

**AN ARCHAEOLOGICAL ASSESSMENT
OF NOS 8 AND 9A,
CATHEDRAL CLOSE, EXETER**

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INTRODUCTION

The group of historic buildings now numbered 8 and 9A Cathedral Close has long been recognised as being of outstanding historical and architectural importance. In particular, the Law Library has rightly been regarded as a structure of national importance – a magnificent hall with one of the outstanding West Country roofs of the later Middle Ages.

The present assessment of the building has been commissioned by Wetherspoons Ltd. It follows a Brief prepared by Mr A. Pye, Archaeology Officer of Exeter City Council (Appendix 1). Our report presents a collation of all previous records of the structures, with some original documentary research, combined with a description arising from close visual inspection of the fabric of the buildings.

EXISTING RECORDS AND PREVIOUS STUDIES

PLANS

An informative sequence survives:

1. Two of John Hooker's plans (Figs 2–3) and the well-known Hooker and Hogenburg view of Exeter of 1587, give general indications of the appearance of this side of the Close, but the property cannot be distinguished with any confidence. The large carriageways evident nowadays on the frontages of several of the properties are a prominent feature of one of his views (Fig. 2); this also shows the mix of properties with long ranges arranged parallel to the street houses with others laid out with gables at right-angles to the street, still evident in the standing buildings.
2. Other city maps drawn before the late 18th century simply show the site as being occupied by buildings without adding any useful detail (Figs 4–5).
3. The Dean & Chapter's surveys of their properties in the late 18th and early 19th centuries form an extremely valuable resource for the properties in the Close, sometimes recording not only the form of buildings but room functions and occupants. Those relating to Nos 8–9A and of adjoining properties are shown in Figs 6–8; the manner in which they fit together has been reconstructed in Fig. 9. The plans for Nos 8–9 do not record internal walls or room functions, but do indicate property boundaries, owners and occupiers.
4. The Coldridge plan of 1817, often a vital source for Exeter houses, is unhelpful in this instance: Nos 8–9A are blank (Fig. 10). The reason is unknown. Another privately produced map, that of Wood of 1840, indicates the presence of buildings extending back into the garden of No. 8 in positions in which they are otherwise unknown (Fig. 11). This is probably inaccurate.
5. The First Edition Ordnance Survey map of the city, drawn at the scale of 1:500 and compiled in 1876, is the first highly accurate record of Exeter (Fig. 12). By that stage the plan of the buildings was much as it is today. The Second Edition (1891) can be used with near-contemporary documentation to show the arrangement of properties at Nos 8–9 (Fig. 13). The pre-World War II layout was still visible in 1954 (Fig. 14);

soon afterwards the back garden of No. 8 was severed from the property with the creation of Chapel Street. (Position shown on Fig. 9.)

TOPOGRAPHICAL AND ARCHITECTURAL DRAWINGS

Apart from Hooker's views, nothing has been found earlier than the beginning of the 19th century. An exciting new discovery is the Varley watercolour of 1803 showing the rear of property, a subject rarely recorded.

1. Cornelius Varley watercolour of 1802–5 showing the rears of Nos 7–10 with the cathedral behind. The distinctive high-pitched and hipped roof-line of No. 8 is visible behind the range to the left of the view, which therefore appears to be the demolished rear block of the property. Sold at auction 2006; now presumed to be in private possession. Fig. 15.

2. Measured drawing of the hall roof, in the collections of the Devon & Exeter Institution Library, possibly derived from the collection of the Exeter Diocesan Architectural Society. It shows measurements and sections of timbers high in the roof which could only have been made by direct measurement. Undated but described as the residence of the 'late Canon Heberden' (Canon Thomas Heberden, born 1752 x 1754, Canon Residentiary from 1788, died 1843) and therefore dated after 1843. The drawing has been attributed to the leading architect Edward Ashworth of Exeter (1814–96) (Keystone 2000, 87), but is unsigned, and comparison of the handwriting and drawing style with Ashworth's known works suggests that this is more probably the work of a different draftsman. Fig. 16.

3. Various photographs, paintings, line drawings & postcards, 1891–1930, by H.E.M. (1891), Worth (c. 1900), Judges, Pitman (1931), showing the view looking south down the passage beside the hall to the cathedral, with the wall of the Law Library unrendered but the back wall of the Devon & Exeter Institution rendered, with occasional examples of the doorway. Figs 17a–b.

4. Measured cross-section and bay elevation of the Law Library roof published in *The Builder's Journal and Architectural Record* for 1899. Probably the best drawn record of the roof. Fig. 18.

5. Photographs of hall interior, e.g. Royal Archaeological Institute Exeter Meeting (1913). Good examples by C.S. Wheeler in *Devon Cornwall Notes & Queries* 8, 168–9.

6. Measured architectural survey of the hall conducted by the Ministry of Public Buildings and Works in 1957, showing elevations of one principal truss, one bay, with floor plan and sections through moulded timbers. reproduced in Portman (1966), fig. vi. An imperfect record, leaving out or showing slightly wrongly some elements of the section. Fig. 19.

7. D Portman archive photographs of hall, early 1960s, deposited at Exeter City Museums. They show details of Law Library and No. 9, much as now.

8. Exeter City Council's Building Control section holds a series of plans, elevations and sections of No. 8, drawn up in advance of proposed changes; they date between 1938 and 1971 (ECC 277/1938; 10/1939; 908/1969; 1256/1971). They include plans and elevations of the rear range, demolished after 1942.

ARCHITECTURAL ACCOUNTS AND ANALYSES

1. The first substantial account of the buildings was that of Ethel Lega-Weekes (1915), a pioneering work in the detailed study of the topography of the Close. Whilst the account is extremely valuable in its analysis of written sources, Lega-Weekes makes it quite clear, however, that she was not an architectural historian. She concluded that earlier identifications of the property as the residence of the Cathedral Chancellor were wrong, and proposed instead that this was a notarial residence.

2. Sir Cyril Fox gave an account in the conference papers of the Royal Archaeological Institute in 1957 (Fox 1957). Noting that the Law Library roof employs a basic structural principle employed in the great hall of the palace of Westminster in the 1390s – the combination of the hammer beam with the arch brace – as well other features such as decorative open tracery in the spandrels, Fox suggested that the hall was erected in the last decade of the 14th century by the famous royal carpenter Hugh Herland (c. 1330– c.1406 x 1411), who might have come to Exeter through the connection of John Holland, half-brother of the king, who was undertaking building works at Dartington Hall near Totnes at this time. This suggestion is no longer tenable, since the roof is now understood to be a work by a local group of carpenters, and is almost certainly later in date.

3. Portman included a fuller description in his book *Exeter Houses, 1400–1700* (1966).

4. The analysis of the group of buildings carried out by John Thorp of Exeter Archaeology, principally in 1976 and 1979, greatly advanced understanding of the complex. His work arose from changes in No. 9, especially in a rear ground-floor room, which was being stripped of panelling, with rather briefer treatment of No. 8. It included the provision of the first detailed phased plan of the complex (partly based on architects' drawings), with a long section through the front range (Fig. 20), two cross-sections of No. 9 and detailed records of important newly discovered features, including an excellent doorway with recusped cusping (Fig. 21) and an important late 16th-century wall-painting (Fig. 22), both in No. 9. A photographic archive was also prepared; colour slides record a ground floor of No. 9 prior to the removal and subsequent disappearance of panelling.

5. The results of this work were incorporated in the subsequent accounts of Cherry and Pevsner (1989, 410–13) and Beacham (1991, 19–27). Cherry supported the case for a late 15C date for the Law Library and front range, thought the disposition of the hall and adjacent rooms suggested that its lower end was to the south, and added the suggestion that the hall might have served as a consistory court (pers. comm. to the writers).

6. The most recent and substantial considerations of the hall roof were published by Stuart Blaylock in his papers on other major local roofs which form part of the same group: the Guildhall (Blaylock 1990) and, more fully, Bowhill (*idem* 2004, esp. the general discussion, pp. 176–89). These papers presented cross-sections, bay elevations, moulding profiles and other carpentry details for each of the roofs of the six buildings belonging to the group: the Deanery, Archdeacon of Exeter’s House, Law Library in Exeter Cathedral Close; Exeter Guildhall; two roofs at Bowhill, St Thomas parish, Exeter; and Cadhay House, Ottery St Mary. The detailed consideration of the evidence brought out the very close connections in technique between these roofs, despite their different forms, leaving little doubt that they are the work of a single local group of carpenters.

A programme of dendrochronological study of this group of roofs formed part Blaylock’s study of Bowhill (Howard *et al.* 2004). Samples were taken both from No. 9 and from the Law Library (although sampling in the hall was restricted by problems of access because the building was in use). The exercise showed that some of the samples were of encouraging length, with more than 100 rings, but no certain dating was achieved at this stage. A series of samples did, however, match various sequences with a last ring date of AD1466 (*ibid.*, 273). The programme showed that the roofs in this group span a date-range from the second quarter of the 15C to *c.*1500 or later.

6. In 2006–7 further repairs were carried out on the first floor of No. 9, offering further opportunities for recording. R. Howard took a new series of dendrochronological samples from the roof and floors of No. 9. A final report has not yet been presented.

DOCUMENTARY STUDY *By* A.C. Collings

This property is a former Cathedral Canon’s house; it was provisionally identified by Ethel Lega-Weekes as the one referred to in an early 15th-century rental as ‘... the house of master Walter Gybbys’ on which a rent of 10s was paid every quarter.¹ As there were two others canons who paid the £2 annual rent, it cannot be uniquely identified in the later rentals.

During the 16th century the Crown’s predatory attitude towards ecclesiastical income led to the Exeter Dean and Chapter reducing the number of Canons Residentiary and seeking alternative sources of income by leasing out the houses. A manuscript produced in 1599 by John Hooker the City Chamberlain listed properties in what the Bishop was claiming as his fee, where the City’s writ did not run, and this included under what was then called *Fishe Streete* one held by William Brewton.² A later copy of the Chapter’s 1603 rental has survived and this records among the three Canons and Dignitaries houses charged with annual payments of £2, one from the house of William Bruton.³

The upheaval of the Civil War was followed by the appropriation of church property by the Commonwealth government and its return at the Restoration, but this appears not to have affected the Bruton family. In the Poll Tax of 1660 William Bruton was assessed at £10 while the rest of what was seemingly his household, comprising four daughters and two servants, paid 12 pence. In the hearth tax of two years later he paid on 14 hearths, clearly a substantial property, with both his

¹ Lega-Weekes 1915, 156, citing the earlier 15th-century Exeter Chapter Terrier D&C 3630c.

² D&C 3530.

³ D&C 4575, reverse of fol. 7.

neighbours, Thomas Shapcott (at what was to become the Devon & Exeter Institution) and Dr Fulwood, Archdeacon of Totnes from 1660 until 1693, paying on 11 hearths.⁴ In 1668 the property was leased to Christopher Bale,⁵ who appears to have divided it and sub-let it to two different persons, since it has not been identified in the surviving hearth taxes of the early 1670s although there are suggestive consecutive entries for nine and five hearths. The property was to experience a serious fire in which ‘most & the Chiefest part of w^{ch} was lately burnt down’, which led to Dean and Chapter agreeing in 1692 that Christopher Bale would be allowed a further lease of his Mansion house without paying the entry fine because of his ‘great Loss’.⁶

By 1715 John Gibbs had acquired the lease and the poor rate assessment of that year shows that he was occupying the higher-rated part and subletting the rest to a ‘Madam Hawkey’; he was granted his own lease in the following year,⁷ and was still the lessee in 1730 when assessed to the land tax at £48, the highest in the Close.⁸ In 1737 a lease was granted to Edward Weston and others,⁹ seemingly trustees, Edward being possibly related to Stephen Weston, Bishop from 1724 to 1742. In the 1751 land tax £46 was paid by ‘The occupier of Late Stephin Weston Esqrs Houses’, with the Chapter rentals showing Mrs Weston as the lessee up to the 1770s.¹⁰

A somewhat confused, possibly inaccurate, note made by the Chapter’s surveyor in 1758 reads:

Mr Saunders gives about [£]35 for one part, the Widow Weston lives in a part worth above 20, and there is another house in the alley going into the AD of Totness worth £12 more NB Great part of this tenement was bought by ye Chapter in 17__ & fitted up for a residentiary house & was immediately occupied by a Canon the remainder is still leased to Mr Hamilton & occupied by 2 tenants that in ye street by Miss A Weston the other in AD Totton’s Lane by a Mr Morgan.¹¹

In 1765 a lease was granted to Mr Weston and Mr Fleetwood, and another in 1773 to Daniel Hamilton.¹² In 1791 separate leases were granted to John Merivale, that of the frontage and a tenement immediately behind, occupied by Daniel Hamilton, at a rent of 17*s* 9*d*, while the dwelling house and garden at the rear, occupied by John Merrivale, at a rent of 22*s* 3*d*, with their surveyor John Tohill drawing plans of the two properties.¹³ A surviving land tax assessment for around 1800 shows the Hamilton property, taxed at £3 18*s* per year, to have been still occupied by the Weston family, with Canon Heberden occupying the other property taxed at £4 10*s*. 6*d*.¹⁴ The inhabited house duty for 1806–7 shows a greater difference in the valuations, with Ann Weston’s valued at £30 per year and the Reverend Heberden’s at £60.¹⁵

⁴ Microfilm of National Archives E179/102/520; [Fasti Ecclesiae Exoniensis, 292].

⁵ Dean and Chapter Calendar of Deeds: House adjoining the Archdeaconry of Totnes: D&C 6003/3/1.

⁶ Dean and Chapter Act Book 3562 entry for 23 July 1692, 298.

⁷ Dean and Chapter Calendar of Deeds: D&C 6002/12/6.

⁸ ECA 159(b), 416; ECA 193(c), 52.

⁹ Dean and Chapter Calendar of Deeds: D&C 6001/2/30.

¹⁰ ECA 167.

¹¹ Survey of 18th-century leases D&C 6094.

¹² Dean and Chapter Calendar of Deeds: D&C 6001/5/22 & 23.

¹³ Dean and Chapter Calendar of Deeds: D&C 6001/6/14 & 6002/12/23; the Tohill plan in the former was subsequently transferred to the 1809 lease to Miss Louisa Heberden (D&C 6003/5/15).

¹⁴ D&C 6004/15/8.

¹⁵ D&C 6004/15/8.

A very detailed valuation was carried out in 1838, when the figures were exceptionally high, shows the former Hamilton property, described as a front dwelling house and small court, to have been valued at £52 and occupied by Samuel Wesley while a back dwelling house occupied by Elizabeth Westaway was valued at £26. Canon Heberden's was described as a back dwelling house and garden, back building, stable, and loft, valued at £95, and there was also a stable, sub-let to James Ridge.¹⁶

The subsequent history is less clear, with the 1851 census suggesting that the occupiers were the Cathedral organist Alfred Angel, the solicitor William Lambert and William Melhuish, a mason [*check inhabited house duty*]. By around 1867 the occupiers appear to have been the stockbroker George Down, whose part was valued at £60, and John Taylor, whose part was valued at £20.¹⁷ This was to be followed by the transfer of the bulk of the Dean and Chapter's property to the Ecclesiastical Commissioners, but No. 9 was to be retained.

