the main family rooms of a 19th-century mansion, tended to be dominated, at this period, by female use. The feminine character of the room is clearly reflected in the delicacy of its plaster ornaments. During the 19th century the eastern wall of the room was demolished to link it with the adjoining room to form a suite suitable for entertainments and it seems to have served for a time as a ballroom. After the late 19th-century alterations the east wall was restored and the room may have become the dining room, since it was linked by a passage directly to the enlarged kitchens and service range.

The room was one of the largest in the building and was approached from the main corridor by a door within a deeply-recessed panelled embrasure, concealing a rough rectangular opening with a flat-arched head and radiating voussoirs. The door had been replaced, but the opening retained a polished wooden architrave with a light, delicately-figured finish resembling either Satinwood or Burr Maple. In the east wall a narrow doorway to the adjoining room also retained a panelled door case of this type, with its original door, however this lay within the blocking of the wide opening to the adjoining room. The brick blocking of the opening and the steel joist bearing the wall were revealed following the removal of the plaster; the door case must either post-date this blocking or have been reset in this position from another location.

This same high quality Burr maple or Satinwood finish featured on the window embrasures, architraves and shutters and also on the box seats at the base of the windows in the south wall (where these had survived). The removal of the cladding and shutters of the windows showed evidence which suggested that both windows had been cut into an earlier wall, presumably to enlarge the windows to their present dimensions, though this alteration

was not evident externally. The present cladding of the window embrasures must post-date this alteration. The wall cut by the windows does not seem to be earlier than the early 19th century. It was constructed of rubble stone with timber lacing, using a technique which was popular during the 18th and early 19th centuries; however the footings of this wall projected considerably beyond the wall face into the room, as though to support a thicker wall than that now existing. Unfortunately no evidence was visible to show conclusively that this offset related to the footings of the earlier house and it could equally well have been a sleeper wall for the floor joists. The shutters may be of mid 19th-century date, assuming the windows to have been enlarged at that period.

The floor, which must have dated from the late 19th or early 20th century was of parquet blocks laid in herringbone pattern. The room had a flat plaster ceiling with a large and very delicate centrepiece of acanthus leaves and foliate sprays surrounding the suspension point for a chandelier, and a cornice with acanthus and waterleaf bands and a flowing foliate scroll (Fig. 22, inset).

The fireplace lay in the north wall, but the chimneypiece had been removed by the time of the recording, leaving only a scar, and no evidence of its date or character remains. On the western side of the fireplace the removal of the plaster finishes during refurbishment revealed a blocked rectangular opening balancing that on the eastern side of the fireplace and with a similar flat-arched head. Although this feature has all the character of an original doorway it conflicts with the position of the main staircase and with the raised floor levels of the staircase hall. The opening might conceivably pre-date the staircase in its present form; it is possible that the staircase was moved or reconfigured in the mid 19th-century alterations. Alternatively the opening might have been a dummy doorway, providing symmetry in the room but concealing only a cupboard or alcove.

At the western end of the room was a screen of Tuscan columns and pilasters, beyond which the ceiling dropped to a lower level. This screen was rather clumsily arranged; the entablature over the columns was too low for the ceiling of the main room, with the result that a band of coving had to be incorporated between the cornice and the entablature (Fig. 22). This suggested either that the screen related to an earlier structure or that it was an insertion into the room. The projecting cove was strongly reminiscent of a chamber jetty projecting into a higher open space such as a medieval open hall. After stripping of the plaster and removal of the floor this structure was revealed to be supported by a 19th-century rolled steel joist, and the pilasters on either side were of black-glazed brick. This cannot therefore represent the survival of an earlier structure and the screen must have been inserted during 19th-century alterations. The removal of the floor revealed two earlier masonry structures beneath floor level, which must have been intended to serve either as pier bases or parts of truncated sleeper walls. These 'bases' lay between the columns and not under them; the columns were supported instead on trimmers bridging the voids between these bases and the side walls. The columns therefore seem to have been more decorative than structural.

The reason for the misalignment of the columns and the pier bases or sleeper walls is not known. It is possible that an earlier wall, crossing the room at this point, had been removed during a 19th-century phase of refurbishment. This may have been connected with the creation of the ballroom and entertainment suite by knocking together the two main ground-floor rooms. The sleeper walls were presumably introduced to support the extended floor of this room, or perhaps an earlier screen of columns or arches, now removed. The present columns were inserted later, perhaps when the room was again refurbished and the parquet floor was introduced in the late 19th century.

The archaic character and Tuscan order of the columns, out of place in a Gothic-style building and suggestive of much earlier origins for the house, may reveal a very late 19th-century date for this alteration. At that period an eclectic approach to design and furnishing

had become fashionable, and old families began to show their pedigree by self-consciously imitating classical and Baroque architectural features and re-introducing 18th-century heirlooms into the furnishing schemes of their homes. A screen of columns reminiscent of a Georgian dining room may have been regarded as a desirable addition to the house.

The narrow bay at the west end of the room, beyond the columns, is of uncertain function. The southern end of this bay extended beyond the line of the south wall into the base of the small polygonal turret on the south elevation of the house. Three windows had been inserted into the base of the turret in the late 19th-century to form a pleasant (though diminutive and awkwardly-shaped) bay window; however the 1860s woodcut of the house reveals that there was originally only a narrow slit window in this position, which is very unlikely to have served any part of a room of this importance.

The probability that there was formerly a solid wall on the line of the present screen of columns, and the lower level of the ceiling in this bay, suggests that the turret does not belong with the room, but may have opened into a narrow corridor approximating to the present end bay of the room. This corridor had a separate entrance from the area behind the main staircase, with a flat-arched rectangular opening which is assumed to be a part of the primary building. In the west wall, very near to this opening is a further opening of the same type which led into the westernmost room of the original house. This latter opening had been blocked in red brick in the late 19th century. The function of the turret remains uncertain, but its appearance in the 19th-century engraving suggests that it may actually have been a newel stair linking the two storeys at this point. If so the turret is seems highly likely to be a surviving part of the original Fortescue mansion, but no conclusive evidence to prove this has been seen.

The south-western room

The south western room of the original house was formerly approached by the blocked doorway from the corridor, or end bay, of the room previously described. It may therefore have been one of the family rooms, perhaps a Study or a Garden Room, the latter use being suggested by the arched doorway to the garden which appears in the woodcut of c.1869. The room was substantially remodelled after this, when its windows were converted to pointed openings, and in the later 19th century when it seems to have been incorporated into the service rooms; the doorway linking it to the main staterooms being blocked in red brick.

The interior of this room had been completely stripped of plaster and no decorative mouldings remained. The doorway and window in the south wall were the only features that suggested that this room had formerly been of high status. The doorway incorporated French windows with glazed panels; an unlikely feature of a service room. In the opposite wall a large window looking into the internal courtyard had been altered on several occasions. The fireplace in the west wall had been first narrowed, and then completely blocked. Alongside the fireplace, to the south and set high in the wall, was a blocked feature of uncertain function, perhaps a recess for a cupboard. On the opposite side of the fireplace below the modern floor level was a blocked void, perhaps to allow pipework to run into the building from the extension further west. After the removal of the floor it was apparent that both the northern and southern walls had exceptionally massive footings, which might have been the foundations of thicker walls than those of the present building.

The south-western extension

This part of the building appears to have been added after 1869 but before 1885, when it appears on the OS 1st edition map (sheets CXXXII.4 & 8), published in 1886. The lower parts of this structure seem to have been part of the service area of the house. Although the external elevation of this building had five bays, the interior was divided into six vaulted

bays, arranged in a 'C'-shape around the western, southern and eastern sides of a rectangular core structure of uncertain function. The vaults were of red perforated brick supported by rolled steel joists, plastered and painted white. The reason for the use of vaulting in this area is not known; it may be intended as fireproof construction, or perhaps simply to support a substantial hard floor above.

The central core of this building was a most enigmatic structure. This area seems to have been completely enclosed within stone walls and had a solid ceiling, apparently of corbelling slate slabs and stonework. The area had been greatly altered in the 20th century and had already been partially demolished before this area was open to inspection; it does not appear to have had a plastered or brick-lined interior, but simply exposed rubble walls. The presence of iron piping running through the eastern wall of the room in the general direction of this structure may suggest that it contained a boiler, or perhaps a tank of some kind, for oil supplying a boiler, or perhaps a water cistern (though these were usually at a higher level, to provide good water pressure). Such a tank might well have been of iron, zinc or lead and may have been removed well before the present alterations. An alternative possibility is that this was a strong room for the safe storage of silverware and other domestic valuables such as documents; however no evidence of a doorway into the area remained and it is uncertain how the area was accessed. During the recent alterations the vaults throughout this building have been entirely demolished and new floors inserted.

Service rooms in the north-western wing

The ground-floor rooms in the north-western wing all seem to have been service rooms. Initially these were very limited in number, the service accommodation being little larger than one might expect in a small villa. It is not surprising to find that the service areas of the house were extended in several phases during the 19th century.

The large ground-floor room adjoining the western side of the main northern room had been thoroughly stripped out at the time of the recording and few original features remained. The room was heated by a chimney in its western wall; the fireplace was of relatively modest proportions and had been blocked in brick in the 19th century with an iron door for access to the flue. It is possible that the room was heated after this by a stove. The original function of this room is not known and no evidence remains of early fixtures or fittings. As it was heated by a fireplace on a domestic scale, and stood in close proximity to the wine cellars it may well have been a Butler's pantry; a deep recess in the west wall may well have been a plate closet where silver tableware or ornaments could be safely locked up.

Although this area seems to have been designed as a single room it had been divided during one of the periods of 19th century alteration into two separate rooms. Its original dimensions were hard to recover, because the southern part of this area had been extensively remodelled when the present service stair was inserted. The new stair was separated from the room by a stone wall, above which, at first-floor level, was a timber-framed partition (Fig. 23). The stone wall butted the primary fabric to east and west and must be an insertion. It contained evidence of two tall, narrow doorways, formerly incorporating glazed over-lights, providing borrowed light for the service stair. The presence of two doorways shows that the room had been divided into two areas; a narrow corridor-like space and a larger room to the west. A small window was cut in the northern wall adjacent to the large window of the original room in order to light the narrow room. Wall scars for the dividing wall were clearly visible, but the wall had been wholly demolished during later alterations and realigned to the west of its original position.