The 1881 census showed No. 8 to have been occupied by the stock and share broker William Ingersent, while Daniel Wood had replaced Alfred Angel as organist. The next property, presumably No. 9A, was uninhabited. The 1910 Inland Revenue 'Domesday' Valuation showed Mrs Charlotte Ingersent to be still leasing No. 8 from the Ecclesiastical Commissioners, then valued at £45 per year, while Miss Cowie was leasing the frontage, valued at £50, from the Dean and Chapter and the Revd Welchman occupied what was to become No. 9A, then valued at £16.¹⁸

By 1915, when Miss Lega-Weekes' account of the topography of the Cathedral Close was published, No. 8, with its fine medieval hall, was sub-let the Exeter Law Library, while No. 9 was still owned by the Chapter, having been the residence of the Cathedral Organist.¹⁹

BURIED ARCHAEOLOGICAL DEPOSITS

Although the site of Nos 8 and 9A has not been excavated in the past, the archaeology of the area is sufficiently well understood to allow some estimate to be made of the likely sequence of buried deposits below it. The nearest interventions, very helpful in understanding the likely sequence, are Ernest Greenfield's excavation in the back garden of the property adjacent to the car park at the north end of the site in 1957, subsequently published (Greenfield 1964), and a series of square pits dug along the Cathedral Close frontage in 1994.

1. The site certainly lies within the legionary fortress laid out *c.* AD 55 and abandoned *c.* AD 75. Projection of the defences found in Catherine Street, Princesshay and Gandy Street allow one to predict with some confidence that the northern end of the site will overlie a length of the fortress rampart, and that the car park must cover the *intervallum* strip backing onto the rampart. The rest of the site will very probably be occupied by a long timber barrack with the adjacent street; Fig. 23 shows the best fit of the evidence recorded so far.

2. The plot falls within the early Roman town (*c.* AD 75–200) and remains of this period (which often include sequences of timber buildings) will overlie the legionary remains.

¹⁶ 1838 Valuation, 7.

¹⁷ Exeter Water Company Rate Book, DRO.

¹⁸ Duties on Land Values: Exeter 2 (DRO 3201V/2/35), hereditament Nos 3718–3720.

¹⁹ Lega-Weekes 1915, 166.

3. These in turn will be covered by late Roman deposits (AD 200–400); remains of substantial stone houses of this period are known close by, including a large house with several fine mosaics extending in this direction from Catherine Street.

5. An important and unusual feature of Greenfield’s excavation was the recovery of a fine and deeply stratified sequence of medieval and late occupation: Saxon and Norman rubbish pits and soils, later medieval and post-medieval structural evidence.

The wealth of the area was reflected in exceptional finds, including late 12C and 13C North French pottery and some high-class 17C pieces including a sherd from an elaborate tin-glazed tazza from Montelupo in Tuscany – a find providing evidence of elite feasting practice, dating to the years around 1600.

Likely depth and preservation of archaeological deposits

1. The total stratigraphic depth known at the Cathedral Close frontage is 1.50m (Exeter HER recognition event 113.04). Since the 15C doorway to No. 8 stands on the modern ground surface, the underlying deposits may be presumed to be of earlier date and therefore of archaeological importance.

2. The depth of deposits below the north end of the site is slightly less certain. Greenfield excavated to a general depth of 1.6–1.8m including a rubble deposit 0.2m or more thick, but there were features below that, including the legionary fortress ditch which he did not recognise, just to the north of the present site.

3. Two major disturbances to archaeological deposits may be noted: the drain shown c. 2.3m deep below Choristers Lane, draining into the sewer in the Close (Exeter City Council drawing 277/1938), and the large cellar at the south end of the car park of No. 8.

HISTORIC BUILDING SURVEY

The buildings under consideration are part of a larger complex of buildings, anciently a single property, which at present consists of four ranges surrounding a narrow courtyard. The buildings comprise a late-medieval front range to the south west of the yard, a large late-medieval hall to the north west, a long south-eastern range, running eastward from the rear of the front range, and a well-preserved late 17th-century house to the north east, overlooking the former gardens at the rear of the property. This range was probably built following a severe fire which destroyed the north-eastern parts of the house in 1694. The front range remains in use as a canon’s house (No. 9 The Close) but all the other buildings in the complex have been in use for many generations as solicitors offices. As a result of this use, the hall has been known at least since the late 19th or early 20th century as ‘The Law Library’ and the north-eastern range as ‘The Notaries House’. The south-eastern range is now No. 9A The Close.

THE MEDIEVAL BUILDINGS

Surviving medieval buildings in the western part of the site

The principal surviving elements of the medieval house are the front range and the hall in the western part of the complex, both of which survive as almost complete

medieval structures, though with a number of very high quality 17th- and 18th-century features reflecting remodelling in those periods.

The front, or south-western range

The front range (No. 9 The Close) is an unusual building of mixed masonry and timber-framed construction. Although not part of the immediate area of the proposed development it is an integral part of the medieval house and should be described here as it is essential for understanding the plan of the whole property.

The front range is only one room deep. It is arranged on two storeys, with a ground floor frontage to The Close of red breccia, and an oversailing timber-framed upper storey supported on curved brackets springing from inverted 'T'-shaped corbels. Archaeological survey of the house in the 1970s, by John Thorp for Exeter Museums Archaeological field Unit (now Exeter Archaeology), revealed that some of the panels between the vertical studs of the upper floor (none of which are currently visible due to 19th and 20th-century cladding of the exterior) are infilled by thin breccia slabs held in place by wooden lugs – an unusual constructional technique which has been observed in only a few other late-medieval buildings in the city (EA Archives, Archive No. 235). Recent observations undertaken by Exeter Archaeology in 1999 and 2006 on behalf of the Dean and Chapter have added to our understanding of the building and its relationship to the adjoining structures (EA archives; Projects 3573 and 5915).

The building is pierced by an archway with an elaborate carved Beer stone head at its north-western end, which communicates with an entry extending alongside the hall on the north-western boundary of the site as far as the rear wall of the Notaries House. There are at least two medieval archways opening into the hall from this entry, and it seems likely that this was the main entrance to the house from The Close. In 1915 Ethel Lega-Weekes identified the possible existence of a further archway at the centre of the main façade of the front range (Lega-Weekes, 1915, 166-7), which probably communicated with the small central courtyard and also with the hall and the south-eastern range of the house, now No. 9A The Close. This entrance appears to have been of more modest dimensions and was probably a subsidiary entrance. The front range retains a late-medieval arch-braced roof over the first-floor rooms and a fine timber oriel window overlooking the entry.

The relationship of the front range to the hall is complex. Archaeological work in 1996 showed that the rear wall of the front range is a substantial stone wall incorporating a primary chimney (EA Archive 5915). Between this wall and the hall lies a narrow three-storey building roofed with a pitched roof, parallel with the roof of the front range but with its ridge at a slightly lower level and at right-angles to that of the hall. The hall roof oversails across the north-eastern slope of this roof, but the hall clearly extended no further to the south-west than its present limit.

The partition between this structure and the hall is timber-framed and of is of no great thickness, consisting of vertical studs and horizontal rails forming tall rectangular panels. The material infilling the lower panels of the partition has not been ascertained; however recent observations near the apex of the hall roof have shown that it may be infilled with thin panels of breccia, like the framing of the upper parts of the front range, suggesting both that the hall and the front range are coeval and that this might have been an external wall.

The position and configuration of this building are initially suggestive of a porch bay with rooms over, like that inserted in the 16th century at the west end of the

great hall of the Deanery (Blaylock 1993, 7); however the ground-floor room has a solid stone wall towards the entry which appears to be continuous with the walls of both the hall and the front range, and the true entrance is in the next bay, within the hall proper. This is not, therefore, a porch. The staircase serving the upper floors of this part of the building is later, and seems to have been constructed in two phases, which might suggest that the upper storey of the building is a later addition (though perhaps only a vertical extension of a lower, earlier structure). On balance it seems most likely that the front range, the hall and at least the lower two storeys of the structure lying between them are contemporary.

The lower part of the partition is pierced by a doorway with a timber door frame of great richness and elaboration, the rear face of which was exposed in the 1970s by the removal of small field panelling reset here in the 18th or 19th century. The doorway has a heavily carved and painted face towards the centre of the hall, and an unmoulded rear face without decoration towards the front range, presumably because a door formerly shut against it. The high-quality decoration and painting of the carved doorway suggests that the rooms in the front range were of some importance, and this is confirmed by a section of 16th-century wall painting depicting Samson and the lion (or possibly Hercules and the Nemean lion) which appears to the right of the inner face of the doorway. The extent of the painted decoration and the function of this space remain uncertain.

There may have been two other doorways on either side of this; evidence for one of these, in the north-western part of the partition, appears to have been observed by Thorp in the 1970s and is marked on a plan produced at that time. The position of the other doorway is suggested by a bolection-moulded doorframe visible in the south-eastern corner of the hall, which lies immediately adjacent to a very fine mid to late 17th-century staircase serving the front range. The site of the original staircase serving this wing is not known, though it is perfectly possible that it was in the same position and that this doorway opened into it. When the present staircase was inserted it must have blocked the doorway completely, though some sort of opening may have continued to exist here, since it was provided with a bolection-moulded doorframe in the later 17th century. It is possible that this doorway was a dummy, balancing the other doors in the partition, or that it served the under stair area.

The hall or 'Law Library'

The hall lying within the north-western range of the buildings is one of the most important medieval structures to survive in the city, and of national importance for the quality of its late-medieval false-hammer beam roof. A detailed description of this building is given by S.R. Blaylock in the Exeter Historic Environment Record, reproduced below (Appendix 3). It is unnecessary to add more to these descriptions except the following observations arising from the recent works:

The wide, blocked arch at the northern corner of the hall is suggested by Blaylock as the original main entrance and the site of the screens passage (*ibid.*); however this archway does not have a corresponding doorway opposed to it, whereas the smaller doorway from the entry, at the opposite end of the hall, does; the voussoirs of this doorway are visible in an area of damaged paint or render within the small central courtyard. The presence of two opposed doorways in this position suggests a service passage and would seem to confirm the conjecture of Portman (1966, 68), and Cherry and Pevsner (1989, 413), that the screens passage lay at the south-west end of the hall. The arch over the doorway has been cut by the lower part of one of the tall

windows in the south-eastern wall of the hall, which were added within earlier openings in the late 17th century. The sill of this window must formerly have been higher, above the level of the arch of the doorway, evidence for which can be seen externally in the form of a disturbance in the masonry of the jambs.

The wide arch at the other end of the hall is now partially blocked by late 17th-century masonry containing the main doorway to the Notaries House. If the screens passage and the main entrance to the hall were not at this end of the hall, the function of this opening is uncertain. One possibility is that the archway may have opened into a projecting structure such as an oriel, providing a ceremonial route from this end of the hall into the adjoining range, which may have contained further high-status rooms. A disturbance and offset in the masonry visible externally above and to the south-west of the archway may show that a projecting structure formerly existed in this position. Alternatively the arch may have served as a relieving arch over a wide, low window lighting the dais. The conjecture that this was the 'high' end of the hall is perhaps confirmed by the extra decoration of fleurons on the rere-arch of the window opposite this arch; this decoration appears in none of the other windows and may be intended to emphasise the importance of this end of the hall.

It seems likely that the destroyed north-eastern parts of the house contained the grander domestic apartments, and that the service rooms lay in the south-eastern range, rather than in the front range, which was clearly well decorated and of high status. A screens passage in the south-western part of the hall could easily communicate with service rooms in the south-eastern range through the small central courtyard. The front range may well have been occupied by lodging rooms for retainers and other occupants of relatively high social standing, which would explain the presence of elaborate decoration in the rooms apparently 'below' the screens.

The hall may have been heated by an elaborate medieval fireplace, served by a narrow flue and chimney constructed from red breccia. It has been suggested previously (Thorp) that this chimney was inserted in the 17th century and that the room was originally unheated. Examination of the masonry on the exterior admittedly shows a scar or cut to the south-western side of the stack, but there is no corresponding cut on the north-eastern side. It thus seems likely that this scar may be a crack, or a disturbance resulting from the repair of the chimney, and the chimney may thus reasonably be interpreted as an original feature. The chimney retained a tall brick chimneystack until the 1970s but this has since been removed and a crude, modern chimneystack substituted.

The character of the fireplace is concealed by internal plaster and whitewash and by the large and handsome timber chimneypiece applied against it in the late 17th century; however a few blocks of dressed freestone are visible beneath the whitewash which may suggest the presence of an earlier fireplace. Given the ostentatious architecture of the hall it is possible that this was an elaborate Gothic chimneypiece of the type found in other large clergy mansions in the city, including the Deanery, the Archdeacon of Exeter's house, the Bishop's Palace and also the refectories of the Annuellars' hall and St Nicholas Priory. Unfortunately it may have been severely mutilated in the post-medieval alterations.

Remains of medieval buildings in the eastern part of the site

The late 17th-century building now known as the Notaries House appears to have replaced the north-eastern range of the medieval house following a fire in the 1690s. The new range is almost entirely of 17th-century date; however it is clear that

elements of the older buildings were preserved within its fabric, and from these remains and from the survival of a substantial fragment of earlier work in the south-eastern range, now No. 9 the Close, a reconstruction of the layout of the destroyed north-eastern parts of the medieval house may be attempted.

The south-eastern range (No 9A The Close)

This long, low range of buildings lies on the south-eastern side of the small central courtyard, alongside an alley which formerly led to the Archdeacon of Totnes' residence. Examination of the rubble walls of this building from the alley shows that quite extensive areas of the masonry consist entirely of volcanic trap. The volcanic masonry has been much patched; however it is likely to represent some of the earliest fabric to survive in the present complex, perhaps of 13th- or 14th-century date. This early masonry is cut by later builds incorporating mixed rubble and a preponderance of breccia, and still later builds largely of brickwork which appear to relate to a late 17th-century remodelling of the range.

The breccia masonry overlying the volcanic trap wall may be of 15th-century date, perhaps contemporary with the hall and front range, and for the most part rises only as high as the level of the sills of the present first-floor windows. The uniform height of the stone walling and the brick upper storey of the south-western parts of this range initially suggest that this part of the medieval building had a lower eaves line and was perhaps only a single storey high. Examination of the wall facing the small courtyard, however, shows similar masonry rising to a greater height, and the roof structure over this part of the range is probably medieval, though it has been so much altered and obscured that it is impossible to be certain of its extent or date. The south western part of the building was very substantially rebuilt in the late 17th century, as is evident from the brick north-western wall facing the courtyard; however this part of the building also retains a section of medieval arch-braced roof, butting against or oversailing the roof of the front range. This part of the roof is briefly described in Thorp's notes (EA Archive No. 235), but it is only accessible from No. 9 The Close and could not be inspected as part of the current works; it is not certain that this roof is continuous with the other roofs of this range. The uniform height of the medieval masonry and the extent of 17th-century brickwork in the upper part of the wall, together with the survival of medieval roofs, suggests the possibility that the upper parts of the structure may have been timber framed, like the front range. Unfortunately this cannot be confirmed without a more detailed investigation of the fabric.

At the north-east end of this range, the late-medieval masonry visible from the lane rises to the present eaves level of the range. This part of the building retains a fragment of an elaborate medieval roof with moulded wall plates, main trusses with chamfered arch braces, intermediate trusses with plain arch braces and 'A'-frame common rafter trusses lying between them. Only a small fragment of this roof, less than a complete bay, is visible, and it is uncertain whether much more survives, because a later building has been raised upon the eaves at the north-eastern end of the range, truncating the roof. This structure appears to date from the early 18th century.