The function of the narrow room is uncertain; although there was evidence of a water closet in this position this seems to have been a later insertion, introduced after the realignment of the wall, and possibly much later still. As the narrow room was linked directly

by a doorway to the main northern room, which has been interpreted here as a dining room, it may have been intended as a servery for keeping food before serving and opening wine, or perhaps a china store where plate and cutlery could be kept. Whatever its function the room seems to have had a relatively short existence in this form, perhaps because it was so inconveniently narrow. The dividing wall was later demolished and realigned to the west of its former position, so that it lay more or less on the line of the mullion in the centre of the window of the original room. This new alignment was incompatible with the doorways from the area of the service stair and the wall had to be offset to the east. Although complex this had the advantage of creating a small separate lobby at the entrance to the presumed dining room. At the same time both doorways to the service stair were enlarged and their over-lights were abandoned and sealed up with lath and plaster. The dividing wall appears on the architects plans of the house before the recent refurbishment, but had been entirely removed at the time of the survey. The date of this wall is not known though, on the basis of the moulded architraves to the enlarged doorways, it seems likely to have been inserted in the late 19th century. The water closets in this room and on the floor above were introduced later, probably in the 20th century.

The former kitchen and adjacent rooms

The large room to the west of this has also been greatly altered, but there can be little doubt, from the size of the room and the provision of two very large fireplaces in its east wall, that this was the original kitchen of the early 19th-century house. The two fireplaces (Fig. 24) immediately adjoined one another and were presumably at one time fitted with different iron ranges or appliances for separate tasks such as roasting, baking or boiling. Both the openings had shallow segmental arched heads of red brick, augmented by iron straps. The smaller fireplace lay to the north and had been wholly infilled with stone blocking. The larger fireplace lay to the south and had also been blocked in stone, though a smaller fireplace had been created within the blocking. This had a crude flat arched lintel supported by a strap and must have been inserted after the room was converted to another use.

The kitchen was lit by a very large window in the north wall, previously described from the exterior. Flanking the window were two openings. On the west was a doorway, with a segmental arched head, communicating with the service yard. On the east was a corresponding blocked opening, discernible by vertical breaks in the masonry. This second feature was not visible externally and it must be assumed that it was a recess or shallow cupboard, perhaps for storing equipment for use at the adjacent fireplaces.

The west wall of the kitchen did not run the full width of the range, but consisted of a stone-built chimney stack with timber partitions infilled with stone nogging on either side. These partitions contained doorways into the area to the west, which is likely to have been divided originally into sculleries, pantries and other necessary kitchen offices. One of the doorways remained *in situ* at the time of recording; this had a delicately moulded architrave. The chimney stack may well be a mid 19th-century insertion.

The south wall of the kitchen showed evidence of several phases of rebuilding in different materials; this wall was of timber-framed construction, consisting of vertical studs separated by panels infilled with stone nogging. The wall was continuous with a partition built across the former kitchen to create a corridor to the door to the service yard to the north. The partition was probably inserted in the mid 19th century, during the first phase of alterations to the building; it had been largely demolished by the time of the recording and only fragments remained. The larger part of the south wall of the kitchen was a later build of red brick, laid in English bond and containing a doorway with a segmental head. This red brick insertion may represent the area of a large window within the timber-framed wall, corresponding with the window in the north wall. This may have been intended to provide

borrowed light for the corridor adjoining, alongside the main staircase. The window was probably removed in the late 19th century to increase privacy within the room carved out of the former kitchen. Although the function of the altered room cannot now be determined with any certainty this would be a suitable location for the Servants' Hall, which would have necessarily been a large and well-appointed room at the centre of the service wing of the house.

The corridor or light well to the south of the former kitchen is a puzzling area (Fig 25). In the south wall of this space was evidence of a blocked vertical chase which closely resembled a cruck chase. It is possible that this once contained a timber supporting part of the original roof over this range, though this would be an unusual form of construction for an early 19th-century roof. The corridor may initially have led to the area behind the main stairs and the inner court between the ranges; however it was later extended further west by truncating the inside corner of the walls defining the court. This created room for a diagonal passage connecting the corridor with the rooms in the western part of the range. The corridor seems to have been only a single storey high, since the rooms on the floors above utilised the space above it as a light well. At some point the roof of the corridor was removed and rebuilt at a higher level, after which the light well must have been maintained by the insertion of a skylight.

The rooms to the west of the former kitchen had also been greatly altered. The western continuation of the corridor ran alongside a smaller room and ended to the west in a doorway which had clearly been cut into the earlier masonry of the end wall of the range. The south wall of this area contained two large windows, one of which had been blocked and converted into a door. This lighting provision seems over generous for a small corridor and it is likely that the corridor and the adjoining room were created by subdividing a larger room. The north wall of the corridor was of timber studwork infilled with stone rubble; this probably dated from the mid 19th-century extension of the range.

The room to the north of the corridor showed signs of many alterations, among which were blocked openings in the west wall. The earliest of these seems to represent a tall doorway in the end wall of the building, perhaps a primary doorway opening upon the yards or outbuildings at the rear of the house. This doorway had been blocked in stone, and superseded by a fireplace with a segmental-arched head, presumably during the first main phase of alterations. The fireplace had been blocked in its turn, with concrete blocks, and was then plastered and tiled over. A modern opening had been cut in the wall adjoining the fireplace, to link this room with those in the westernmost parts of the range. The window and door openings in the north wall had both been enlarged and may originally have been significantly smaller. The east wall of the room formerly had a large fireplace. This fireplace had been enlarged in the 20th-century and converted into a recess or alcove; its southern jamb had been rebuilt in concrete blocks supporting a lintel of rolled-steel joists, and the wall surfaces had been covered with tiles.

The original function of this area is difficult to determine. Its proximity to the kitchen, the provision of an external door to the yards may suggest that it was a scullery. There must also have been pantries or larders, but no trace of these remains. After the provision of the new kitchen to the west of this in the first phase of refurbishment, the corridor to the new kitchen was created by annexing the southern part of the room, and the external door in the west wall was blocked. A new fireplace was later inserted and the room was upgraded to a new domestic use. This is suggested by the remains of a relatively ornate plaster cornice, parts of which survived at ceiling level above the windows in the north wall, and also along the south wall. These ornaments show that the room was latterly of relatively high status. It may well have served as the Housekeeper's Room, opening directly off the Servants' Hall and in a similar relation to it as the presumed Butler's Pantry to the east. Later, in the 20th

century, the room appears to have been converted back into a washing or food preparation area; the fireplace in its east wall was altered and the walls were covered over with tiles.

The new kitchen

The largest room in the service wing lay in the western end of the range, in part of the building which had been added in the mid 19th century. The room had been divided into two separate rooms by a modern partition and, at the time of recording, the walls were wholly obscured by modern cladding and tiles. Following the recent stripping a number of features of interest were revealed. In the western wall two large fireplaces were exposed, similar in proportion to those in the presumed former kitchen further east and immediately adjoining each other as before (Fig. 26). Both had segmental arched heads of brick supported by iron straps. The larger fireplace had been partially blocked in stone, probably in the late 19th century, and was then finally infilled with concrete blocks in the 20th century. The smaller fireplace adjoining was entirely blocked in concrete blocks. The presence of two fireplaces strongly suggests that this room was a new kitchen. It must have replaced the earlier one to the east during the enlargement of the house in the mid 19th century.

The room was lit by a large window in the north wall and had access to the service yard adjoining through a doorway alongside the window, now blocked. The south wall has been breached by a large new opening and no evidence survives of earlier windows and doorways. It is highly likely that there were doors communicating with the structures in the narrow courtyard between the ranges, since this is the most likely site of the sculleries and offices associated with the new kitchen. It is possible that the vaulted structures within the yard and under the south-western wing were added to provide extra service rooms, such as a Lamp Room, Game Larder, Fish and Ice Stores etc. for which the vaulted construction may have been particularly suitable.

2.3 **The Interiors: First Floor** (Fig. 27)

The main staircase rose to the first floor in a dog-leg, with a half landing beneath the main staircase window. From the half landing a narrow doorway with a flat-arched head and stone voussoirs opened upon a narrow and steep staircase leading into a large and richly decorated room; this room lies within the south western range and will be discussed below. Although the doorway appeared to be a primary opening, the relationship of the staircase to the doorway, the changes in floor levels and the narrowness of the staircase all seem unnecessarily awkward, and are more likely to have resulted from alterations to the building than to have been deliberately planned. Above and to the east of the doorway a vertical break was visible in the masonry; this seemed to show that the masonry of the south wall of the present stair hall butts against earlier fabric to the east, and overlies the early fabric in the south-western wing. There is a strong possibility that the stair hall was enlarged or raised during the 19th century alterations, and that the staircase was completely reconfigured at the same time.

The first-floor landing

At the head of the stairs a Gothic archway opened upon a landing running from the head of the stairs eastwards toward the main wing of the house. This had been subdivided by 20th-century partitions as a fire precaution, but the moulded cornice and the panelled dado running along the lower parts of the walls had survived intact. Immediately beyond the arch a pair of opposed doorways gave upon adjoining rooms. Both doorways had flat-arched heads of stone voussoirs and appeared to be primary. The northern doorway had been slightly narrowed, and now opened upon a short corridor running to the north behind the service stair, towards the

rooms in the north-western wing. The panelled dado respected the narrowed doorway and was thus clearly a later 19th-century addition. The corridor was lit by a window looking on to the light well between the main staircase block and the north-western wing. The window retained its leaded lights but had been boarded over when the light well was roofed in.

To the east of these doorways a Gothic window with etched glass panes and margin lights provided borrowed light to the adjoining service stair. This window also proved to be a 19th-century alteration, cut into the earlier masonry and then crudely faced up with plaster and mortar. At the end of the landing two further doorways opened to north and south, under flat-arched heads with stone voussoirs. These were clearly primary doorways. Strangely, there was no corresponding doorway in the east wall of the landing; the opening in this position was a later addition cut through a solid wall, with its jamb made up in red brick. How the principal rooms in the eastern part of the house were approached prior to the creation of this opening is a puzzle; they do not appear to have been accessible directly from the main landing, but only via other rooms, or indirectly via the landing of the service stair. This is a very unusual and eccentric arrangement for a house of this date.

Central room

The main rooms in the eastern part of the mansion were separated by a small room lying directly over the entrance hall on the ground floor. This was heated by a fireplace in its southern wall and lit by a five-light oriel window overlooking the lake in the grounds. The window retained handsome moulded panelling in the reveals, but the oriel window itself had been replaced and only the mortices for its mullions remained. The room had been modernised; a 20th-century coved cornice replaced any earlier plasterwork and the fireplace opening had been enlarged vertically, perhaps to create a cupboard. A doorway in the south wall and two doorways in the north wall opened upon the adjacent rooms. There was a rectangular alcove in the west wall which had been fitted with shelves.

Following the stripping of the plaster the structural history of the room was revealed as still more complex (Fig. 28). The rectangular alcove in the west wall proved to have replaced an arched alcove with a two-centred arch and stone voussoirs, the head of the arch having been infilled with timber struts to convert it to a rectangular form. One jamb of the archway had been rebuilt in brick, presumably when the doorway alongside was made in the 19th century. Although it initially appeared likely that the archway would have opened directly onto the landing, this proved not to be the case; the archway and the north wall of the landing conflicted in alignment, and the masonry within the archway was integral with the walls alongside. The timber lacing of the walls continued across the rear of the arch showing that this feature was always a shallow alcove.

The north wall also showed signs of alteration. Two of the openings in this wall proved to be primary, with flat-arched heads and stone voussoirs. One of these doorways opened upon the attic stairs and landing; this had been blocked and plastered over. The other doorway opened upon an alcove containing a fitted cupboard. A red brick intrusion in the wall to the east of this was recently broken through in an attempt to create a further doorway. The work was presumably undertaken under the impression that this was a blocked doorway; however the attempt was abandoned when it became clear that the wall was laced with iron reinforcement bands. It may be that the brick intrusion related to the creation of a cupboard or alcove in the adjoining room in the 19th century; the iron bands were presumably incorporated to strengthen the thin wall at the rear of the alcove. The door in the south wall had also been blocked so that the room was wholly independent of those adjoining.

The eastern part of the south wall showed traces of a diagonal break or scar below ceiling level as though for an earlier roofline at a lower level than that existing. Although this might have been taken to suggest the survival of part of the earlier house, all the masonry had

integral timber lacing, which would be unusual in an early building. It is probable that these diagonal lines in fact represent later 19th-century repairs of shear cracks caused by the outward movement of the eastern gable.

Northern rooms

The rooms to the north of the central room comprised a hallway and staircase to the attics and two roughly square rooms, probably bedrooms. The hallway was approached by an archway with a pointed-arched head from a lobby off the north side of the service stair; this may have been an original feature since it had stone voussoirs. The arched head had been partly infilled with timber studwork supported upon a rolled steel joist which provided a bearing for a massive rolled-steel girder running to the west. This arrangement probably dated from the 20th century when a corridor was inserted within the roof space of the north-west range. A further doorway formerly led south from this area to the central room, but this had been blocked and hidden within a cupboard.

The attic stairs were an attractive dog-leg flight with a turned newel post, moulded handrail and stick balusters. The character of the staircase suggested an early to mid 19th-century date; however a diagonal scar in the area below the stairs clearly showed that there had been an earlier staircase in this position, which must surely have been a primary feature since no other access to the attics is known. It is uncertain why it was necessary to replace the earlier staircase.

The two rooms in the northern part of the house were well appointed, with moulded plaster cornices and panelled window shutters. The smaller of the two rooms was heated by a fireplace in its south wall, but the grate and any chimneypiece associated with the fireplace had long since been removed. It was noticeable that the primary fireplace was centred on the width of this small room and not on that of the room and the hallway, as might be expected if the room had extended to the full width of this range. The hallway may thus be a primary feature of the building. An alcove adjoining the fireplace had been created by breaking through the stone wall and reconstructing it in red brick, this in turn had been broken through to create a doorway, but the attempt had been abandoned before completion.

The larger room to the north had been altered in the later 19th century by the addition of a bay window; the walls were decorated with mouldings forming panelling and a dado rail and there was a rich moulded plaster cornice. No fireplace was visible and, after the stripping of the plaster it became apparent either that the room had originally been unheated, or that this and the adjoining room to south had formerly been part of a single room. A fireplace discovered in the west wall following the removal of the plaster was clearly a late addition, contrived within the blocking of a tall, primary opening with a flat-arched head and stone voussoirs. The opening had linked this area with the adjoining room to the west. The original layout of this part of the house may thus be reconstructed as containing a single rectangular room, with a corridor parallel to it which extended as far as the blocked opening and presumably served rooms in the north west wing.

The partition dividing the area into two rooms was perhaps inserted in the mid 19th century alterations, at which time the northern part of the corridor was removed, the doorway in the western wall was blocked and a new fireplace was created within the former opening to heat the new bedroom. A modern opening had been made in the west wall of the room alongside the fireplace, but this was never completed and had been abandoned unfinished. This seems to represent an earlier attempt to convert the house.

Southern rooms

The southern rooms were also well appointed, with moulded plaster cornices and panelled reveals to the window shutters and doorways. This area had also been divided into two rooms

and a corridor, but it was clear from the plasterwork that the original arrangement was a single large room filling this entire part of the range of the house. The original fireplace lay in the northern wall; the projection in the western wall, which resembled a chimney breast, in fact served a fireplace in the adjoining room. The room had some unusual features, including the rather bizarre treatment of the cornices over the windows in the east wall, which broke forward abruptly and rather inelegantly, to form pelmets over each window. Following the stripping of the plaster the ragged joint between the primary fabric and the inserted bay window could clearly be seen. The original walls all featured timber lacing, much of it in a serious state of decay.

The rooms in the south-western wing

Two rooms occupied the space over the large central ground floor room. Both had been altered, but they retained their decorative plaster cornices and other features suggesting that they were formerly bed rooms or dressing rooms. The rooms were heated, by fireplaces in their eastern and western walls respectively, but neither retained its original chimneypiece. The eastern room had a very handsome cupboard of mahogany built into in an alcove near the fireplace. The windows of both rooms had been partially blocked by the construction of an adjacent building in the 20th century, and the western window had been altered to provide a first floor entrance into this building. Only the window of the eastern room preserved its panelled timber reveals. A further doorway had been cut in the south-western wall of the western room, opening upon a short staircase descending to the room adjoining to the west. This was an extremely narrow opening and obviously an addition. It led down into the large and richly-decorated room in the centre of the south-western range.

The ?Ballroom

The most sumptuous room on the first floor, and perhaps the finest room in the house, lay to the west of these rooms (Fig. 29). It was approached only by a narrow stairway from the first landing of the main staircase and by the later and also unexpectedly narrow stairway from the room previously described. The room lay within the area of the original house, occupying the first-floor of the short south-western wing, but it extended to the east of this wing by one bay, to overlap the area above the screen of columns in the presumed 'Drawing Room below. The stair turret thus opened in a small polygonal bay off the south-eastern corner of this room through an opening with a flat lintel and a panelled soffit decorated with lozenge-shaped panels (Fig. 30). The original relationship between the room and the stair turret could not be established; if the turret ever contained a stair it seems unlikely to have opened directly into a room in this way and it is certain that the present arrangement of the turret and the existing volume of the room must represent later 19th-century modifications.

The room was well lit by a pair of tall windows in the south wall, with arched heads and plain reveals, fitted with plate-glass in timber sashes. The 19th-century engraving shows that this part of the building originally had a single two-light mullioned window and that the stair turret had a small slit window. These must have been replaced with the present openings in the late 19th century. A further opening in the same style seems to have represented a further window, now blocked, in the west wall of the range, balanced by a doorway into the western extension. The chimney breast lay between these openings, fitted with an extremely handsome red marble fireplace with an eared surround and a fluted panel below the mantelshelf. This fireplace probably dated from the very late 19th or early 20th century, as did the panelled architrave of the doorway alongside which, oddly, was fitted with folding shutters. The corners of the chimney breast were rounded, with ogee stops restoring a rectangular form just below the ceiling cornice.

All around the ceiling of the room ran a highly ornate cornice consisting of a light Gothic arcade of two-centred arches on short colonnettes, intersected by a further arcade of arches, without colonnettes, forming pendant arches between them. A foliate band ran beneath the arcade and, above it was a pierced vine scroll of great delicacy. The cornice was interrupted at regular intervals by the feet of the principal rafters, encased in plaster and decorated with mouldings and trefoiled circles (Fig. 29 inset). The ceiling of the room may well originally have been lower, but was perhaps raised at some period of remodelling above the springing of the roof, necessitating the introduction of elaborate modelled plasterwork as a means of disguising the structural timbers. Within the turret the treatment of the ceiling was similar (Fig. 30 inset). Although the ceiling area was not actually octagonal, an octagonal ceiling had been incorporated, with a pierced vine scroll cornice and moulded ribs radiating from a central octagonal void. The panels were pierced with small ventilation holes and there seemed to be no way of closing the central void, though perhaps the hatch or lid had been displaced.

This frivolous and frothy Gothic ornament was naïve in its motifs and closer in spirit to ‘Strawberry Hill’ and the Rococo than to the earnest Gothic Revival style characteristic of the middle and late 19th centuries in Devon. A first impression of the interior of this apartment might suggest that it was remodelled, perhaps as a ballroom, in the early years of the 19th century. The physical and topographical evidence, however, suggests otherwise and that the plasterwork and other details of the room are much later than they appear.

After the removal of plaster a scar in the masonry revealed that there was formerly a projecting chimney breast in the east wall, which had been truncated back flush with the wall. The purpose of this chimney is unclear; it quite clearly could not serve the room below (it would have to extend down between the columns of the screen). It was also offset to the south of the fireplace in the adjoining first-floor room to the east and thus cannot have been intended primarily to heat that room. It must therefore have served the room presently under discussion, despite the presence of another fireplace directly opposite.

Although it would not be unusual for a large apartment in a country house to have two fireplaces, it is difficult to account for the removal of this chimney without some reason for its redundancy. The possibility remains that there were formerly two first-floor rooms in this part of the house, and that these have been amalgamated to form the present room. Against this stands the evidence of the mid 19th-century engraving, which shows a single window lighting the area; we may thus conjecture that, although there were perhaps two rooms in this position, they had already been amalgamated and the window altered before the engraving was made. The present windows and the fancy plasterwork must thus have been added in a third phase, when the room was rather light-heartedly Gothicised.

The use of such exceptionally pretty and un-archaeological interpretation of Gothic points to a frivolous function for the room; it may well have been designed for entertainments such as Balls, Routs and ‘Breakfasts’, the latter being a popular country house entertainment which often, bizarrely, took place in the afternoons (Girouard 1978, 239). Although the doorway to the main stairs is modest in size the direct access to the stairs would allow a stately progress up and down from this room to the other reception rooms; the doorway in the west wall may have given onto a terrace, conservatory or billiard room to the east where revellers might escape the crush and make their way to the gardens to the south west of the house.

The rooms in the south-western extension

These rooms had been much rebuilt in the late 20th century, obscuring their original form. The rooms occupied the upper level of the vaulted basement structure added to the west of the south-western wing in the 1870s or early 1880s. As the western wall of the room,

previously described, incorporated a window, and also a doorway at this level, it is initially tempting to assume that there were no structures above first-floor level and that the vaulted substructure supported an open terrace. Another, and more likely, possibility is that this structure was designed to support a glazed conservatory with a high, solid wall running alongside the inner courtyard and continuous glazing overlooking the gardens to the south, under a glazed roof. The window and doorway in the west wall of the earlier building would thus have looked into this structure, giving refreshing glimpses of foliage to those in the ballroom. The doorway appears to have been wider, perhaps with French windows or a sliding door opening into an alcove behind the chimney.

Unfortunately almost nothing tangible seems to remain of the original structure; the glazed walls were rebuilt in the late 19th or early 20th century in red, cored brick, to create smaller (though still very large) oblong windows like those of an Orangery. The entire roof structure, which was glazed and surmounted by a glazed lantern, was replaced in the late 20th century. The interior was then divided into a maze of small rooms and new windows were cut in the north wall to provide light for these.