The elaborate medieval roof suggests that this part of the range was of high status. It is probable that the range extended eastwards along the south-eastern boundary at least to the limit of the present house and probably further (see below).

Remains of the north-eastern range

The surviving fragments of the medieval arch-braced roof over the south-eastern range are seated in the side wall of the north-eastern range, which is now represented by the large 17th-century house. Inspection of the fabric of this wall from the roof space of No. 9A shows that the timbers rest in an early stone wall which rises well above the eaves of the medieval roof. This masonry almost certainly represents the wall of a medieval building, and probably extends from basement level to a height well above the level of the first floor of the 17th-century house. It is likely that this is the gable end of a range lying at right angles to the hall, and that it may preserve important architectural features relating to the demolished buildings. Parts of the opposite gable of this range may well be preserved within the lower part of the north-western boundary of the property, but these areas are not currently visible.

Another area where medieval fabric is almost certainly preserved is the south-western wall of the 17th-century house. The survival of the roof of the hall through both the fire and the subsequent rebuilding is likely to be due to the presence of a substantial stone wall between the hall and the vanished ranges. This wall must underlie the existing rear wall of the rebuilt house, and may well retain late-medieval and even possibly earlier-medieval fabric, including possible evidence of floor levels and other features relating to the destroyed buildings.

Fragments of other buildings preserved in the garden walls

Parts of further ranges of medieval buildings are preserved in the garden wall to the north-east of the present house, visible within the lane. The probable existence of a gatehouse to the Archdeacon of Totnes' property is suggested by two massive chamfered jambs of Salcombe or Beer stone, reused in the 18th or 19th century as gate piers for a garden gate. These piers continued to support gates until the destruction of the Archdeacon's house, then in use as the Choir School, in the Second World War. Although they may have been considerably rebuilt the gate piers may be tentatively dated to the 13th or 14th centuries, since the supply of Salcombe stone declined rapidly after *c.* 1300, when it was supplanted by Beer stone.

Outside the gate the remains of a possible gate hall (a covered area outside the gates proper) are suggested by breaks in build on either side of the lane. Opening into the presumed 'gate hall' from the garden of the Notaries House is the remains of an archway with a two-centred head. This lies beyond the limit of the present house and its internal face has been much rebuilt, but there can be little doubt that it gave access into the part of the lane lying outside the gatehouse from a range running along the boundary. The height of this archway in relation to the present ground levels within the garden and Car park of the Notaries House show that the ground levels have risen considerably since medieval times, perhaps by as much as 1.5 metres, and that substantial elements of the medieval buildings may well be preserved below ground.

Beyond the archway and the 'gatehouse' the north-eastern part of the medieval tenement appears to have been filled by a very large building, the lower parts of the south-east wall of which are also preserved in the garden wall. This wall is largely constructed of volcanic stone with a single small lancet window with Beer stone dressings positioned approximately centrally. The character of the masonry and of the narrow window suggests that the building may be of 13th- or 14th-century date. The window is set at a very low level in the wall, suggesting that the interior floor level of the building is now very deeply buried, well beneath the level of the present garden. The archdeacon of Totnes' former property extended across the site to the north east

of this building, and the eastern corner of the building can be seen to be chamfered off in a curve to allow ease of passage around this corner.

The missing elements of the medieval house may thus be reconstructed as consisting of a tall, probably storeyed range lying on the site of the present Notaries House; a lower range (possibly a service range, but featuring a fine arch-braced roof over part of its north-eastern end) extending from the rear of the front range; and a further large, storeyed range, lying across the north-eastern end of the site. It is likely that there was a courtyard or garden between these ranges, perhaps reached by a continuation of either of the two entries from The Close. The physical remains of these buildings, though slight, are important and preserve evidence of structures on the adjoining sites, including traces of a possible gatehouse serving the adjoining canonry.

POST-MEDIEVAL ALTERATIONS (17TH and 18TH CENTURIES)

The house appears to have been substantially altered in the late 17th and early 18th centuries. Much of the present character of the interiors, including to a large extent the plan and layout of the rooms and the majority of surviving fixtures and fittings, may be assigned to this period. Although it is likely that these major alterations were made as a consequence of the fire in the 1690s there is some evidence that the house may already have been remodelled prior to the fire, and some features remain which certainly pre-date the disaster.

The front range

One of the earliest alterations to this range may have been the insertion of the oriel overlooking the entry. This may date from the late 16th century, and it is possible that the fenestration of the front elevation was also improved in the same way, though no visible evidence of this now remains. The original drawings made during the archaeological recording in the 1970s show that the ornate, multi-foiled doorway between the front range and the hall was partially blocked and a smaller doorway with a shallow triangular head was inserted within it. The latter may also have dated from the late 16th century; it has since been removed.

Later alterations, perhaps dating from the 17th century, include the insertion of a large chimney stack at roughly the centre of the building, and a wide mullioned window looking onto the central courtyard. The subsidiary entry through this range was blocked up at around this time and a smaller entrance doorway substituted which still retains a fine plank-and-batten door with applied fillets typical of the early 17th century. In all likelihood the central courtyard ceased to be regularly used after this and the main access to the south-eastern range must now have been from the lane leading to the Archdeacon of Totnes' gate.

The lower flights of the main staircase in the front range, immediately adjoining the hall, have massive turned balusters and square newels decorated with crude raised ornaments perhaps intended as 'jewels'. These two flights are probably of mid-to late 17th-century date and perhaps represent an upgrading of an earlier stair. The insertion of the staircase blocked one of the doorways to the former screens passage in the hall. The upper flights of the staircase have more slender, vase-shaped balusters and may well be of later 17th- of early 18th-century date, though it is equally possible that the balustrade of this upper flight has simply been modified.

In the 17th century the first-floor room at the north-western end of the range was fitted up with small field panelling with a frieze of applied ornament, and a ceiling was inserted within the original open roof. These improvements were all of high quality and show that the range remained of high status. Later in the 18th century the panelling in the main first-floor room was covered up, a dado rail and a handsome new chimneypiece was installed and the present bow windows were inserted into the first-floor frontage.

The documentary research outlined above has shown that the property had already been divided into separate units by the very early 18th century, with the Notaries House and 'Law Library' forming one property and Nos 9 and 9A another. This latter property may already have been being sublet as two separate houses by this time. Although No 9A has since been integrated with the Notaries House, the 18th-century subdivision of the house is still obvious today.

The hall

The hall (Room 44) presumably survived in its original form into the late 17th century. It is possible that features such as the fireplace were mutilated and plastered over; however, with the exception of the part-blocking of the door to the front range, no evidence of 16th-century alterations has been recognised.

The hall retains a number of very important features reflecting its refurbishment in the late 17th century. The present large 'mullion-and-cross' windows were inserted at this time, replacing earlier ones with dressings of volcanic stone, perhaps because the earlier stonework had decayed or been damaged, perhaps in an attempt to salvage the iron saddle bars. One original jamb survives, on the north-eastern side of the window facing the entry. This jamb does not extend as far as the present sill, suggesting that the new window was cut down lower in the wall than the original (observed by Thorp). The south-eastern window was also enlarged to its present size at this time, cutting down through the archway of the service door, which must have been blocked to allow this. The speres of the screens, if they had survived so late, must also have been removed at this time; there remains a possibility that they were reset as part of a partition elsewhere in the complex.

The sill of the north-eastern window, unlike those the other windows, appears to have been raised rather than cut down. As this window may have lit the dais at the high end of the hall it is possible that it was taller than the others; the replacement of the original dressings of all the windows may thus have been undertaken not as a result of damage, but in a deliberate attempt to regularise the size of the windows and give them a consistent appearance. The replacement windows are among the best survivals of their kind and date in the city, retaining many of the original stanchions, saddle bars and iron casements.

The 17th-century alterations also include the panelling forming a dado around the lower part of the walls, which rises on the south-western wall to a higher level with bolection-moulded panels finished at the summit with an ornate, moulded cornice. The large bolection-moulded chimneypiece on the south-eastern side is of the same period, as is a small cupboard built into a window seat below the north-eastern window, which retains very large strap hinges. The painted decorations of the hall roof can now be attributed to the late 17th century, in view of the arms of the Bale family (Lega-Weekes 1915, 169).

The most likely context for the introduction of these features is refurbishment following the fire which destroyed the north-eastern ranges in the 1690s; however it is

also possible that the hall had been remodelled prior to the fire. It has been suggested that the large 17th-century double doors now hanging at the entrance to The Close may have been derived from the archway in the northern corner of the hall (*ibid.*, 167); if this is so, the doors may have been installed in an earlier phase of late 17th century remodelling, and displaced following the fire when the present entrance to the hall was made during the construction of the Notaries House. This later entrance formerly had a hooded porch, the brackets of which remain, though sawn off.

Two significant features of the hall which may relate to the post-fire reconstruction and are certainly not earlier are the two galleries at the north-eastern end. The gallery at second-floor level with its barley-sugar twist balusters clearly depends upon the level of the internal floors of the Notaries House and is unlikely to relate to an earlier building. The barley-sugar balusters are characteristic of the late 17th century. The gallery at first-floor level is of uncertain date; it cuts across the 17th-century north-eastern window and thus seems likely to be a later insertion, but it also respects the present main doorway and, with the partition beneath it, provides a covered passage through the hall to the new house. The partitions raised upon the gallery concealing the present lavatories at first-floor level are certainly later, perhaps replacing a balustrade like that of the balcony above. The gallery in this respect may have resembled that of the Great Chamber at the Deanery, which was also inserted into an earlier open hall in the late 17th or early 18th century. The gallery is approached by a steep flight of stairs from the first-floor landing of the Notaries House; it is uncertain why it was not constructed at the same level as the landing. On balance it is possible that the first-floor gallery in the hall is contemporary with the Notaries House, but more likely that it is a later intrusion.

Given the extent of the rebuilding of the rest of the property following the fire, the retention of the hall as an open volume is remarkable. Other impressive medieval halls in the city, such as the Archdeacon of Exeter's hall, the former Refectory at St Nicholas Priory (Parker forthcoming) and the hall of the Bishop's Palace (Blaylock 1986, 36) were divided into several storeys in the 17th century without regard for their original character or for the impressive architectural qualities. At this house, by contrast, the hall was refurbished by the addition of high-quality joinery, its windows were 'improved' and regularised, and the coats of arms in the roof were repainted (including amongst them the arms of the then owner, Christopher Bale, who probably rebuilt the house). The hall was probably retained because its architectural qualities were so obvious and impressive that they served to enhance the status of the owner or occupant. This may well be one of the earliest examples in the city of the conscious preservation of a medieval building in more or less its original form and, indeed, its re-presentation with up-to-date joinery and heraldic ornaments. The hall no doubt owes its survival throughout the subsequent centuries to similar considerations, and also to the commodious new house erected alongside it, which must have made the conversion of the hall into additional rooms unnecessary.

The south-eastern range (No 9A The Close)

Although this structure is probably of medieval date it was much rebuilt in the late 17th and early 18th century, and few features obviously relating to earlier phases of alteration have been identified. At the north-eastern end of the range, at ground-floor level facing the lane, is a very fine 16th- or 17th-century plank door decorated with applied fillets, hung in an ovolo-moulded frame. In the 1970s a four-light window with oak mullions also survived in this elevation. The mullions had a complex profile

of cylindrical fillets and hollow mouldings, and may have been of 16th-century date (EA archives No. 235). No trace of such a window now remains; it may have occupied the first-floor window opening at the north-east end, which is a modern replacement window also of four lights.

This range was altered in the late 17th or early 18th century, when substantial parts of its external walls were rebuilt in red brick. As discussed above, this may be because portions of the building had been of timber-framed construction, and had perhaps become decayed. Much of the internal layout of this range also appears to be of late 17th- or early 18th-century date, though the floor structures, which are respected by the earlier door and window openings described above, may be earlier.

Ground floor (Rooms 30-34)

This range was occupied from that least the early 18th century as a separate house, No. 9A The Close, with the exception of the north-eastern rooms (served by the plank door described above), which were annexed to the Notaries House and will be discussed separately below. These rooms were separated from No. 9A by a solid stone wall which seems likely to be contemporary with the 16th- or 17th-century plank door, if not a survival of the medieval building.

The north-eastern part of No 9A consists of two rooms (Rooms 30 and 31) which have been considerably altered in the 20th century. These rooms are divided by a timber-framed partition which must be of some antiquity since both rooms are provided with fireplaces. As the fireplaces were probably cut into the south-east wall in the late 17th century, this is the most likely date of the partition. The fireplaces in both rooms have been blocked since the 1970s. The ceilings are crossed by substantial beams, now boxed in, with the exception of one chamfered beam against the north-east wall. The modern boxing may conceal stops, mouldings and other details which might help to date these parts of the floor structure. Room 30 appears to have had a large window overlooking the lane, possibly of 16th- or 17th-century date, but this was replaced by a modern door and window in the 20th century. Room 31 has a superb late 17th-century four-light mullioned window overlooking the yard, with substantial square-sectioned timber mullions decorated with delicate mouldings.

The house was entered from the lane leading to the Archdeacon of Totnes' house by a doorway in the centre of its south-eastern façade. This has a handsome rubbed brick flat-arched head, which may formerly have supported a bracketed porch, and retains a late 18th-century square-sectioned architrave with a two-light window over, complete with bars, and strap hinges with expanded ends. The door is probably an early 19th-century replacement. The doorway opens into the entry with the main rooms opening off it to either side and a doorway with a similar architrave opening into the courtyard beyond.

The entry (Room 32) runs the width of the building and contains a fine late 17th-century staircase with a closed string, turned balusters and square newels with finials and pendants. The timber-framed walls to either side of the entry must be contemporary, and the south-western partition clearly contains a blocked doorway to the ground-floor room adjoining. Beneath the entry is a small, shallow cellar, from which it is clear that the floor structure of the entry has been entirely replaced in recent years.

The adjoining rooms to the south-west of the entry (Rooms 33 and 34) were remodelled in the early 19th century, but their layout probably reflects the late 17th-century rebuilding. Room 33 appears originally to have had an impressive, wide window overlooking the courtyard, surmounted by a four-centred relieving arch of

brick. The size of this window may suggest that this was a high-status room, or a room where good light was required, such as a kitchen or a servants' hall. The window was removed in the early 19th century and a pair of sash windows was substituted in its place. The blocked fireplace is flanked by two windows, the north-eastern window retaining sashes with thick, ovolo-moulded glazing bars, a relatively rare 18th-century survival. The other window is a replacement, or an insertion, of the early 19th century; it has clearly been squeezed into the available space, showing that the adjacent partition must be earlier. The room has been subdivided in the 20th century to create a passage to the adjacent room (Room 34) and the original doorway in the dividing partition has been blocked.

Room 34 is a small room, originally with an entrance to the courtyard, now replaced by a window. If the adjacent room was a kitchen this may well have been a scullery; it has since been converted into lavatories and the only early feature visible is a plank door, perhaps of early 17th-century date, communicating with the adjoining house.

First floor (Rooms 35-40)

As on the floor below, the north-eastern wall of Room 35 is a solid stone wall, which separates No. 9A The Close from the north-eastern rooms, now part of The Notaries House. The wall is plastered throughout and no historic features are visible; however in the northern corner of the room, just below the ceiling, part of the elaborately-moulded wall plate of a medieval roof can be seen. This is probably of 15th- or early 16th-century date, and terminates to the south-west at an unmoulded block which clearly reveals the position of an arch brace. In fact the arch brace survives above the ceiling and is chamfered on its north-east, but not its south-western side. This must mark the position of a medieval partition of either stone or a timber framing, of which no other trace remains. This partition lay to the south-west of the present division between the two parts of the building, and thus the existing stone wall is unlikely to be medieval. As the wall overlies that on the floor below, which is probably associated with a door and window opening of 16th- or 17th-century date, it may also be of that period. An angled projection in the corner of this room may represent either a projecting chimney breast associated with fireplaces serving this range or the adjacent north-east range, or simply a later intrusion of uncertain significance.

Rooms 35 and 36 were created during the remodelling of the house in the late 17th-century. The partition between these rooms is likely to be a timber-framed partition of the same date. Room 35 is lit by a modern three-light window, possibly a replica of a late 17th- or early 18th-century window, and was formerly heated by a fireplace in its south-eastern wall, now blocked. A modern corridor has been cut through the room, linked to an opening made in the south-eastern wall of the Notaries House in the 20th century and to the original doorway in the south-western wall.

Room 36 is basically a reflection of Room 35, except in that it retains its original late 17th-century mullioned window in the south-eastern wall, and is smaller, being divided by a partition to create a short length of corridor. This corridor might be taken for a modern addition continuing the corridor to the Notaries House; however it is lit by a wide and shallow, horizontal window of two lights in the north-western wall, which is clearly of late 17th-century date. This window is such an unusual shape because it lies immediately beneath the eaves; it was clearly designed to light the corridor, which is thus almost certainly an original feature of the late 17th-century house, serving to provide independent access to Room 35 from the staircase.

Room 37 is the first-floor landing of the staircase hall. This is lit by a similar horizontal window of three lights, also of late 17th-century date. The staircase is of the same period, with turned balusters, pendants and finials and a closed string. The presence of the staircase means that the timber-framed partitions to either side of the stair hall must also be of late 17th-century date, if they are not earlier, as is the closet (Room 38) to the south east, which has unfortunately lost its door. The other doors into the stair hall have been replaced by modern fire doors. The closet was lit by a large mullion-and-cross window, now replaced by a modern replica.

Rooms 39 and 40, to the south-west of the staircase, were formerly a single large room subdivided in the 20th century. The room was well appointed and may have been the main room in the house. It was fitted up in the 18th century with bold, high skirting, a moulded dado rail (which survives on three and a half sides), and a built-in bookcase in an alcove in the north-western wall. The windows were replaced in the early 19th century by sashes, with a more recent sash inserted to the north east of the chimney. The windows were formerly fitted with folding shutters, but these have unfortunately been removed along with the chimneypiece and the original doors. The fireplace has been blocked.

Second floor (Rooms 41-43)

The second floor contains a single large room occupying two and a quarter bays of the earlier roof structure. This room was created in the late 17th century by the mutilation of the earlier trusses, cutting away the collars to create sufficient headroom and creating a pair of dormer windows on the south-eastern side of the roof. One of these was probably renewed in the early 19th century; the other is almost certainly a modern replica. The room appears to have been unheated. Investigation behind the dwarf walls enclosing the eaves has revealed fragments of the late medieval roof discussed above, which must formerly have extended beyond the north-eastern wall of this room over the adjoining section of the building. The roof space may have been divided by a stone wall in the 16th or 17th century, but the upper storey of the north-eastern part of the range is probably an 18th-century addition. The extent of survival of the early roof within this structure is unknown; it seems certain that it has been largely destroyed.

Rooms 42 and 43 are the upper landing of the late 17th-century staircase and the closet to the south east of this. The partitions to either side are probably contemporary, though they may well contain important earlier elements of the medieval roof. The landing is lit by a late 17th-century dormer window retaining one original iron casement. The closet occupies a 'lucam' or room-sized dormer window protruding from the roof. This room was unheated and has a three-light window, probably a modern replica of the original.

The roof space over the room to the south-west of the staircase is part of No. 9 The Close and was not accessible at the time of the survey. This area retains at least two and two half bays of the late medieval roof, observed during the archaeological work in the 1970s.

The north-eastern end of the south-eastern range

This part of the building was originally continuous with the rest of the south-eastern range, and roofed at the same height. It appears to have been divided from the rest of the range in the late 16th or early 17th century by a stone wall, which occupies a different position from the original medieval partition betrayed by the remains of the

ornate medieval roof. Although substantially remodelled in the late 17th century, and again in the 18th century when it was extended vertically, the level of the lower two floors of this structure may perpetuate medieval or early post-medieval floor levels. Since the late 17th or early 18th century the house has formed part of the adjacent Notaries House.

Basement (Rooms 23, 24, 2,)

This part of the building, though level with the ground floor of the adjacent range, is now a cellar approached from the basement storey of the Notaries House. The north-eastern and north-western walls are almost wholly below modern ground levels and could not be inspected. The only visible part of the north-west wall of the cellar contains a former three-light window of late 17th-century date, which has been truncated in the early 19th century to form a door giving access to the area in front of the Notaries House and the large vaulted cellar (Room 29) beneath the garden.

The walls facing the adjacent lane are constructed largely of volcanic trap, which may well be of 13th- or 14th-century date. The plank door with applied fillets cut into the south-eastern wall is suggestive of a late 16th- or early 17th-century phase of remodelling, when the stone wall to the south-west of this room (if it is not earlier) may have been constructed; however most of the visible features in this part of the building are of late 17th- or 18th-century date.

Room 28 is a large cellar with a slate floor and a low ceiling crossed by a substantial chamfered beam, its details somewhat blurred by the decay of the softwood. The cellar is heated by a fireplace and chimney stack in its north-eastern wall. The chimney stack is in an unusual position in relation to the present north-eastern wall of the range, creating awkwardly-sized rooms beyond the stack and cutting across the rear of a late 17th-century hatch or window in the south-eastern wall of the room, which retains its original frame and evidence of a draw bar. Although the position of the stack aligns with a break at a higher level in the north-western wall of the building, it seems likely that its it was inserted with the small 18th-century service stair (Room 23), which lies behind the stack and rises through three storeys. This does not, of course, preclude the possibility that the position of the stack reflects the layout of the medieval buildings.

Room 24, now a lavatory, is accessible from the service stair by an oval-headed arched doorway. The masonry is plastered over and, as this form of arch might have been used at any time between the 16th and the early 18th-centuries, this doorway is difficult to date; it is assumed here to be part of the late 17th-century building. The small room within the doorway rises through two storeys, its upper section being lit by an early 18th-century window with thick, moulded glazing bars, which may betray the date of the adjoining staircase. Traces of a tall, narrow opening in the north-eastern wall, visible externally and showing signs of successive alterations, may represent an earlier window or entrance to this room partly buried by the raised ground levels in the garden.

Ground floor (Room 22)

This room is approached by a short flight of stairs from the ground floor of the Notaries House, through an opening which may have been made in the 17th or 18th century. It is lit by a modern four-light window in the south-eastern wall, which may replace the 16th-century four-light window with moulded mullions observed by Thorp in the 1970s. On the north-western side is a modern sash window, probably cutting surviving late-medieval fabric. A vertical break in the masonry to the north-east of the

window is of uncertain significance; however the north-east wall of this building is of late 17th-century red brick, which appears to be keyed into the rubble masonry of the corner of the north-western wall, and it seems likely that these walls were rebuilt during the reconstruction of the house following the fire.

Traces of two blocked windows in the south-eastern wall, and a further blocked opening in the north-eastern wall suggest that there were large late 17th-century window openings in this corner of the building. These appear to have been altered in the early 18th century; one was partially blocked as a result of the insertion of the chimney stack into this end of the building, and a single-light frame was substituted in its place; the north-eastern window appears to have been enlarged and provided with a transomed window frame lighting the service stairs. Further alterations in the early 19th-century saw the blocking of both windows in the south-eastern wall and the original window or doorway of the lavatory.

The interior of the room retains 18th-century timber screens to the north-east wall, with two-panelled doors screening the entrance to the service stair and a cupboard on the other side of the chimney stack. The fireplace is unfortunately blocked and its chimneypiece, which seems to have been incorporated into the screen, has been removed. Near the entrance from the Notaries House are irregular projections in the wall which may relate to earlier fabric and could possibly conceal further evidence of the truncated medieval roof of this part of the range.

First floor (Rooms 15, 16)

The first-floor room in this part of the building (Room 15) is well-appointed and occupies a structure which seems to have been added above the level of the original eaves of the range in the early 18th century. The materials of construction of its walls, which are rendered, cannot be ascertained; however it is likely that they are of brick or brick and timber framing. The roof of this building is not accessible.

Room 15 is lit by a 19th-century oriel window overlooking the lane, and by a modern window in the north-western wall. It is approached from the first floor of the Notaries House by a short flight of stairs and is effectively at second-floor level in relation to the adjoining south-eastern range. The interior retains a very fine moulded cornice which breaks around a built-in bookcase in the south-western wall but ignores a recess in the north-west wall. Evidence of diagonal breaks in the cornice may show that it has been altered, and that it formerly respected these features. The north-east wall, as on the floor below, is a timber screen with two-panelled 18th-century doors screening the service stair and an adjacent room. This latter room (Room 16), though very small, is heated by a small fireplace and lit by a tall casement window hung on 18th-century 'H'-hinges.

The Notaries House

This well-preserved late 17th-century house was constructed in the 1690s, following the fire which destroyed the medieval buildings on the site. The house is a characteristic example of a late 17th-century building added to and augmenting an earlier mansion: a tall, narrow range one room deep, with two rooms on each floor arranged symmetrically around a central stairwell, the same plan being repeated from basement to attics. The house is arranged on five storeys, including the basement storey which raises the main floor of the house above the ground-floor level of the medieval buildings.

The house faces north-east towards Chapel Street and has a tall brick façade with regularly-spaced rectangular windows and a central doorway sheltered by an Ionic portico. The façade has in fact been considerably altered; Its sash windows have thin glazing bars and, with the exception of one modern replacement, were inserted at a refurbishment of the house in the early 19th century. The entrance doorway with portico and ‘Gothick’ fanlight of intersecting tracery probably dates from the same period. The original form of the windows seems likely to be the ‘mullion-and-cross’ type found in other parts of the building, including the Hall. The façade was refaced in modern brick in the post-war years and the dormer windows lighting the attic rooms were also rebuilt at this time. Only the basement storey retains its original two-light mullioned windows.

Despite these external alterations the building has suffered very little change internally and is exceptionally rich in historic fixtures and fittings, some of which are now rare survivals. The house is almost entirely of brick construction, though, as noted above, its rear and side walls may incorporate fragments of the masonry of the medieval buildings formerly occupying the site. It represents one of the most complete survivals of a late 17th-century house in the city.

Basement (Rooms 25-27 and 29)

The basement of the house reflects the layout of the upper floors and lies on a level only marginally below the floor of the hall, accessible directly from the main staircase. For this reason it does not originally seem to have been separated from the rest of the accommodation as a service area, though this was, no doubt, its original function. The door and boarding concealing the lower parts of the stairs to the basement are a later addition.

The north-western room within the basement (Room 25) is separated from the staircase by a timber-framed wall with brick nogging which is undoubtedly an original partition, though the doorway has been altered in recent years. This large square room is lit by two two-light windows in the north-eastern wall, and a further, two light window in the south-west wall at the western corner. The northern window is a modern replica, but the others are well preserved late 17th-century windows. The floor appears to have been covered with a modern concrete screed and the ceiling is crossed by a large chamfered beam. There is possibly a large blocked fireplace in the south-western wall, above which the masonry corbels out to support the chimney stack above. No other historic features are visible.

Room 26 is the area at the base of the main staircase. As mentioned above, this area was not originally separated from the main stair, which appears to have continued uninterrupted down to this level. The closed string of the staircase, with its pulvinated frieze is still visible and it is highly likely that original balusters are preserved beneath the boarded cladding above this. The pendant from the second flight has been recently removed but has been preserved nearby for reinstatement. The floor of this area is partly of slate and partly of concrete. Unfortunately it is not possible to see whether there was a central entrance from this level to the Area; a recess suggestive of a doorway or a window is visible internally but this is concealed externally by a large oil tank. On the south-eastern side of this room another 17th-century timber and brick partition survives; this retains the original door, clad in asbestos as a fire precaution.

Room 27 is another large basement room, though this is better preserved than the corresponding room on the opposite side of the staircase. The room was formerly heated by a large fireplace in the south-western wall, now blocked, and was lit by two

mullioned windows in the north-east wall and a further mullioned window in the south-western wall. All the windows appear to be original and to retain their original fitted shutters intact. The floor is of slate, though probably altered or partly relaid, since there are interruptions in the configuration of the slabs. Part of an ogee-moulded cornice remains around the north-eastern parts of the ceiling, showing that the room was well furnished; it may have been a kitchen or possibly a Servants' Hall.

The area outside the garden front of the house resembles a typical sunken service yard concealing the basement from the garden while allowing the light to reach the basement windows. Access to this yard is at present from the cellar at the end of the south-eastern range; however there may also formerly have been access by a doorway under the central entrance to the house on the floor above. There does not appear to be any provision for a staircase to the garden level, though it is perfectly possible that such a staircase has been destroyed. The Area is currently railed around with low railings probably installed as part of the post-war refurbishment of the building.

The area apparently exists solely to serve a large, vaulted cellar (Room 29) lying immediately to the north-east of the house. This is reached from the Area by a central stairway on its south-western side, flanked by two arched openings, presumably for lighting. The cellar has a brick vault with a very low springing point, giving relatively low headroom. The north-western and south-eastern walls show an irregular patchwork of masonry, which may be earlier than the cellar itself, possibly relating to earlier walls buried by the construction of the cellar. It seems that the levels of the garden as a whole were raised considerably when the cellar was constructed, and the former ground levels may well be close to the floor level within the cellar. The existing cellar and the Ionic portico sheltering the doorway to the house may have been constructed in the early 19th century (perhaps replacing a tall flight of steps ascending to the main doorway of the house) in the context of these alterations to the ground levels.

The function of this cellar is not known; it may have served as a storage area but, if so, it does not likely that it was very secure. It seems too shallow for a cistern or reservoir, and too large for an ordinary domestic water supply. No historic fixtures are known to survive.

Ground floor (Rooms 18–21)

The main doorway in the garden front is fitted with a replica door, in mahogany with bevelled glass panes, opening directly into the central staircase hall of the 17th-century house. The reveals of the opening may retain folding shutters dating from the early 19th century, though these have been sealed shut. On either side of the hallway the entrances to the adjacent rooms are surrounded by magnificent Baroque doorcases with pulvinated friezes surmounted by broken pediments and central pedestals for additional ornaments, now unfortunately missing. These doorcases are rare, and unusual in that they retain pintles for the original doors, fitted flush with the external face of the doorcases, so that the doors would have opened directly into the hallway. The present doors are modern fire doors with six raised fielded panels, having smaller panels at mid-height; these may accurately replicate the missing late 17th- or 18th-century doors. One original door of this type survives at the bottom of the stairway communicating with the hall. The original architraves to the interior of the rooms are ovolo-moulded.

The ceiling is surrounded by an ornate box cornice and the lower parts of the walls by a panelled dado, probably contemporary with the doorcases. The staircase is

an excellent late 17th-century framed stair with a closed string surmounting a pulvinated frieze, square newels, a moulded handrail, sturdy turned balusters and turned finials and pendants. The dado rises alongside the staircase, but in abrupt steps rather than being consistently 'ramped', allowing for large, plain panels below the dado rail.