At the west end of the room a porch may have opened upon the garden, within an angled range of glasshouses extending to the north west. This latter building had been replaced in the 20th century with modern classrooms, but its footprint was still recognisable and some of the stone archways incorporated among these modern buildings may represent surviving elements of these glasshouses.

First floor rooms in the north-western wing

These rooms had been severely altered; during the conversion of the building, the entire first-floor structure and all of the internal partitions were removed and replaced. Access to these areas after stripping was thus impossible and many details of changes in construction may have been missed.

Only the eastern part of this range appears to have been of two full storeys originally. The western part, over the presumed primary kitchen and scullery, appears to have been of one and a half storeys. No evidence of an original staircase to this area remained and the details of its plan and the function of the rooms remains unknown. It is possible that the roof space above the kitchen contained a servants' dormitory or bedrooms.

The eastern part of this range had been divided in the 19th century by partitions to create lavatories and bathrooms; however the original arrangement appears to have involved two small rooms, both heated by fireplaces in their western walls. One was lit by a generously-sized window in the north wall of the house and may have been either a dressing room or a bedroom. The other room must have had a window overlooking the kitchen roof, since there is no other apparent means of providing it with natural light. This room appears to have been swept away when the service stair was inserted in the mid 19th century; the void of its window was utilised for the corridor serving the new rooms at first-floor level in the enlarged service wing. Its fireplace was blocked in stone and plastered over and the remaining space must have been thrown into the adjoining room.

The new corridor created after the introduction of the service stair had a timber-framed wall to the staircase, pierced by three doorways (Fig. 23, top) . One appears to have been a lobby, with Gothic archways to south and east, opening from the stairs to the north-eastern part of the house. Of the two further doorways in this partition, one, with a built in overlight (now blocked), appears to have been cut into the partition after further subdivision of the space and may date from the creation of the lavatories and bathrooms in the 19th or 20th century. The other led to a short corridor behind the service stair connecting with the main staircase and landing.

The wall to the west of this was formerly the outside wall of this part of the house, against which rose the roofline of the former kitchen and rooms to the west. Evidence of the former roofline survives in the form of slate weatherings embedded in the wall (Fig. 24). The section of the range beyond this point was raised to its present height in the mid 19th century and, unless the cross walls were completely rebuilt, one would expect to see breaks or discontinuities in these walls relating to the same roofline. No evidence of this kind is visible, however there is evidence that some of the fabric above first-floor level was retained and that it pre-dates the extension of the range.

In the end wall of the original building two vertical scars reveal the presence of a blocked opening at first-floor level. The scars are discernible in both faces of the wall, but closer together on one side than on the other. This shows that the opening was splayed, and therefore it seems likely to have been a window. Whether this window was set within a gable or within an upstanding section of the range, rising to a greater height than the kitchen roof, cannot now be determined. The window was blocked when the new kitchen was added to the west, and its embrasure was infilled with a chimney stack serving a new first-floor room.

At the extension of the range many new rooms were created on this floor. These were all well equipped with decorative shutters and panelling and seem therefore to have been guest bedrooms rather than servants rooms. Towards the east end of the range a single large room was created, lit by a projecting oriel window with rich panelling to the window reveals and the ceiling of the bay. This room was originally heated by a fireplace in its west wall, but this had unaccountably been blocked and a new fireplace had been made in the opposite wall by breaking through into an earlier flue serving the original kitchen chimney. The awkward proportions of this fireplace, with a broad, low chimneypiece, show that it was inserted in the 20th century. There was no ceiling cornice, though it is possible that this had been lost during alterations to the building, perhaps to strengthen the ceilings for the creation of the new attic rooms. The room adjoining this was a smaller room with a fireplace oddly situated near its south-eastern corner, close to the partition with the corridor. This room also had rich panelling to the window reveals but no other historic features remained.

The western part of the building, above the new kitchen seems to have originally contained at least three small rooms, since three fireplaces were visible at this level following the stripping of the walls. At the time of the recording there were only two rooms present. One had a fireplace inserted within the embrasure of the former splayed window in the western gable of the original range. This room also had a fine oriel window with panelled reveals overlooking the service yard.

The westernmost rooms were formerly heated by two small fireplaces in the western wall of the range. The southern opening had been blocked in brick. The two fireplaces show that this part of the building was divided into two equally-sized rooms. The northern room had a panelled window looking to the north; the other a window in the south wall, now altered to form a modern doorway to the flat roof of the buildings infilling the yard. The southern room was presumably abandoned and amalgamated with its neighbour when a corridor was made across it to link with a modern building added beyond the western gable of the range. The partitions in this part of the building thus seemed to date from the 20th century and few 19th-century features had survived.

The large first-floor room in the modern extension to the west had plainly been constructed to provide showering and washing facilities for the school. The building had obviously been designed with the intention of blending with the older buildings and local stone rubble had been employed for the walling. The walls were plastered and the scars of lavatory stalls and urinals could be traced. This extension may date from the mid 20th century.

2.4 The Interiors: Second Floor (Fig. 31)

The second-floor rooms extended throughout the eastern and north-western ranges of the house only. There was no second floor over the south-western range, excepting the upper part of the turret, which was inaccessible.

Attic rooms in the east range

All the attic rooms were approached by the same staircase, in the north-eastern part of the house, which ran from the first to the second floor only. This staircase was clearly a 19th-century modification, replacing an earlier staircase in the same position. The relationship between the partition at the head of the stairs and the structure of the staircase was clear; the partition was older than the staircase and must have related to the earlier stair. Since this shows that the earlier stair must have been very similar in plan and configuration to the present staircase, it is hard to account for its replacement so early in the life of the house. Perhaps the structure of the staircase or the quality of the timber utilised in its construction was inadequate and had begun to fail?

The staircase opened upon a small landing from which an archway opened into the north-west range. To the east of the landing was a short length of corridor with a high-level internal window giving borrowed light from an adjacent room. The corridor led towards a larger room within the northern gable of the east range. The smaller room alongside the corridor was lit by a modern roof light; there was no evidence of a dormer or any previous provision for lighting and it is probable that the room was formerly unlit. It may perhaps have served as a box room or a linen closet. The partitions dividing them proved during demolition to be largely of modern timber. These may replace earlier partitions or were perhaps inserted to subdivide a larger room in the 20th century. It is interesting that the larger northern room did not appear to have been heated; there may conceivably have been a fireplace in the west wall, but if so, this had been completely obscured by modern cladding.

The central room in the east range was contained within the gable of the main front elevation, and lit by a small window in that gable. This room was heated by a small fireplace in the north wall, but the chimney piece and grate had been removed. There were curious diagonal marks in both the north and south walls of this room, towards the front of the building, which resembled roof scars and might have been taken to suggest that the original roof was at a lower level. On balance, however, it seems more likely that these diagonal scars, like those on the floor below, are shear cracks caused by the movement of the east gable; the wall has a very perceptible inclination outwards.

Another interesting feature in this area was the pristine condition of parts of the roof structure over this room; much of the roof was obviously modern and must have been renewed in the late 20th century. Clear evidence of intense smoke blackening on the masonry showed that this part of the building had been damaged by fire. The damage was contained to only the central part of the second floor, since older sections of roof survived over the southern parts and over the northern parts, where the timbers bore evidence of soot staining and the removal of charred surfaces (Fig. 32). The fire thus seems to have been a small, localised fire, affecting the central room only. It is unlikely that this represents damage from the fire which is reputed to have gutted the mansion in the middle of the 19th century; a smaller fire, perhaps in the 20th century, was perhaps the cause of this damage to the building. A peculiar chase in the south wall may be connected with an earlier roof structure, though no corresponding chase is visible in the opposite wall.

An archway in the south wall, with a round head and radiating stone voussoirs, leads through into the southern attic room. This area had been divided by partitions into two small rooms and a connecting corridor, however the demolition of the partitions during the

refurbishment revealed that these were modern additions and that the room had originally been a single space. A modern roof light had been inserted to light one of the rooms, and the partition of the space may have been made at the same time. The room was heated by a small fireplace in the north wall, near the doorway, but this had been blocked in brick and abandoned in the 20th century. Following the stripping of the plaster it was clear that the bay window in the south wall had been cut into the earlier masonry and that it was constructed of cored red brick, probably dating from the late 19th century.

A roof hatch in the ceiling gave access to the apex of the roof, where the roof timbers could be observed. These were of softwood, consisting of wide bays divided by trusses formed by pairs of principal rafters, set at an angle noticeably steeper than the present ceiling and showing beneath it on either side of the room. At the apex the rafters met a king post with an expanded head which passed beyond them to support a plank ridge. The lower part of one of these kingposts had been truncated. The collars were not visible and must have been hidden within the ceiling structure. The purlins were very slightly trenched into the backs of the principal rafters. If the house was indeed gutted by fire in the mid 19th century it is likely that the present roof structure over this section of the building post-dates the fire. Although the function of these areas cannot now be determined, it is possible that the larger room with the large bay window was a schoolroom or playroom and that the other parts served as servants' bedrooms.

Roof space over the main stair

The roof over the main stair was approached by a hatchway from the central attic room and was a low, unceiled space without a boarded floor. The roof trusses simply consisted of principal rafters halved and nailed together at the apex. The purlins rested upon the backs of the rafters and the common rafters ran over these, meeting at the apex at a plank ridge. Although it is unlikely that the space was ever intended to be used, the addition of crude struts from the rafters to the ceiling joists may have been intended to strengthen the floor sufficiently to allow the use of the roof space for storage.

Attic rooms in the north-western range.

The attic rooms in this range must all post-date the extension of the house in the mid 19th century, though in their present form they seem to date from the 20th century. It is conceivable that this range was extensively rebuilt to provide additional bedrooms for the school, perhaps in a remodelling of the buildings following the fire which seems to have damaged the top storey.

Access to these rooms was not originally from the east range; the present opening from the head of the stairs proved, after the stripping of wall plaster, to be a 20th-century addition incorporating red brick and concrete blocks in the jambs. Since no other access point to the second floor is known, there must formerly have been a service staircase somewhere in the north-western wing. Any such staircase has been entirely removed and no clue as to its location remains.

The attic rooms were all entered by doorways opening off a corridor running along the southern side of the range; this corridor also proved to be a 20th-century feature, constructed of concrete blockwork. The partitions between the individual rooms were also of this material and, although they may reflect an earlier layout, the plan of this part of the building in the 19th century can only be tentatively recovered.

One crucial and perhaps surprising aspect of these rooms is that none of them were lit, as at present, by dormers in the northern slope of the roof. Early photographs of the house c.1900 show the northern plane of the roof unbroken by windows (Fig. 17). There are visible remains of five hearths at this level, which points to there having been at least five habitable,

heated rooms on this floor. None of these rooms are likely to have been without natural light; all must have been lit either by dormers or skylights in the southern plane of the roof. Provision of lighting from this side, however, precludes the existence of an access corridor, corresponding to the present one, on this side of the range. It must be concluded that the stair rose somewhere in the mid section of the range, rising upwards to the north from the first-floor corridor, to open upon a short, and presumably unlit corridor connecting the second-floor rooms. Alternatively, the second-floor rooms may have opened one from another, which is perhaps an unlikely feature of a house of this period.