Rooms 19 and 20, to the north-west of the staircase represent a single larger room which has been subdivided to form two offices and a short corridor. This was probably one of the principal rooms in the house and may originally have had a rich decorative treatment, though any trace of historic wallpapers or painting is now obscured by modern finishes. The room retains its panelled reveals concealing folding shutters surrounding the windows in its north-eastern and south-western walls, but the chimneypiece has been removed and the fireplace is blocked. The dado rail is modern but the original box cornice survives in both rooms.

Room 21 was also an important room; possibly the dining room, as it retains an oval-headed alcove suitable for a sideboard with a delicate cavetto-moulded architrave. This room was originally lit by tall windows on three sides. The two windows in the north-western wall are early 19th-century sashes with folding shutters hidden by panelled reveals. A window in the south-western wall to the south east of the fireplace appears to have been blocked in the early 19th century, and there is a possibility that this may retain evidence of its original timber frame. There is a short staircase serving the opening into the north-eastern part of the south-eastern wing, which may have been made in the 18th century, but the other opening in this wall is modern, probably cutting medieval fabric.

The room appears to have been refurbished to a high standard in the 18th century; the box cornice is enriched with delicate carved ornament and there is a moulded dado rail. The chimneypiece has a magnificent eared surround of grey marble surmounted by a timber frieze decorated in bold relief with carved (or gesso) urns and garlands. The hearth is fitted with an early 19th-century cast-iron insert. The modern decorations of the walls may well obscure earlier wallpapers or painted schemes of importance.

First floor (Rooms 11–14)

The half landing below the first floor once featured a tall archway opening upon the first-floor gallery, but this archway was closed when the gallery was subdivided to form rooms, probably in the late 19th or early 20th century. These rooms are of little historic interest except for the extraordinary intrusion into the rooms of elements of the medieval hall; an arch decorated with fleurons in the Ladies' lavatory and the massive, moulded foot of a arch brace in the Gentlemen's lavatory. The remains of a gallery balustrade may be built into the wall fronting the gallery.

The first floor also contained important rooms; so the landing at the head of the stairs was correspondingly large and lit by a tall window in the centre of the façade. The two rooms on either side have Baroque doorcases similar to those on the ground floor, but differing slightly in detail. These doorcases have no external pintles and the south-eastern doorcase appears to retain an early door, hung to open into the room, though this has been obscured by modern fireproof cladding. The dado continues around this landing but the cornice has unfortunately been removed.

Rooms 12 and 13 lie on the north-western side of the staircase. Room 12 is an important, well preserved interior which retains a wealth of original fixtures; the walls are clad with panelling consisting of thin stiles and rails dividing the room into large-field panels both above and below a dado rail. The panelling shows signs of alteration,

including what appear to be fillets let into rebates in the panelling, suggesting that some kind of hangings, perhaps of damask, or Spanish leather, were employed to decorate the panels. The panelling is finished at the floor with high, moulded skirting boards and at the ceiling with a moulded box cornice; it incorporates a fitted china cupboard with shaped shelves in a recess in the north-western wall. It is quite possible that traces of decorative finishes to the stiles, rails and panels may be preserved beneath the modern decorative paintwork and papers. The chimneypiece has also been covered with modern paint, but is clearly is a 19th-century slate or marble replacement for the original, with shaped consoles and a late 19th- or early 20th-century tiled insert.

Room 13 is an early 19th-century extension cantilevered out over the entry, and probably replacing an earlier window. This room is approached by an early 19th-century four-panelled door and is lit by a contemporary sash window. There are skirting boards to match those of the adjoining room but no fireplace. The roof over this part of the building was not accessible

Room 14, to the south-east of the staircase, is also a well-preserved interior, despite division by a modern screen into two separate rooms. The room retains panelled walls similar to those of the room previously described, with large-field panelling, a dado and box cornice and evidence of possible hangings. The fireplace retains a magnificent bolection moulded frame, now surmounted by a later mantelshelf supported by shaped brackets, but with the scar of the original mantelpiece clearly visible. This is surmounted by a rectangular panel or frame for a painting, which may yet survive beneath the modern decorative finishes. The window adjoining the fireplace had been blocked, but was reopened in the post-war period when a modern sash was inserted; the windows in the north-eastern wall retain their early 19th-century sashes and shutters intact.

Second floor (Rooms 5-10)

The late 17th-century staircase continues unchanged to the second floor, past a half landing which originally opened through a doorway onto a balcony with barley-sugar twisted balusters overlooking the hall. On the second floor the landing (Room 5) is surrounded by panelled wainscoting to ceiling height and surmounted by an elaborately moulded timber box cornice. The doorways have broad, flat architraves integral with the panelling but the doors have unfortunately been removed. The north-eastern part of the landing is divided by a panelled screen to form a small closet (Room 6), lit by an early 19th-century sash window. The closet retains a moulded cornice to its south-western wall and a panelled dado around the lower parts of the wall.

Rooms 7 and 8 were formerly a single room, lying to the north-west of the staircase. The room has been divided into two offices by a modern spine wall, but many important fixtures still remain. These include a box cornice and panelled dado running around four sides of the room, an arched recess fitted with shelves in the north-western wall and a bolection-moulded chimneypiece in the south-west wall surmounted by a panel for framing a painting. Early decorative treatments may well survive beneath the modern decorative finishes. The window in the south-western wall adjoining the fireplace is a post war insertion, replacing an original window which may have been blocked in the early 19th century when the fenestration of the house was 'improved'.

Rooms 9 and 10, on the opposite side of the staircase, have also been converted from a single room by subdivision with a modern partition. Fewer original

fixtures are preserved in these rooms. A panelled dado survives on the north-eastern wall and the fireplace, in the south-west wall of Room 10, retains a bolection-moulded chimneypiece but without a panel over for a painting. The fireplace is blocked and the grate and hearth are not visible. The window in the southern corner of this room is a modern replacement.

Third floor (Rooms 1-4)

The late 17th-century framed staircase continues to the third floor with its decorative details unchanged; however the panelled dado does not continue to this level. Above the half landing near the top of the stairs an unusual horizontal window of late 17th-century date looks out over the ridge of the hall roof. At the head of the stair (Room 4) a small, unheated closet (Room 2) retains its original door, clad in fireproof material. This room is lit by a rebuilt dormer window in the north-eastern wall and is divided from rooms 1, 3 and 4 by timber partitions, apparently of panelled construction.

To the north west of the staircase Room 1 has retained its original door, hung on original 'H'-hinges from a broad, flat architrave. The door has been rehung and is clad with asbestos sheeting. The room was heated, though the fireplace is now blocked. It is lit by dormer windows on the north-eastern and south-western sides.

Room 3 lies on the opposite side of the staircase and also retains its original door, though this has been rehung on the original 'H'-hinges. The room has dormer windows in its north-eastern and south-eastern walls, probably representing 20th-century reconstructions of earlier dormers. The room was heated by a fireplace, which is incorporated in a flat-roofed dormer projection constructed against the large chimney stack to the south west, probably in the 18th century. The fireplace has a fine 18th-century chimneypiece with an eared surround and 'console buttresses', unfortunately the grate is obscured.

Roofs

The original roof structure of the house is also preserved, supported on 'A'-frame trusses with applied collars and hipped at the north-western and south-eastern ends.

SUMMARY OF FINDINGS

Prior to the present assessment, this group of buildings was understood as having three main building phases:

1. The Law Library hall, with a contemporary range on the Cathedral Close frontage, 15C, possibly late 15C.
2. The later medieval range occupying the eastern side of the tenement, now No. 9A.
3. The Notaries House of *c.* 1700.

A significant aspect of the present study has been the recognition of quite extensive remains of structures preceding the 15C Law Library, characterized by walling of volcanic stone and probably belonging to the 13C and 14C. They survive principally in the boundary wall beside the Archdeacon of Totnes Lane; the

recognition of a possible gateway and one side of a substantial building along one side of the present car park are important discoveries.

Enough has been said about the unquestioned national importance of the Law Library and in particular its roof. A significant discovery of our survey is the recognition that substantial and high-quality work, broadly contemporary in date, survives in the Notaries House and in the range beside it. This deserves to be examined and recorded more fully.

A third major point to emphasise is the considerable importance of the work of the 1690s, which has been rather overshadowed by the spectacular medieval work in the Law Library. With its fine staircase, panelling, fireplaces and other fittings, and the likelihood that further features are concealed, the Notaries House must rank as one of the best-preserved examples of grand town housing of this period in the city. The late 17C work in the Law Library and in No.9A is also of a high order and represents a rather undervalued survival.

COMMENT ON LIKELY IMPACT OF PROPOSALS

The comments which follow relate solely to questions regarding the likely physical impact on the historic buildings of the proposals indicated by the plans and elevations 5485, drawings 06121-100, 101, 102, 103 and 104 drawn by RJD Architects in June 2007. They are subject to two limitations :

1. We understand that plans are a first draft of proposals which may well change substantially.
2. We have not been party to the discussions which have been in progress between the Client and Exeter City Council since those plans were submitted.

Below ground

We note the proposed provision of lavatories, kitchens and bars, which this scheme will require. They will presumably need to be serviced by new sewerage and drainage which will disturb to some degree the buried archaeology, but we cannot comment further at this stage.

Above ground

The Law Library

All parties are aware that the Law Library is an outstanding and nationally important structure. We welcome the proposed clearance of modern partitions, both in the hall and in its first-floor gallery, and the intention to carry out conservation work (if found desirable) on the roof timbers. The considerable importance of the features installed in the 1690s refurbishment has been less widely appreciated, and we would hope that these too could be enjoyed by the public. In particular, the relationship of the washing-up at the south end of the room, and the bar at the north, to the handsome raised-field wall-panelling will need careful thought.

No. 9A (range beside Choristers' Lane): ground floor

1. The installation of the Porka fridge at the north end would entail the removal of the 18C service stair.
2. Removal of internal dividing walls and partitions throughout the range. The most southerly one is of recent date and of no particular interest; the others all belong to the remodelling of the property in the late 17C.

2. The proposed disabled access from the yard into the projecting southern room enters the building through a wall of the 1690s with a complex sequence of blocking. The precise way in which this would be carried out will need careful consideration.

No. 9A: (range beside the Archdeacon of Totnes Lane): first floor

At the south end of the range are an office with a good 18C interior, and an early service stair. The proposals appear to envisage the removal of the stairs and the conversion of the office to women's lavatories.

2. Removal of internal dividing walls and partitions throughout the range is indicated. The most southerly one is of recent date and of no particular interest; the others all belong to the remodelling of the property in the late 17C.

No. 8: the main 1690s block: basement

1. The proposed new opening and stairs from the basement to 9A breach a wall of 15C and late 17C date.

2. A concrete floor is apparently envisaged in at least part of the basement; we have noted the fine (albeit damaged) historic floor of Purbeck and Portland slabs.

No. 8: the main 1690s block: first floor

2. The high historic importance of the fine panelled rooms on the first floor, and the possibility of concealed features including paintings, has been described above. It is proposed that these rooms should be converted to lavatories.

3. We would suggest that the more sensible place for lavatories would be the basement. We are also surprised that the large cellar under the car park does not appear in the plans. Use of this large room might relieve pressure on more sensitive historic parts of the building.

APPENDIX 1: BRIEF FOR AN HISTORIC BUILDING AND ARCHAEOLOGICAL ASSESSMENT STUDY OF 8-9 CATHEDRAL CLOSE, EXETER

Outline appraisal of site and buildings:

The site lies in the centre of the historic city, and as such is likely to contain the whole suite of buried remains present in the city (from Roman military through to the later medieval and post medieval). The most visible significance of the site however lies in the important complex of late medieval buildings (with later alterations and with the addition of an early 18th century wing) which occupy it, whose importance is reflected in their Grade I Listed status and in the fact that the Law Library (part of No. 8) has retained its scheduled status despite the recent national English Heritage programme of de-scheduling structures which they consider to be sufficiently protected by Listing. Whilst the most important visible survivals include the late medieval roof in the Law Library in particular, and the (probably) contemporary roofs of Nos 9 and 9A, much other historic fabric and features of significance are likely to remain hidden from view at present. These are obviously protected by the Listing and scheduling as much as those features currently visible or known. The list description and the Exeter City Council Historic Environment Record entries are attached for reference.

The site is also within the Central Conservation Area, and within the statutory Exeter "Area of Archaeological Importance".

Planning and development background:

The site and buildings are currently under consideration for conversion to a new use, which is likely to involve ground works, alterations and potential works relating to repairs, refurbishment and provision of services. Given the importance of this particular site and buildings, such works have the potential to have a major impact on significant historic fabric and buried remains, whether this impact is individual or incremental, and therefore the proposed works need to be carefully planned, agreed, and implemented in a manner which avoids unnecessary damage and disturbance, with recording where necessary.

A necessary prerequisite of this is to have up to date, good quality, and specific information on the buildings and site, and on the individual historic fittings and fabric within them. This information will also need to be submitted in support of any applications for planning permission, Listed Building Consent, or Scheduled Monument Consent, and the background to this is set out in the Government's Planning Policy Guidance Notes Nos 15 (*Planning and the Historic Environment*, paras 2.11, 2.15, 3.4 and 3.24) and 16 (*Archaeology and Planning*, paras 19 – 22), and in the Council's adopted *Exeter Local Plan First Review and Archaeology and Development – Supplementary Planning Guidance* (paras 2.8 – 2.17 in particular). All are available on the web and links to these sites are listed at the end.

Survey Work:

The survey work should be carried out by personnel with the necessary expertise in complex buildings and fittings and joinery of these periods and in buried urban remains. It should be managed by someone of appropriate experience, usually a full Member of the Institute of Field Archaeologists (IFA) or with equivalent qualifications. It will need to be carried out in close liaison with the architect and structural engineer, and with the Council's Conservation Officer and Archaeology Officer, particularly where some limited opening up or site investigation is needed. English Heritage will also need to be consulted.

In the interests of all parties, the work should be carried out in accordance with published professional standards and guidance, in particular the IFA *Code of Conduct*, the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, *Standard and Guidance for Archaeological Desk-based Assessment*, *Standard and Guidance for Archaeological Field Evaluation*, and English Heritage (2006) *Understanding Historic Buildings. A guide to good recording practice*.

This includes disseminating the reports to interested parties, and archiving the non-commercially sensitive results of the work – the assessment and any recording – in the Museum, when the work comes into the public domain. The consultants should be encouraged to contact us if they need to clarify any aspects of this guidance.

The nature of the work in this case requires either the commissioning of a single practice that can deal with both the buildings and the buried remains, or of a historic buildings consultancy for the buildings and an archaeological consultancy for the buried remains. In the latter case it is important to ensure that both consultancies liaise closely.

SCOPE OF WORKS

For the standing buildings and the property as a whole:

- Collation and review of existing information about the buildings and site, whether published or unpublished, held by the usual public libraries and repositories, including English Heritage and the city's HER, by the past and present owners of the site, and/or by personnel (now working for Exeter Archaeology and Keystone) who have previously made observations on the site. For the sake of clarity, this should include relevant information regarding No. 9, which, although now in separate ownership, was historically an integral part of the same building complex as No's 8 and 9A.
- Precise (or as precise as possible) annotation of accurate as-existing site and floor plans, to show exact location and extent of visible historic fabric and features, including joinery, and its probable date and character.