As the original rooms in this area were modest in size and aspect and were entered from the service wing of the house it is most likely that they were servant's bedrooms. The segregation of these rooms from those in the upper parts of the east range, with different access stairs to each, may reflect the common desire at this period to separate male and female servants in the hope of protecting the household from the disruptive emotional and financial consequences of illicit love affairs among the staff.

2.5 Basement and cellars

The cellars of the house were approached by a stairway concealed in the space beneath the service stair, with treads and risers of brick and un-plastered whitewashed walls. The south wall of the staircase, towards the base, battered out and assumed a different alignment from the superstructure of the present building, which may suggest the retention of earlier foundations. At the base of the staircase was a small lobby from which doorways opened to north and east. The eastern doorway had a very strong door which opened to reveal a narrow cellar lying partially under the entrance hall. The cellar had a segmental barrel vault of stone rubble and wine bins constructed of brick. It was obviously a wine cellar, but the strong, lockable door suggested that it may have been set aside for the storage of expensive drinks; spirits or fortified wines such as brandy, sherry and port. There were no windows or natural lighting, though a grille in the door seems to have been designed for ventilation.

The door to the north opened upon a short corridor vaulted with a segmental vault of red brick. There was a blocked doorway in the east wall which formerly led into an adjacent cellar. Half way along the corridor was a projection in the wall which must represent the pier of masonry supporting the main chimney stack serving the rooms above. A doorway built against this had been widened by truncating one of the jambs. In the masonry pier was a metal door giving access to a square recess of uncertain function.

Beyond this point the corridor continued for a short distance before opening out into a larger room ceiled with three parallel barrel vaults of cored brick, supported on rolled steel joists. The vaults appeared to be additions to the building and probably replaced an earlier timber floor in the late 19th century. Other alterations were visible in the north wall, where patches in the masonry were visible. These seemed to represent a blocked doorway or window pre-dating the present external door, which led to a short staircase rising through the base of the northern bay window. It is probable that the access to the cellar from the exterior was altered when the bay window was added to the house. In the north-eastern corner of the room a circular void in the wall seemed to represent a flue, perhaps for an early boiler serving the heating system. A later flue had been cut in the west wall, and could be traced running through the upper storeys of the building. This presumably served a replacement boiler. The evidence suggests that this area was utilised as a boiler house and perhaps a fuel store, and that it was improved by the addition of a 'fireproof' ceiling in the late 19th century.

A third cellar lay between the fuel store and the wine cellar described above. This was originally entered by the blocked doorway at the foot of the stairs and it is possible that it was at one time a further wine cellar. It lay under the same vaulted ceiling as the northern cellar,

and a doorway had been broken through the wall between these cellars to allow direct access. If there were originally wine bins here they had all been removed and modern timber racking had been substituted. In the east wall small, splayed openings allowed a little light and ventilation.

2.6 Buildings in the Service Yards

The service yard to the north of the house is not shown on the earliest maps depicting the house after its early 19th-century reconstruction. The East Allington Tithe map (Fig. 4) shows a rather unplanned and irregular arrangement of buildings in this position, none of which could be reconciled with existing structures. It is therefore probable that the present service yard was constructed during the enlargement of the house in the mid 19th century. No evidence of earlier fabric is known to survive.

The service buildings were arranged around two courtyards; a larger courtyard nearer the house and a smaller yard to the north of this. The buildings had suffered extensive 20th-century enlargement and, in places, had been altered beyond recognition by the addition of extra storeys. These accretions have now been demolished and the buildings reconstructed; however very little survives of the original structures.

The function of the buildings is particularly difficult to determine; the sale particulars of 1925 record the existence of a stable with three-stalls, four loose boxes, a fodder store, an harness room with fireplace plus a gig or coach house, an open trap house and a fuel store. An engine house with a twin cylinder engine provided electricity and there was also a battery room. These buildings may have been located anywhere within the two yards or near one of the kitchen gardens. It might tentatively be suggested that the stables lay in the smaller yard furthest from the house, and that the main yard was occupied by domestic offices which were less likely to present a nuisance through smells and noise.

The larger service yard was surrounded on two sides by service buildings, and on the third by a wall revetting the higher ground to the west of the house. The entrance to the yard lay in its south-eastern corner, through an elegant four-centred archway with chamfered jambs. Although the archway was convincingly Gothic in style the coping above it rose into a shallow gable suspiciously like a classical pediment. The coping stones appear to be of concrete and it is possible that this gable was an early 20th-century addition. Behind the arch a lean-to roof, perhaps glazed, formed a covered passage linking the service wing of the house with the buildings on the eastern side of the stable yard.

The eastern range of buildings was a low, single storey structure which had been completely disguised by lean-to accretions on both its front and rear elevations. The original pitched roof of the structure could still be discerned at the core of the complex, with a chimney protruding centrally through the roof and projecting eaves with exposed purlin ends. Following the demolition of the accretions the form of the building became more easily comprehensible. It seems to have been entered by a narrow doorway from the service yard. There were two rooms internally, separated by the chimney stack and lit by windows in the east wall, both of which were of modest dimensions and had flat arches of stone voussoirs. The entrance from the covered passage had an arched doorway opening into a small lobby, adjoining which were two small rooms lit by windows in the southern gable. It was not established whether these rooms were part of the primary structure or a later subdivision of the area. As one of the small rooms had a large window, out of all proportion to its size, the latter explanation seems the most likely. No original internal features survived, and the function of the building could not be determined; it may well have been the heated harness room described in the 1925 sale catalogue, or perhaps a steward's, bailiff's or estate manager's office.

At the northern end of the façade of the service buildings a massive two storey building had been constructed in the 20th century, with an extraordinarily ungainly roof with eaves of enormous projection and half hipped gables to north and south (Fig. 33). Although most of this building was modern the shape of an earlier gable could still be traced in its east wall, constructed of earlier stonework and incorporating a tall window, rising through two storeys, with a drip mould over the lintel. This was clearly the gable end of a single storey range running from east to west along the north side of the yard, now disguised by a modern structure. The doorway in the east wall had a plaster architrave with 'ears' in the manner of a Baroque door case, but nothing of the interior survived; this structure had been entirely remodelled to create modern showering and washing facilities and to insert new ceilings supporting the new first floor. At the far eastern end of the building was a room whose walls were decorated with elaborate, decorative tiling, dating from the late 19th or early 20th century. The tiles had been much damaged but at one time clearly lined a large and impressive room. This range may well have been stables and perhaps also a dairy, since rooms of this type were often decorated with elaborate tiling.

The buildings in the smaller yard to the north of this had also been much altered and have now been entirely demolished. Among these buildings was a large block two storeys high, which was obviously of 19th-century date (Fig. 34). This had a four bay frontage, partially concealed by a modern lean-to extension. The interior had been much altered, but the beams supporting the first floor retained elegant chamfering and ogee stops. This was clearly an important structure in the complex of service buildings: it may have been a coach house, or a stable, with accommodation on the first floor for the staff or labourers. No other original features remained and the function of the building could not be determined with certainty.

3. DISCUSSION

Fallapit House is undoubtedly a place of great interest as the site of an ancient manorial settlement, including an important mansion and gardens as well as for its historic associations with the Fortescue family. Unfortunately, evidence of the medieval and later house remains as elusive as ever. The present mansion, though clearly full of anomalies which *might* suggest the incorporation of earlier fabric, cannot actually be proven to include any substantial remains pre-dating the early 19th century. The construction of much of the house, with timber lacing throughout the masonry, is typical of the period, and all the earlier elements visible in the fabric could just as easily have been reset in their current positions. There seems little doubt that the ancient house was entirely demolished during the construction of the present house. The only possible exceptions to this are, perhaps, the archway over the carriageway to the north of the main frontage and the anomalous turret on the south elevation, though even this is arguable.

The early 19th-century house appears to have been a more modest structure than the present building, with a compact rectangular plan and no significant service areas. The scale of the rebuilt house would be more consistent with a medium-sized villa than an important country seat, and it may be that it was intended only for infrequent use by the family, whose principal home lay elsewhere. The unusual layout of the interior, with two separate entrances from the main hall and the unusually complex arrangements of the main first-floor rooms (which could not be directly approached from the main stairs) suggest that the residents may have had special domestic requirements, such as separate 'suites' of accommodation, perhaps for housing family units such as those of two maiden aunts or an unmarried brother and sister, within a shared house. By 1841 the house was occupied only by servants (Collings & Neophytou 2006, 5).

Alternatively, the rebuilding may have been done *ad hoc*, without a clear plan; the original house may have been gradually demolished, wing by wing or room by room, and replaced over a period of several years. This may be one of the reasons for the incoherent planning, and perhaps also for the lack of any clarity in the documentary sources as to the date of the rebuilding. In any case it seems unlikely that a professional architect was involved, for the result was a house with a decidedly eccentric and, probably, highly inconvenient layout. The architectural treatment of the building is also undeniably ‘amateur’; elements like the apparent ‘stair turret’ on the south elevation (even if this has been subsequently altered) do not ever appear to have formed rational parts of the plan, but seem to have existed more for their picturesque qualities than for any utility or function they may have possessed. There is some evidence that the architectural detail of the house was ‘improved’ later in the 19th century by the introduction of more strictly archaeological elements derived from a real knowledge of local buildings, including reclaimed features such as the carved brackets beneath the oriel windows and the panelling in the entrance hall. Even this has failed to conceal the fact that the house is essentially picturesque ‘Gothick’ or ‘Olde English’ in character; a light hearted evocation of, rather than a serious attempt at reproducing a convincing Elizabethan house.

Although this naïve approach to the design of the building is not, perhaps, unexpected given the probable early 19th-century date of the rebuilding, it is surprising that the same approach appears to have been sustained well into the later 19th century. The house is reputed to have suffered a serious fire in the 1840s, which apparently gutted the building (McCoy 1994, 89). The reconstruction and enlargement of the house afterwards, perhaps in 1849 (White 1850, 512), seems to have contributed substantially to the present character of the building. Many of the windows were altered at this time, including the pair of tall windows adjoining the front door, which were blocked, and those in the south elevation, which were perhaps enlarged. The roofs presumably date from this period and, despite the steep gables and ornate barge boards, incorporate curiously classical bracketed cornices beneath the eaves. The main staircase seems also to have been reconstructed or reconfigured, blocking some of the internal doorways, however, stylistically, it might still belong to the 1800s rather than the 1850s.