- Photography of significant and representative historic fabric and features, and general views of the buildings.
- Compilation of a schedule of visible and potential historic fabric and features on a room by room basis, using the proforma attached, and cross referenced to the annotated plans and photos above (e.g. by room number).
- Definition of areas where it is unclear as to whether historic fabric survives and what significance it may have, and where historic features and finishes may lie hidden.
- Measured record recording is not required at this stage, unless particularly significant fabric or remains is revealed during any limited opening up (see below). Where necessary, this would be undertaken later as a condition of any consents.
- Compilation of a concise summary of the historical development of the buildings and of the most significant historic fabric and features, illustrated by coloured or shaded versions of the floor plans showing the main phases of development. For clarity, this should include relevant information regarding No. 9, as this was part of the same building complex.
- Compilation, as a separate appendix or document which can be easily revised as and when proposals are amended, of a dispassionate assessment of what potential impact the current proposals – alterations, repairs and refurbishment – may have on the fabric and features of these buildings.

For buried remains:

- Collation and review of existing information as above.
- A summary of what buried remains may be present, and their probable depth.
- A summary – in discussion with the applicant – as to what ground works are likely to be involved in the development (clarifying formation levels for the new ramp, road and other ground works, including the invert levels and course of any new services), and what the potential impact on buried remains may be.

Potential limited opening up within the buildings and site investigations:

For the buildings some limited opening up may be required by the applicant's engineer and/or architect. Similarly, such opening up may be required where the potential impact of proposed alterations on historic fabric is not clear. In both cases the works will need to be discussed and agreed with us (and probably with English Heritage, as it is Grade I) before they take place, in case they require Listed Building Consent, and should be monitored and recorded by their historic buildings consultant.

In addition, any works to the Law Library building will almost certainly require scheduled monument consent, and will need to be discussed beforehand with English Heritage as well as ourselves.

Some archaeological site investigation may also be required to clarify the potential impact of the proposed works on buried remains, if the relative depths of proposed formation levels and potential remains merits this. The Archaeology Officer will be able to advise further when we receive the assessment report.

Any significant historic fabric or buried remains revealed during any of the above operations should be left in place.

Reporting and archiving:

Once the report has been submitted to the Council in support of an application for consent, it becomes a public document. Within a reasonable time the consultant(s) should then, in line with the professional standards and guidance outlined above:

deposit a copy of the report with the City's Historic Environment Record (HER)

deposit details of the project and a .pdf copy of the report to the national OASIS (Online Access to the Index of archaeological investigations) database, assuming the selected historic buildings specialist has access to the Internet

deposit a fully indexed and intelligible site archive (including electronic and paper records, representative photographs, and any samples or historic material which it is agreed can be removed from the building, but excluding any commercially sensitive material) at the Royal Albert Memorial Museum, Exeter, in accordance with their current Conditions of Deposit. The RAMM does take building records, and early consultation with the Curator (Thomas Cadbury, on 01392 265356) is strongly advised.

offer copies of the report to the National Monuments Record and the West Country Studies Library.

Due to the importance of the site and buildings it is likely that the combined results of the survey and of any recording work undertaken as a condition of any consent will merit wider publication in some form. Consultants should bear this in mind where possible when compiling the text and illustrations of their report(s), to avoid unnecessary re-drafting later.

Katharine Metcalfe, **Conservation Officer** [Exeter City Council]

Andrew Pye, **Archaeology Officer**, [Exeter City Council]

4 September 2007

APPENDIX 2: THE ENGLISH HERITAGE LISTING DESCRIPTION

IoE Number: 88919

Location: THE LAW LIBRARY, CATHEDRAL CLOSE , EXETER, DEVON

Photographer: N/A

Date Photographed: N/A

Date listed: 29 January 1953

Date of last amendment: 29 January 1953

Grade I

CATHEDRAL CLOSE 1092 The Law Library, SX 9292 NW 3/10229.1.53GV CATHEDRAL CLOSE 1092 The Law Library SX 9292 NW 3/102 29.1.53 GV 2. Hall 2 storey in height, with re-built gallery over screens. Fine 3-bay hammer-beam roof, probably C15, with moulded timbers, carved bosses and angels to hammer-beams. This building has always had legal connections and the hall may have been an ecclesiastical court. AM [Ancient Monument]. All the listed buildings in Cathedral Close form a group.

APPENDIX 3: THE EXETER HISTORIC ENVIRONMENT RECORD

Compiler: *S.R. Blaylock, Exeter Archaeology, 2000*

Monument No.: 11113.00

Monument Type: BUILDING

Monument Name: NOS 8-9 THE CLOSE, INCORPORATING THE LAW LIBRARY

Date Min: 1400 Date Max: 1540 Monument period: MD4

NGRE: 292165.44 **NGRN:** 92602.47

Monument Description:

Nos 8, 9, and 9A The Close, although in separate ownership and occupation, together make up a complex ensemble of medieval buildings on one tenement plot with a Close frontage (not un-analogous to the large plot on which the Annuellars' College originally stood). No. 9 is owned by the Dean and Chapter, and is still used as a canon's residence; the rest of the property is owned by the Church Commissioners, and is leased out, principally to a firm of solicitors (Lega-Weekes 1915, 166). This tenement retains the greater part of the plan of a late-medieval canon's house. The original date and function of the building, and the identity of its occupants, are open to doubt, however, and little medieval documentation has yet come to light. Miss Lega-Weekes (perhaps originally in a back-projection from the building's later use) suggested that it was the house of cathedral notary[ies]: '... a Notarial Bureau or Office for the examination, attestation, drawing up and copying of documents; probably, but not necessarily, a department of the Diocesan Chancery, and perhaps incidentally a Legal Library.' (Lega-Weekes 1915, 171). The building has also been described as an ecclesiastical court (unpublished notes by Thorp, cf. Recognition Event description 235). Most likely, perhaps, in view of the varying offices of the few individuals who are known to have inhabited the building (*ibid.*, 174), is to see it as one canon's house amongst several, adapted (very much as it is still) to the accommodation needs of the time.

A plan was drawn by John Thorp in 1979. In contrast to the arrangement at No's 5-7 The Close, the hall was set at right angles to the street frontage, with an arched entrance way leading into a passage along the north-west boundary of the site, and a courtyard on the south-east side of the hall. Across the courtyard, and along the street frontage were ranges of two-storied lodgings or other accommodation; service rooms are likely to have been located to the north east of the hall, in the position now occupied by the grand added wing of c.1700, fronting onto the Chapel Street side of the building (but note that Cherry and Pevsner say this was the site of the solar block: 1989, 413; and Portman suggests that the screens passage was at the south-west end of the hall, and that the domestic offices were in the block on the street frontage: Portman 1966, 68), or still further to the rear, in a position equivalent to those in Nos 5 and 7 The Close (qq.v), i.e. on the far side of a subsidiary courtyard.

Notwithstanding the substantial amount of original fabric which survives, surprisingly little is known of the full original plan (see, for example the confusion over the original orientation of the hall, and uncertain location of the service rooms above). Although the external fabric of the building suggests a mid-late 15th or early 16th century date, no firm evidence that the hall and front ranges are contemporary has yet been recorded, (attempts to establish their date and contemporaneity by a programme of dendrochronological sampling in 1998-9 were unsuccessful, although the roof of the front range did produce very tentative dates suggesting an estimated felling date for the roof timbers in the last quarter of the 15th century: Howard et al., forthcoming). An opportunity to investigate the building by means of an archaeological assessment during the last interregnum in 1998-9 was not taken up.

The house is unusual for its period inasmuch as it contains a considerable amount of timber-framed construction, not only in internal partitions, such as that dividing the hall from the front range, but also in external walls: the first floor stage of the front wall is entirely timber-framed (Portman 1966, 67; timber-framed fronts were to become more common in Exeter town houses in the 16th and 17th centuries). The front wall originally had two wide entrance arches: one at the north-west end of the façade which survives, showing the arms of the Chancellor of the Diocese in its spandrels (Lega-Weekes 1915, 167, although there is no evidence to show that this dignitary ever occupied the house: *ibid.*, 170-1), and giving access to a side passage leading to the hall; the second, slightly south-east of centre, giving access into the central courtyard, and represented in the fabric by several stones of one jamb. There are several original square-headed windows, of one and two lights, in volcanic stone and retaining iron bars, in the breccia masonry of the ground-floor elevation. Original late-medieval roofs survive in the front range (complete in 10 trusses/9 bays); and the south-east range (No. 9A;

fragmentary, and much rebuilt in the post-medieval period, but with surviving original trusses). The hall itself contains various uncertainties, principally (as above) the location of the screens passage, and thus its orientation: the most likely plan is a screens passage at the north east end (as suggested above), with service rooms beyond, and a wide doorway in the northern corner of the hall would seem to support this. There is another doorway in the western corner of the hall, however, which has been used to argue that the screens passage was at the opposite end of the hall (Cherry and Pevsner 1989, 412; Portman 1966, 68). Although puzzling, this seems best interpreted as an additional entrance, in view of the logic of the reverse interpretation of the plan; the very ornate multi-foiled timber doorway which led from the hall into the front range also argues that this led to a solar or parlour, rather than service rooms. Adjacent to this doorway, on the south-west side (i.e. visible from No. 9) is a section of early 16th century wall painting depicting Samson grappling the lion (recorded by John Thorp in 1979: EAAC 7.xii.1979, 12-13; Thorp in Beacham 1989, Fig. 7.2).

The great glory of the building is the hall roof; this is of three bays and consists of very ornate moulded hammer-beam trusses, with complex subsidiary traceried and sculpted ornament, especially carved angels on the ends of the hammer beams, and heads of kings and lions as cusp-terminals on the intermediate trusses. The roof contains a louvre, or lantern light in its southernmost bay; this has been suggested as a smoke louvre relating to an open hearth, but additional lighting is more probable (Lega-Weekes 1915, 168). Although it is exceptional in its decoration, the roof shares a number of common features and mouldings with the well-known group of late-medieval roofs in Exeter and its vicinity, notably: moulded arch braces, often resting on corbels; intermediate trusses; a coved upper section; a square-set upper purlin; straight windbraces with curved feet (cf. Blaylock 1990, 131-4; idem forthcoming). This group spans the 15th century in date, and must have been the work of more than one generation of craftsmen; the best that can be suggested for the Law Library, in the absence of precise dating by dendrochronology or documentation, is that the comparative evidence of mouldings might suggest a mid-15th century date for the roof, but this is very uncertain. Record drawings of the roof were made by the Ministry of Works in 1935 and 1957 (RENN 4615, 4616, 4757); one is published by Portman (1966, Fig. 6); copies of the full set are deposited with the Exeter Archaeology Bowhill archive).

Later features in the front range include two late-16th century windows in the north-east wall: a five light window with chamfered mullions filling the northern embrasure of the through passage to the courtyard at ground-floor level and a first-floor projecting oriel window in the rear wall over the gateway (Portman 1966, 67). The stair and some partitions in No. 9 were added in the late 17th or early 18th century. Many alterations were made to the building at the time of the rebuilding of the rear block, with a façade onto Chapel Street c.1700, including panelling within the Law Library hall, new gate leaves to the entrance archway, and the shallow bow windows of the first floor of No. 9 (PM2 Monument No. 11414).

In mapping this monument it was decided to map the extant buildings, but not to add any speculative service rooms/ranges, which must have been located to the rear in the position (?) of the early 18th century wing facing onto Chapel Street.

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Project Archive No. 3573

Project Archive No. 5915

Parker R.W. (forthcoming a) Archaeological Recording at the refectory range of St Nicholas Priory, Exeter; now No. 21 the Mint.

Parker R.W. (forthcoming b) Archaeological Recording at the former Archdeacon of Exeter's residence, Palace Gate, Exeter; lately Palace Gate Convent.

Exeter Cathedral Library

Calendar of Dean & Chapter Deeds: D&C 6001/2/30; 6001/5/22 & 23; 6001/6/14; 6002/12/6; 6002/12/23; 6003/3/1; 6003/5/15; 6004/15/8;

Dean and Chapter Act Book 3562

Dean and Chapter MS3530; 4575; 6094.

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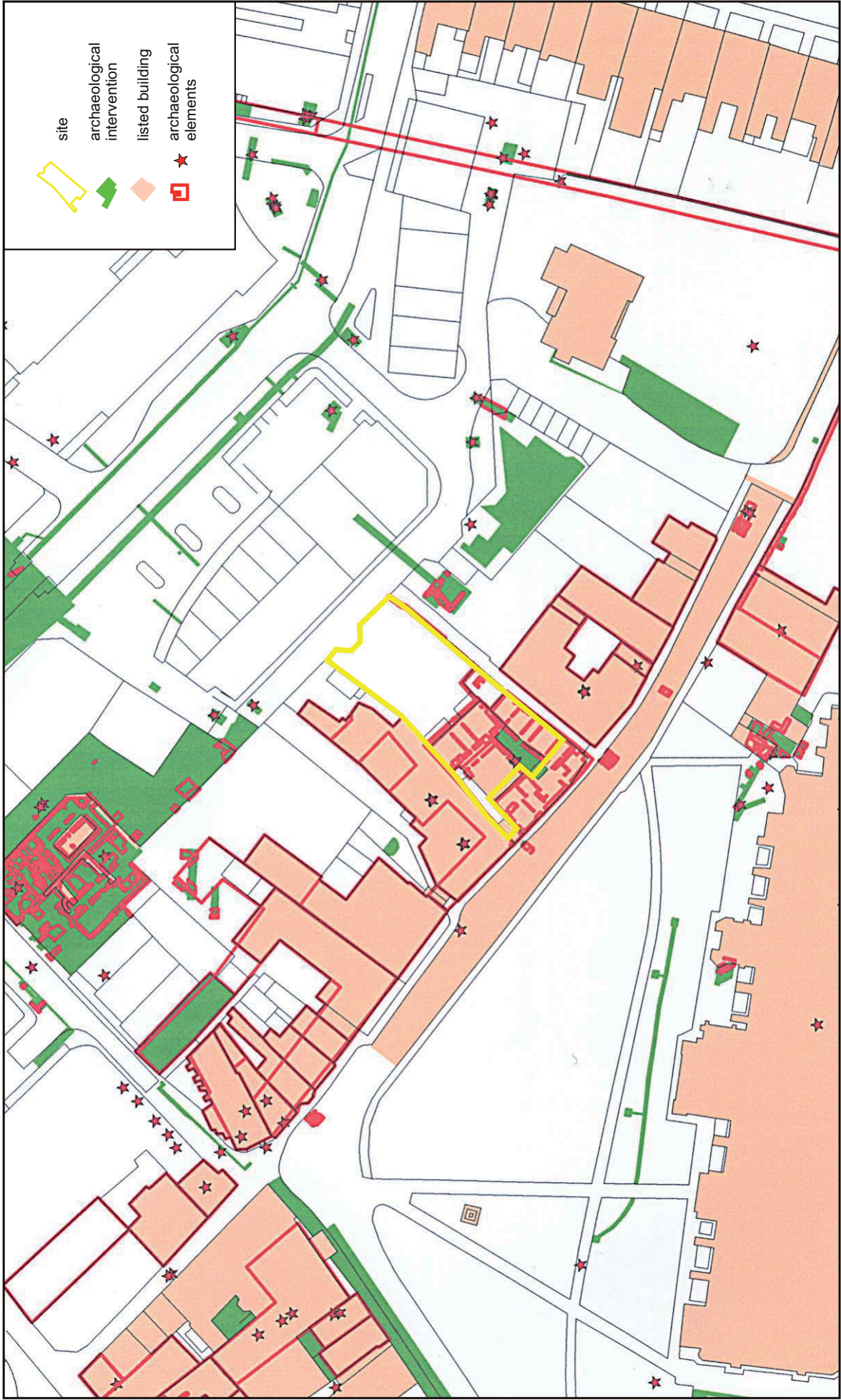


Fig. 1 Location of site, showing setting among numerous listed buildings and previous archaeological interventions. From Exeter Urban Archaeology Database, reproduced (1:10,000) from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office. © Crown copyright. Exeter City Council 100025345.