The appearance of the house after this phase of alteration is known from the woodcut of c.1869 and it is interesting to note that the pointed heads of the windows and the Gothick plasterwork in the rooms of the south western wing, which were added still later in the 19th century, are no less naïve. This is perhaps instructive in showing that the fashion for archaeologically accurate Gothic-Revival detail which, by this time, dominated the architectural profession in other parts of the country, was either slower to reach the South Hams, or was perhaps, on occasion, deliberately rejected in favour of a more picturesque approach, even by wealthy families at this level of society.

The principal additions to the house in the mid 19th century were the enlargement of the service ranges, both in the extension of the north-western wing and the creation of the service yard adjoining. This must represent an increase in the importance of the house, perhaps because it had now become the permanent residence of William Blundell Fortescue (Collings & Neophytou 2006, 5). The late 19th-century alterations, including the enlargement of the south-western wing and the addition of bay windows and the glasshouses to the east, appear to have been made in the 1870s under the next owner, William Cubitt. Cubitt remained in residence until 1891 (*ibid.*, 6) and under him the house seems to have reached the high point of its development; few subsequent changes of any significance were made until after the acquisition of the house by St Thomas More’s School in the years following the Second World War.

During the early years of occupation by the school, the character of the house seems to have been respected and such alterations as were necessary were made with care, utilising local stone and retaining elements of the earlier outbuildings amongst the new structures. In the last quarter of the 20th-century, however, this attitude seems to have changed and the outbuildings and, finally, the house itself, were compromised by increasingly insensitive additions, such as bulky extensions cutting across window openings and aluminium replacement windows. Fortunately these elements have now been removed and the house has been restored to something like its 19th-century appearance.

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Coloured Plan of East Allington, c. 1600, 3288Z/Z1

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Photograph of Fallapit House c.1900 WCSL Framed Picture collection, source unknown

Photograph of a group in the forecourt at Fallapit House c.1900

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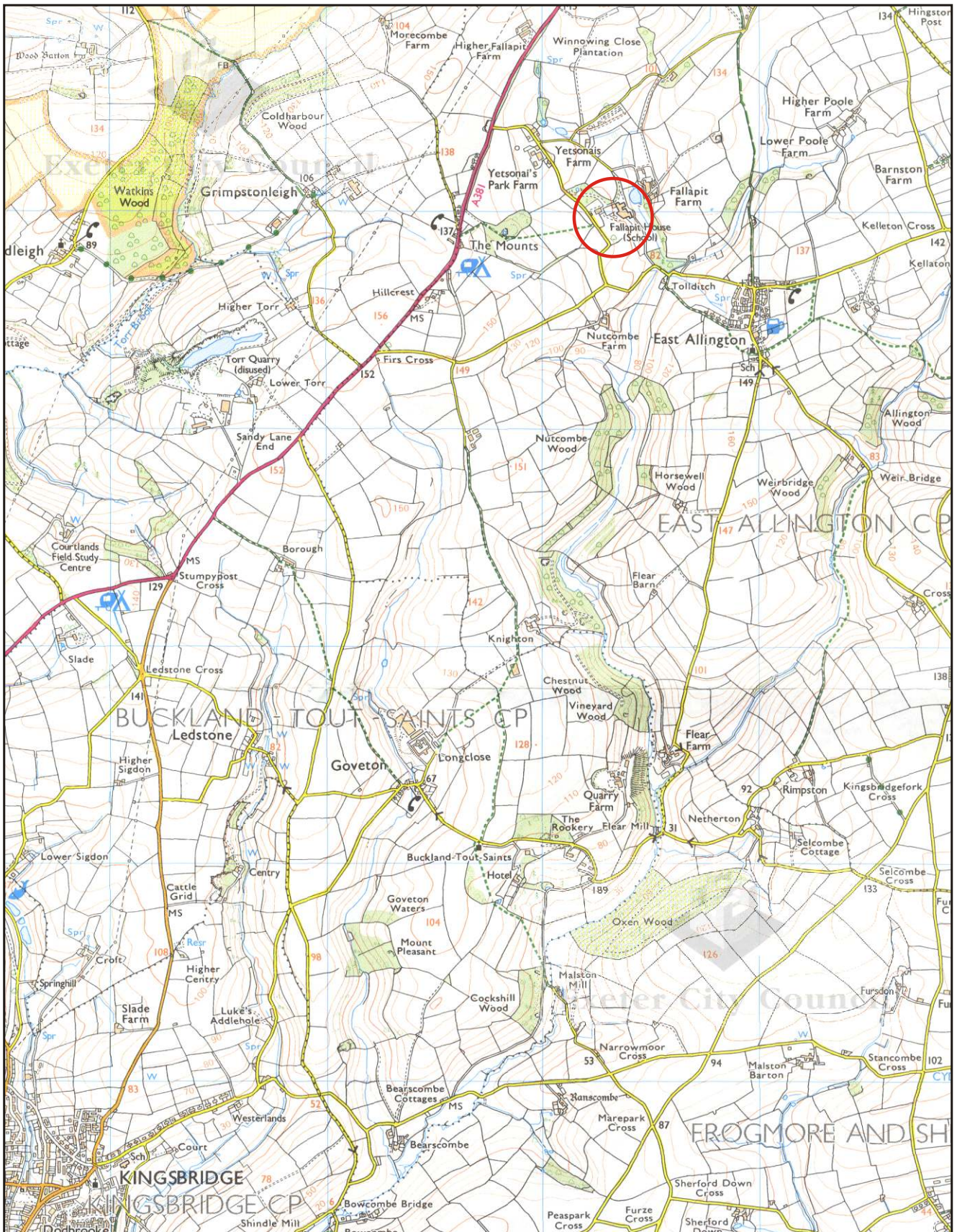


Fig. 1 Location of site. Reproduced from the 1:25000 Explorer™ map 20 by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2006. All rights reserved. Licence No. AL 1000016685.

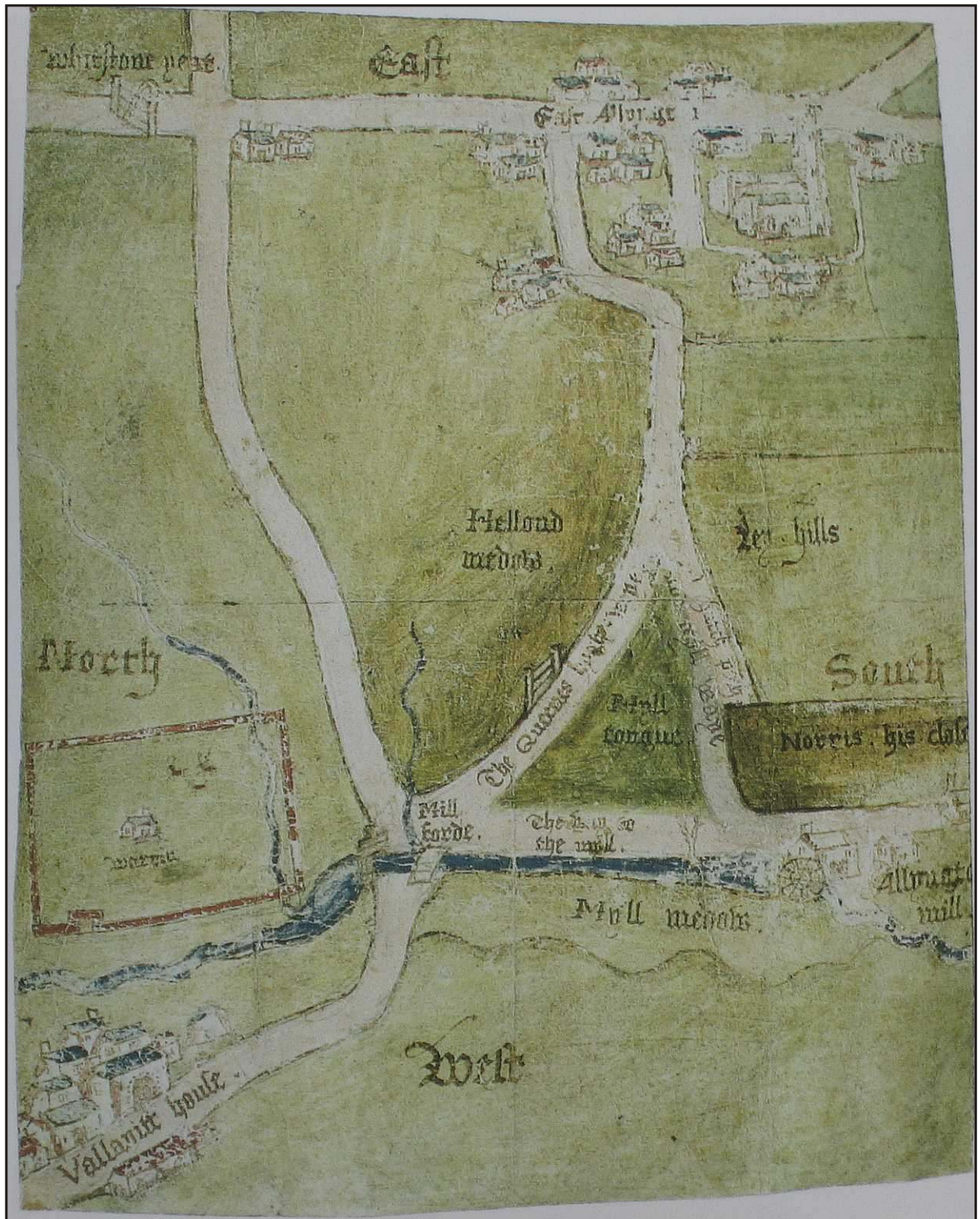


Fig. 2 A late 16th- or early 17th-century map of East Allington (east towards the top) showing a depiction of Fallapit House (lower left) as it was c.1600 (DRO 3288Z/Z1).

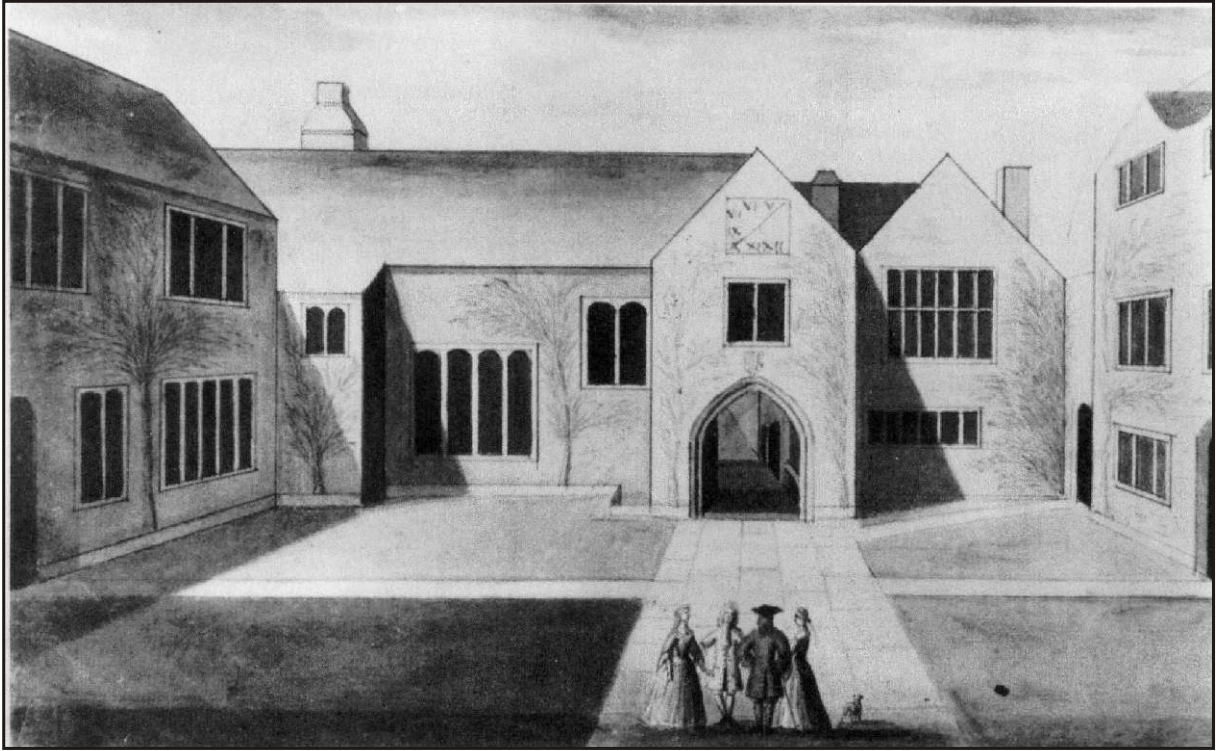


Fig. 3 Edmund Prideaux's drawing of Fallapit House, dated 24 October 1727.



Fig. 4 Extract from the 1840 Tithe map of East Allington, showing the footprint of the house after rebuilding in the early 19th century.

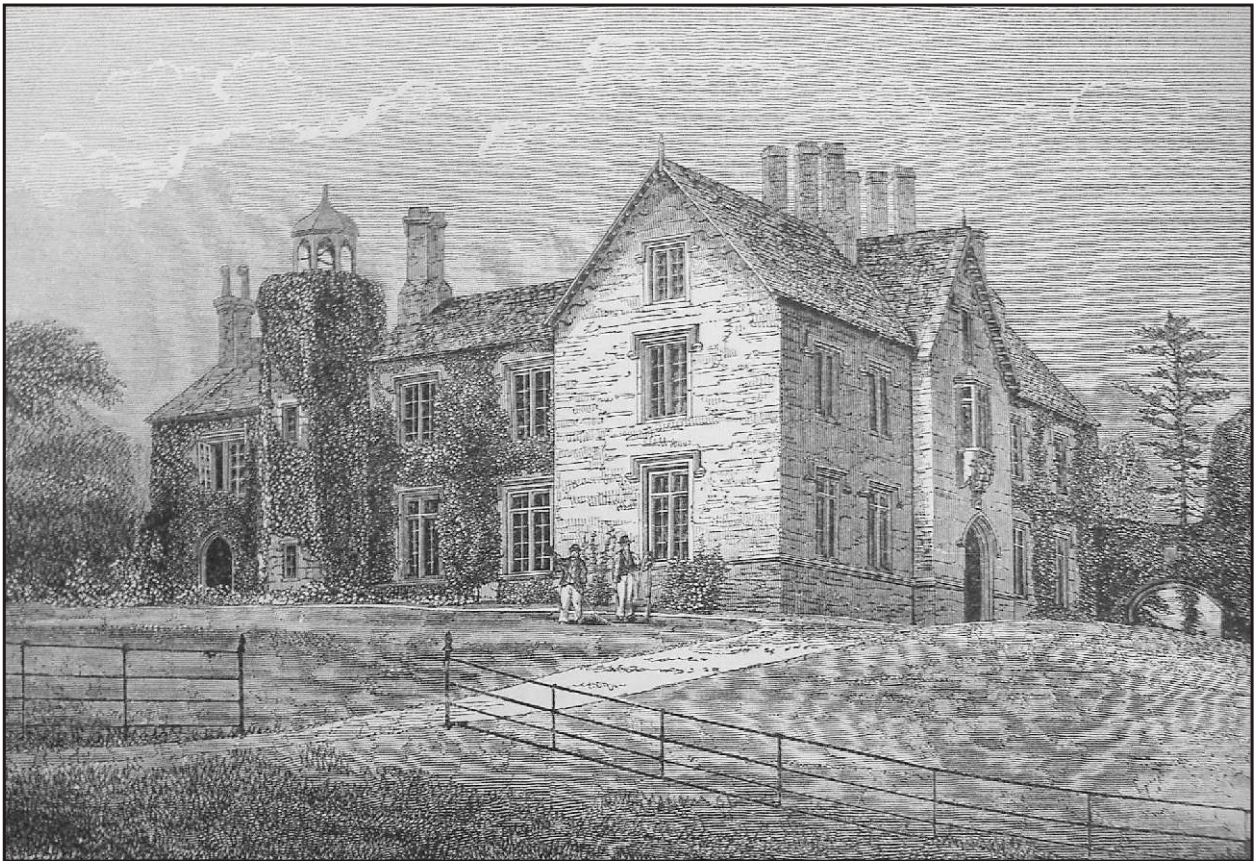


Fig. 5 Late 19th-century woodcut by O. Jewitt showing the house prior to the extension of the south-western wing and the addition of the bay windows. One of a series of engravings made for T. Clermont's history of the Fortescue family, privately published in 1869.



Fig. 6 View of the house from the north-east, showing the condition of the building prior to refurbishment and the heavily altered service ranges to the north.



Fig. 7 View of the east elevation or entrance façade of the house showing the reused entrance archway and modern doors.



Fig. 8 Detail of the reused 16th-century and 17th-century carvings over the main doorway, and the reused corbels supporting the oriel window.



Fig. 9 Detail of the original front doors of the house, recovered from a lumber pile near the top of the site.



Fig. 10 Photograph of *c.*1900 showing the original doors and fanlight in situ, the original form of the windows and the absence of the string course over the doorway (Westcountry Studies Library).



Fig.11 View of the archway at the north-eastern corner of the house, possibly a surviving fragment of the demolished mansion.



Fig.12 View of the south façade of the house showing alterations made since c.1869 (compare Fig.5).

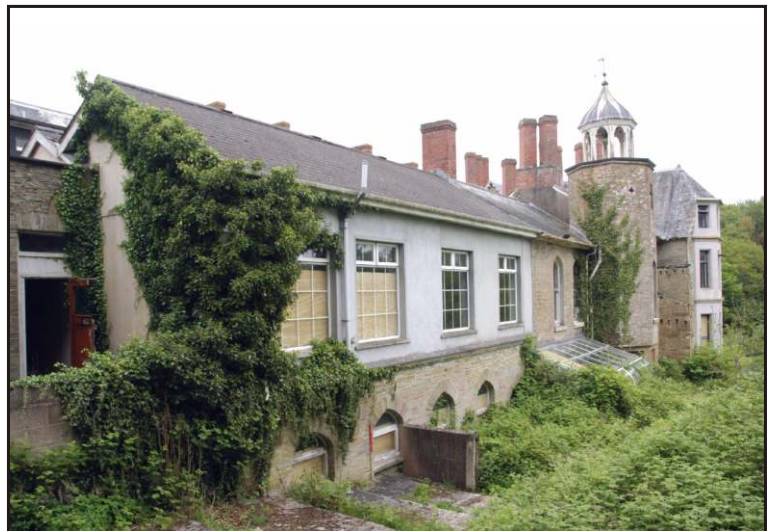


Fig.13 The south elevation of the late 19th-century extension to the south-western range, showing the unusual roofline and 20th-century alterations to the upper floors.



Fig. 14 Photograph of the house from the 1928 sale catalogue showing the glazed roof and lantern of the south-western range (Devon Record Office 547B/P2714).



Fig. 15 View of the north elevation of the main house showing the rear view of the archway and the inserted bay window. A vertical break in the masonry of the upper floor may be discerned on the extreme right.



Fig. 16 The western end of the north façade of the service range, showing the extent of 20th-century alterations.



Fig. 17 View of the house c.1900 showing the service buildings and the north-west range prior to 20th-century alterations (Westcountry Studies Library framed picture collection, source unknown).

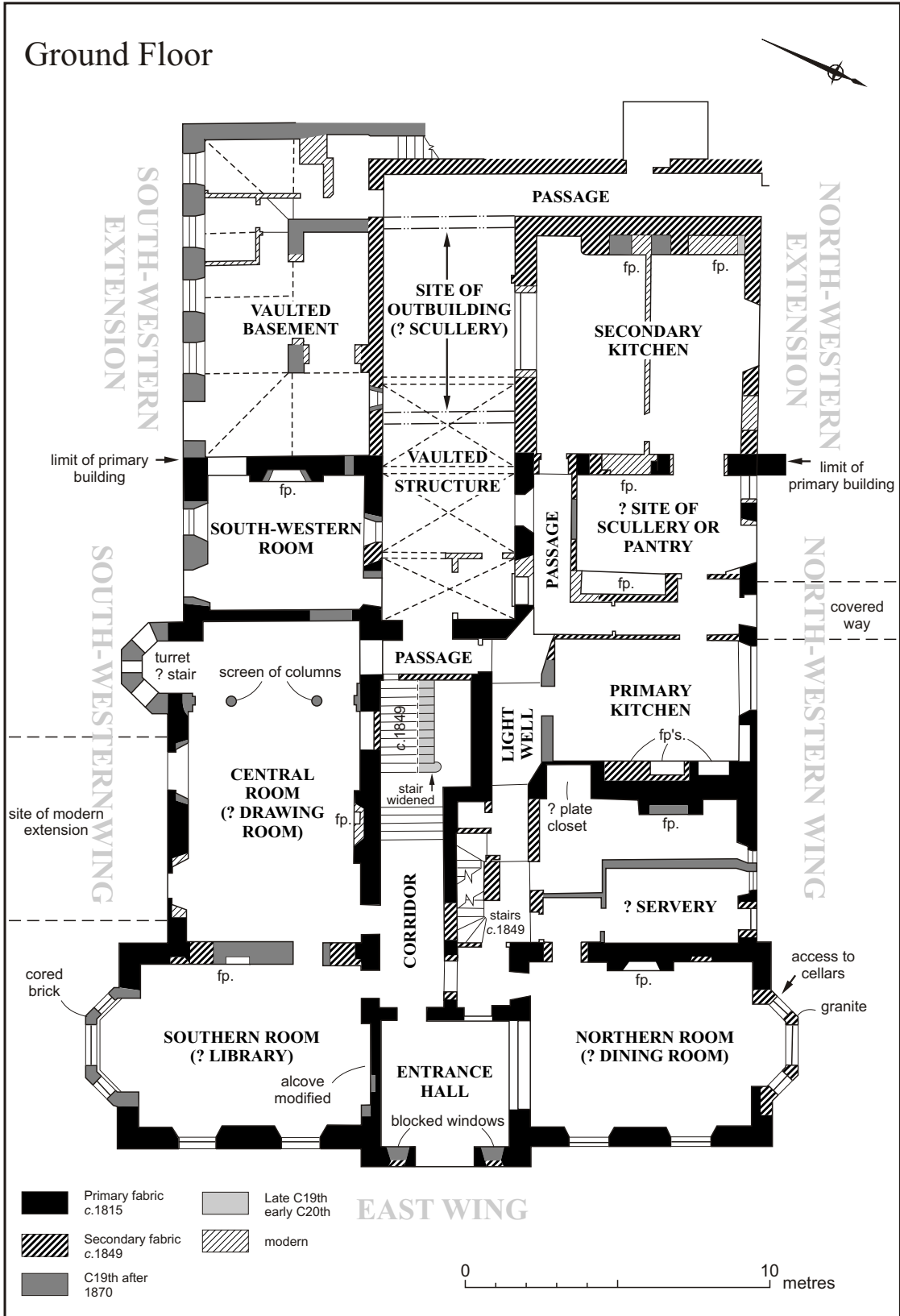


Fig. 18 Ground floor plan showing suggested phasing.