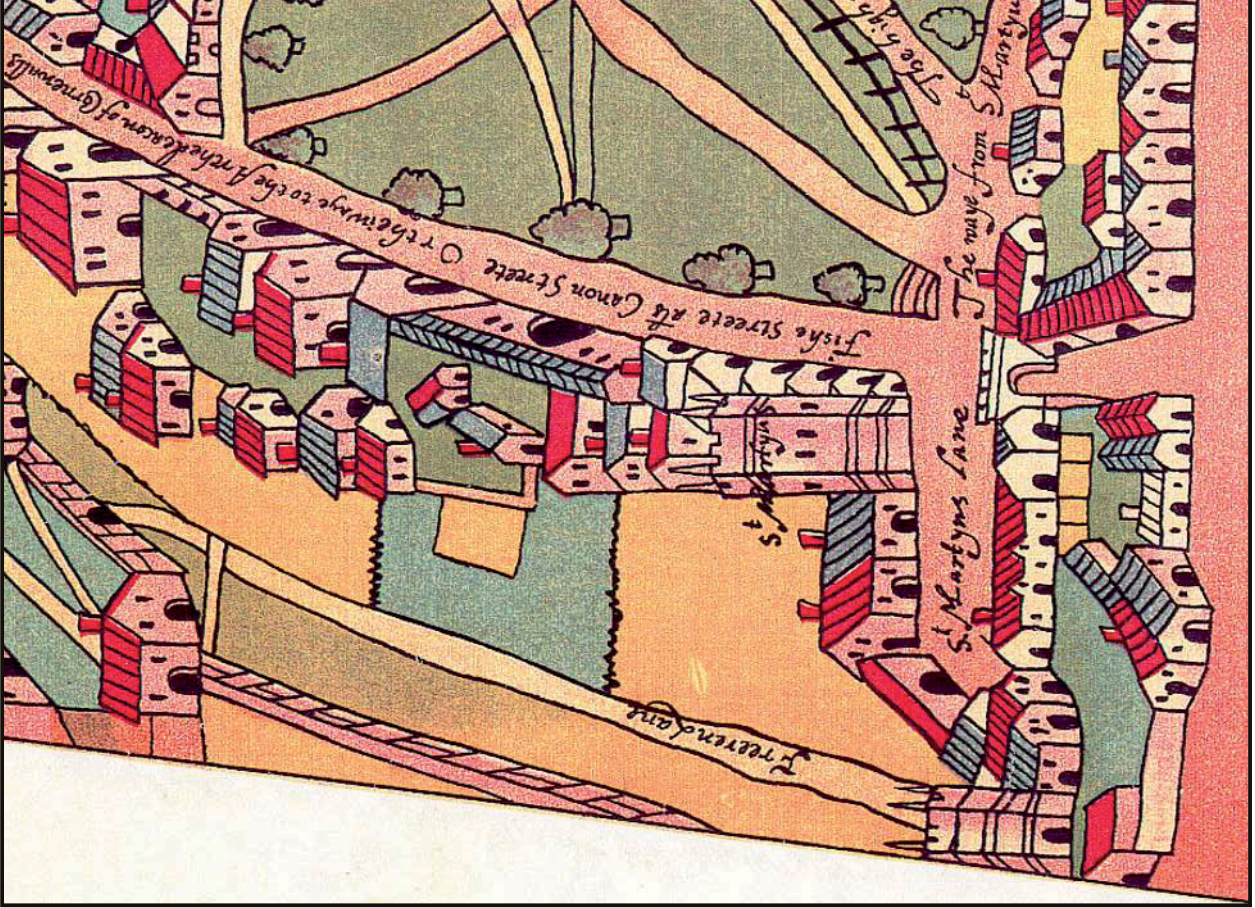


Fig. 2 Detail from John Hooker's mid-late 16th-century plan of the Cathedral Close ('Manuscript Book' D&C MS 3530).

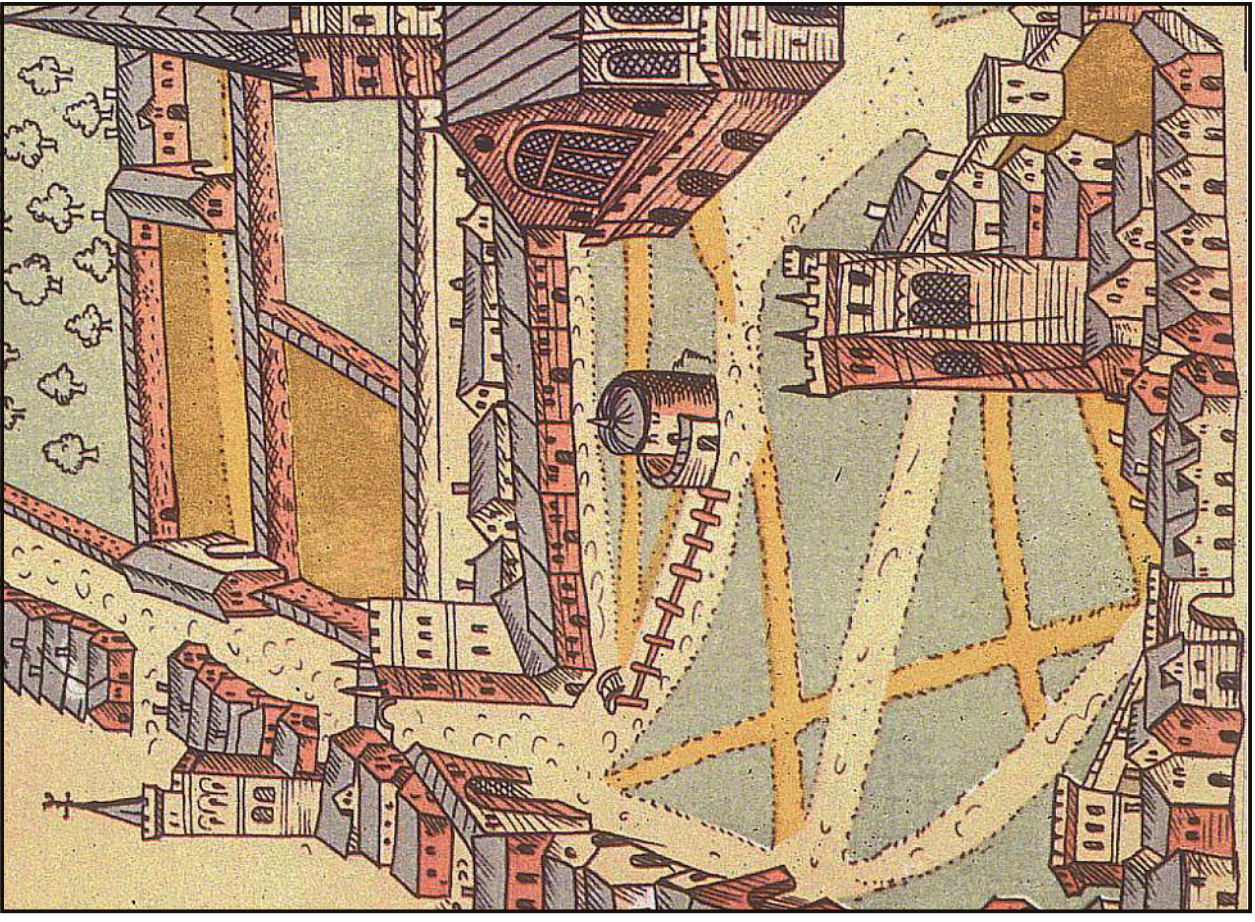


Fig. 3 Detail from John Hooker's c. 1600 plan of the Cathedral Close ('History of Exeter' DRO ECA Book 52).

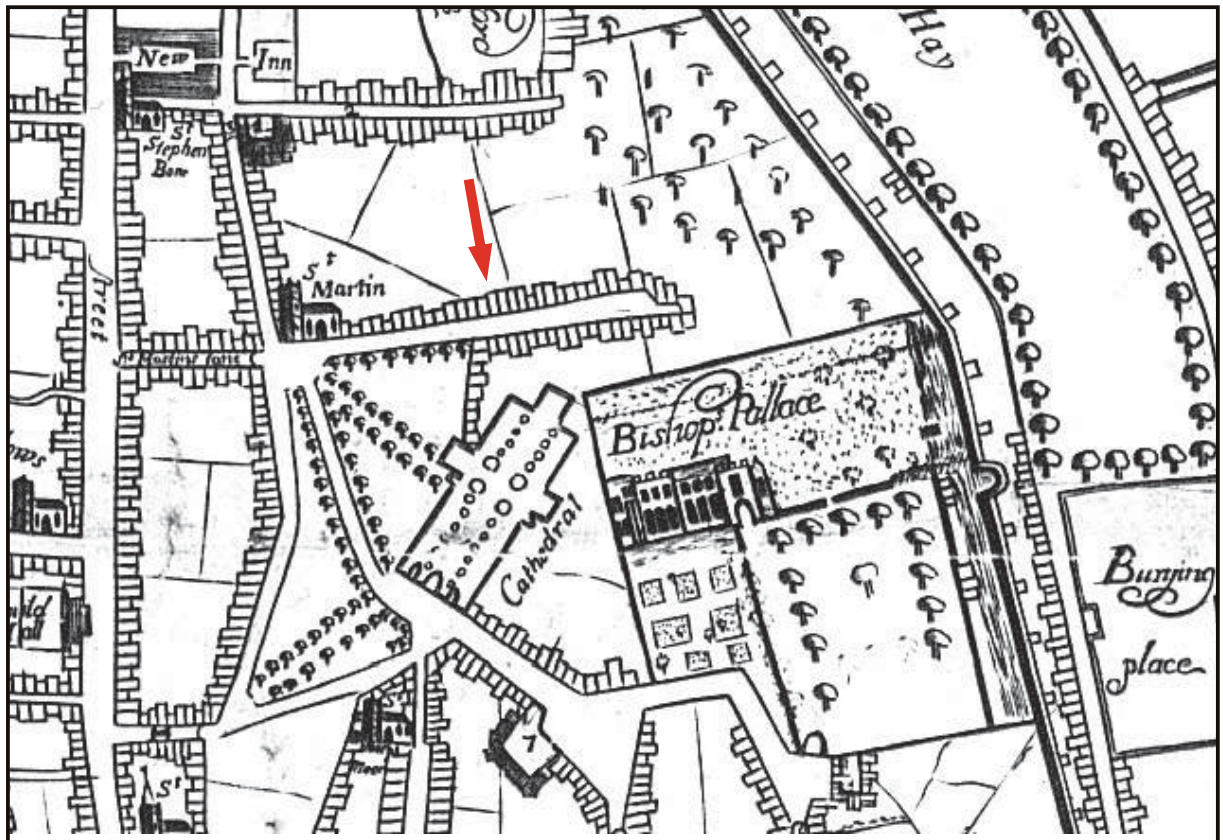


Fig. 4 Extract from Joseph Coles' 1709 printed map of Exeter. The approximate position of the site is arrowed.

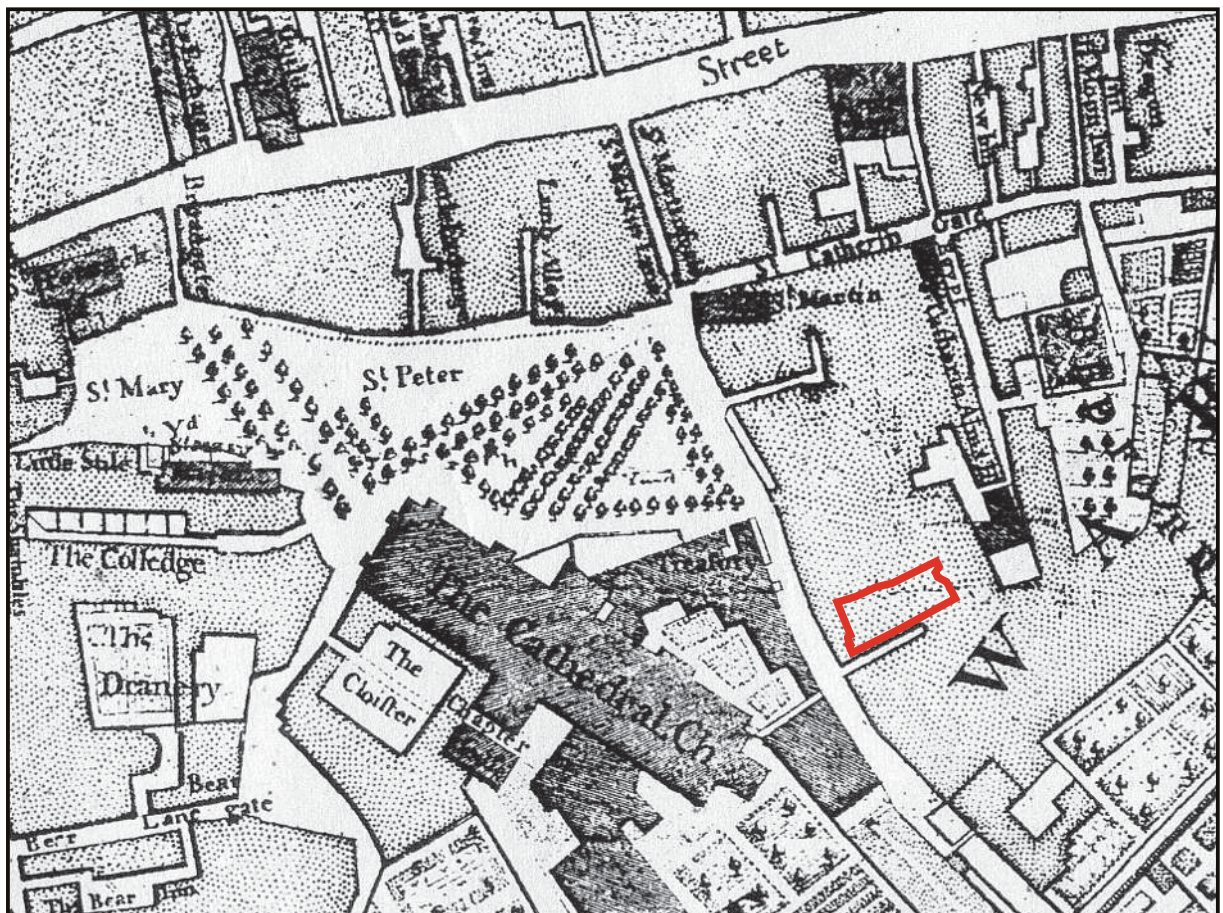


Fig. 5 Extract from John Rocque's 1744 map of Exeter. The site boundary is added in red.



Fig. 6 John Tothill's undated plan of the property adjoining what became Chapel Street, transferred to the 1823 lease to the Revd Robert Hurrell Froude, Archdeacon of Totnes (D&C 6000/6/14).