Fig. 19 View within the entrance hall, looking west, showing the paired entrances with their blocked openings over.



Fig. 20 The main corridor, looking west towards the foot of the staircase. The collision between the top of the archway and the cornice and the widened staircase can clearly be seen.



Fig. 21 The large ground-floor room in the south-eastern part of the house, showing the character of its decorations (detail of cornice inset).



Fig. 22 The large ground-floor room in the centre of the southern part of the house, showing the window shutters, screen of columns and plaster decorations (detail of cornice inset).



Fig. 23 View of the mid 19th-century partition between the service stair and the rooms in the service wing, showing later 19th-century alterations to the openings and the character of the structure.



Fig. 24 View of the fireplaces in the eastern wall of the old kitchen, showing the blocked openings and traces of the earlier roofline of the range as a wall scar above.



Fig. 25 The corridor or light well alongside the old kitchen, looking towards the service stair, showing blocked windows on the first floor and an enigmatic chase in the wall (right).



Fig. 26 Blocked fireplaces in the west wall of the new kitchen and in the rooms above, showing the character of the mid 19th-century fabric.

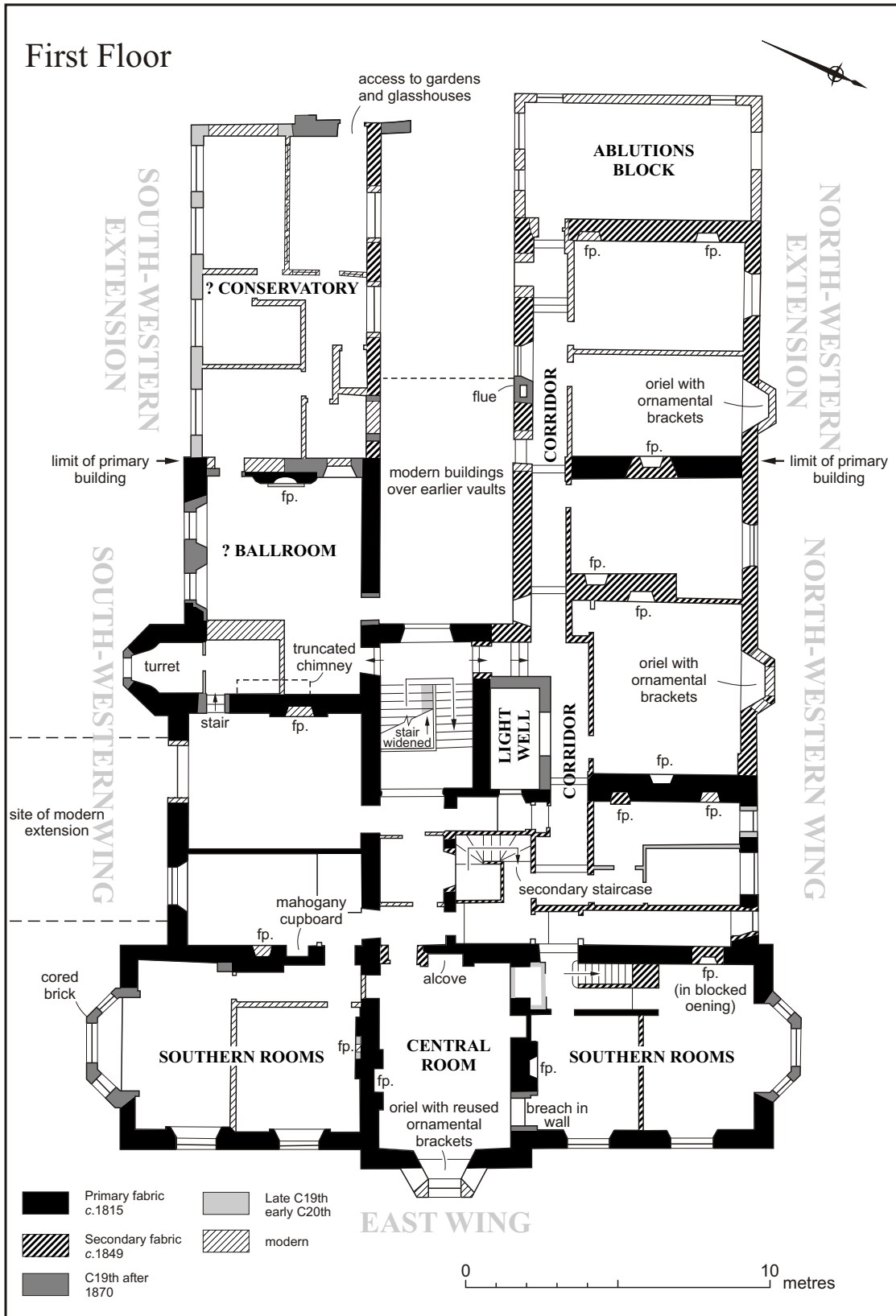


Fig. 27 First-floor plan showing suggested phasing.



Fig. 28 View looking east in the central first-floor room, towards the main stairs and landing, showing the arched alcove as revealed by the building works, and 19th-century attempts to disguise it.



Fig. 29 View of the first-floor ballroom looking east, showing the marble fireplace, plasterwork and blocked windows and openings into the conservatory beyond (detail of the plasterwork inset).



Fig. 30 The entrance to the turret from the ballroom, and the ceiling of the turret (inset).

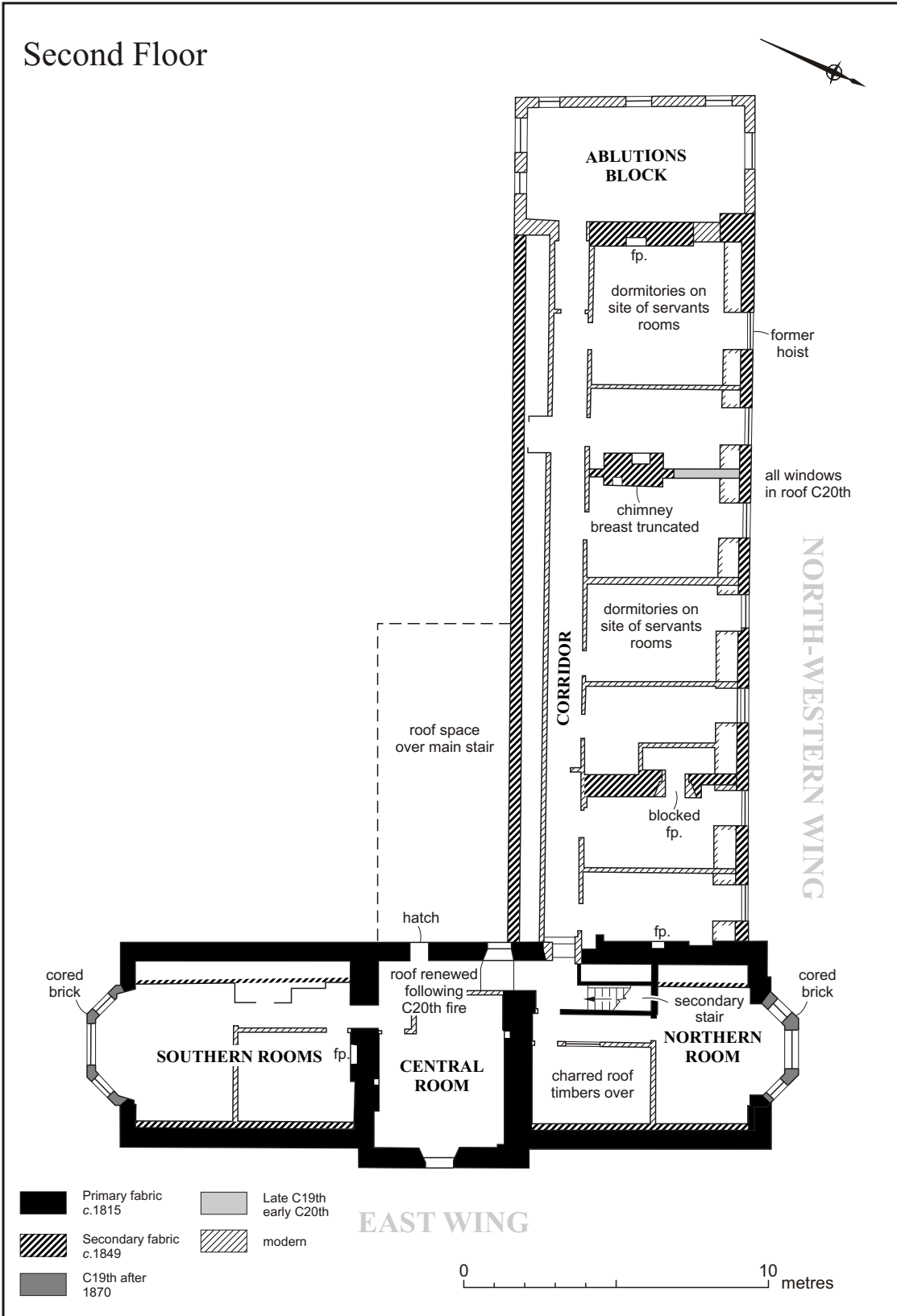


Fig. 31 Second-floor plan showing suggested phasing.



Fig. 32 Evidence of charring and fire damage to the ?19th-century roofs of the northern part of the house following a minor 20th-century fire.



Fig. 33 The eastern range of the service buildings, showing the extent of 20th-century alteration.



Fig. 34 The best preserved of the 19th-century service buildings in the northern service yard.