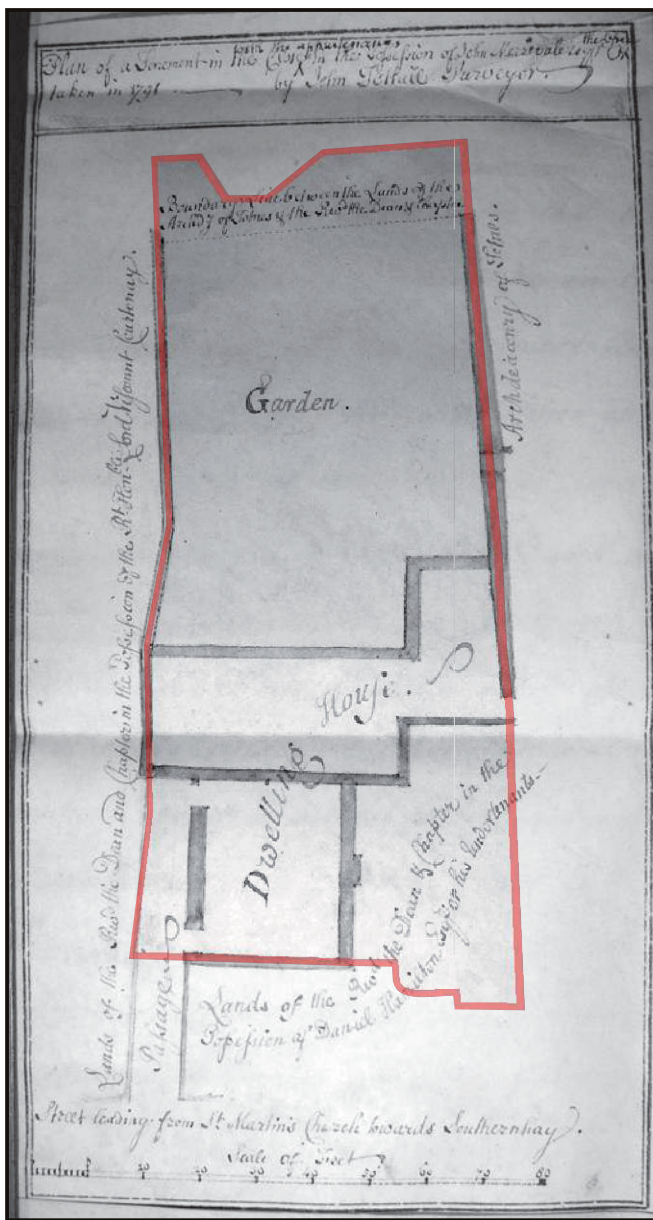


Fig. 7 John Tothill's 1791 plan from the lease to John Merivale (D&C 6002/12/23).

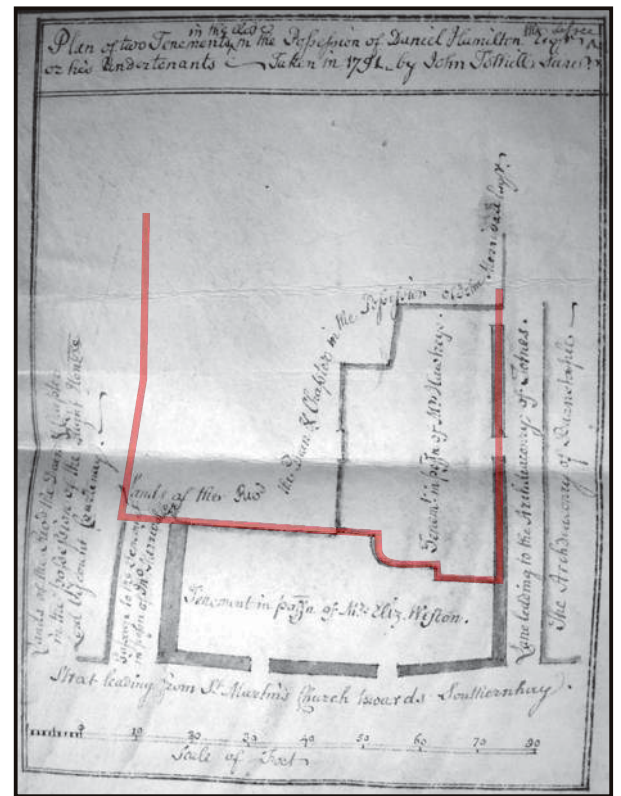


Fig. 8 John Tothill's 1791 plan transferred to the 1809 lease to Miss Louisa Hamilton (D&C 6003/5/15).

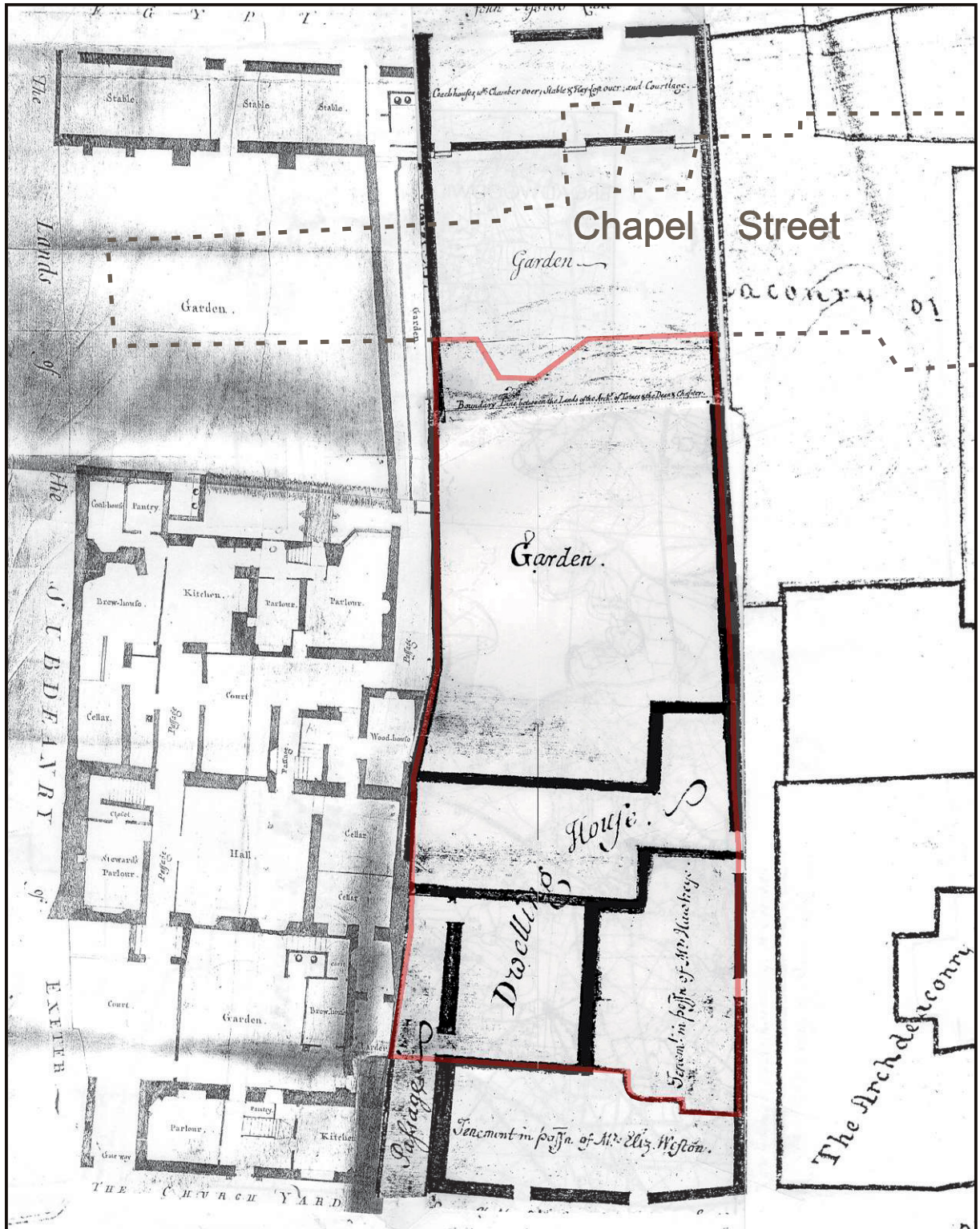


Fig. 9 Composite of five plans: John Tothill's 1764 plan of what became No. 7 The Close (D&C CC/32/75395); his 1791 plans of what became No. 8 (D&C 6002/12/23) and Nos 9 & 9A (D&C 6003/5/15); his undated plan of the garden at the rear of No. 8 (D&C 6000/6/14) and also the 1827 by Robert Cornish and Robert Cornish junior showing parts of the archdeaconries of Barnstaple and Totnes (D&C P/5/1). Reproduced at approximately 1:350. The dashed line shows the course of the modern Chapel Street.

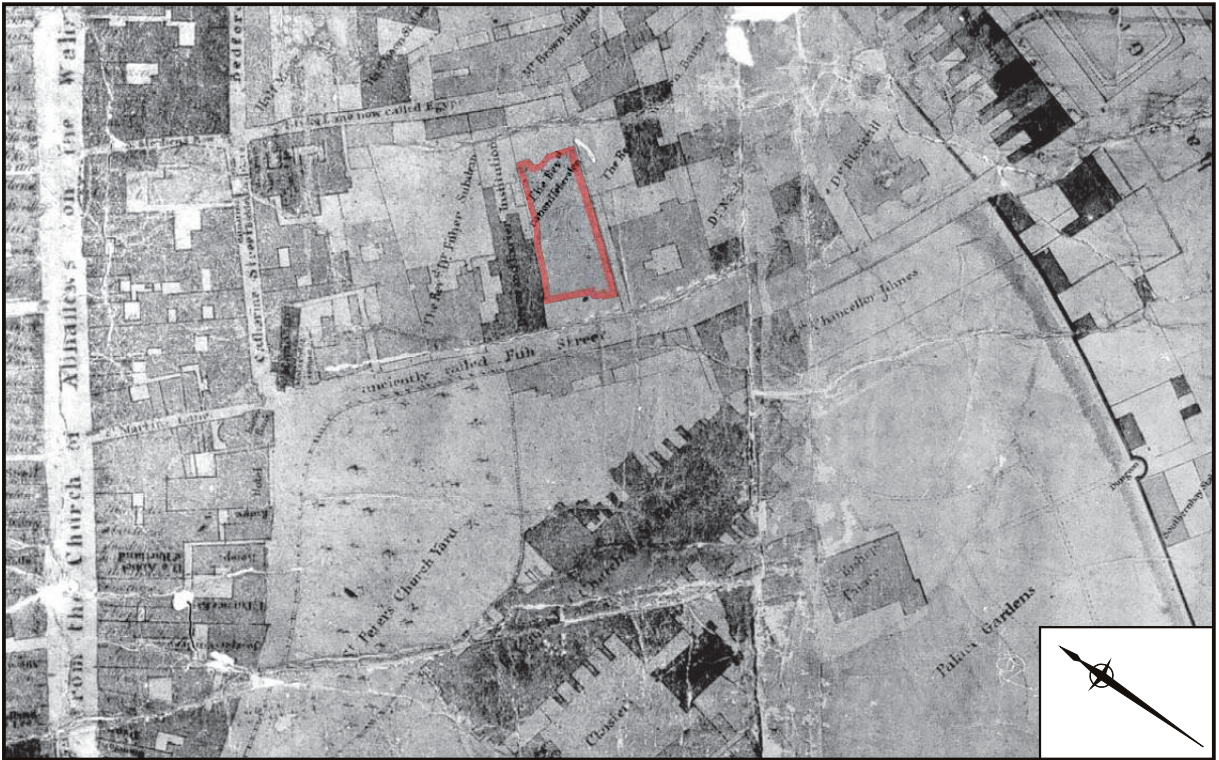


Fig. 10 Extract from John Coldridge's 1819 map of Exeter (reduced). It is not clear why the buildings on what became 8 and 9 The Close were not shown.

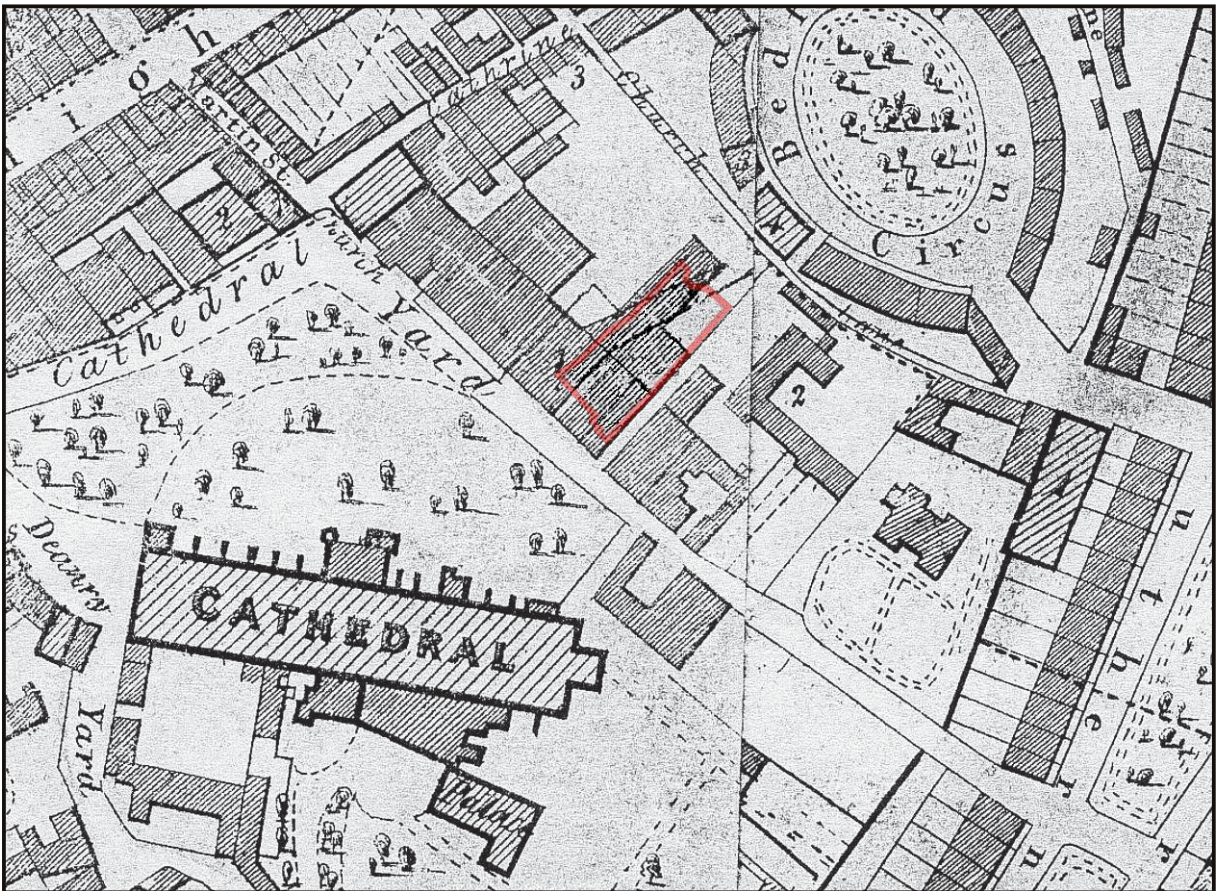


Fig. 11 Extract from John Wood's 1840 map of Exeter (enlarged). The figure '1' indicates the [Devon and Exeter] Institution and the '2' indicates the Diocesan School.



Fig. 12 Extract from the 1876 Ordnance Survey first edition 1:500 map sheet Devonshire LXXX.6.17.

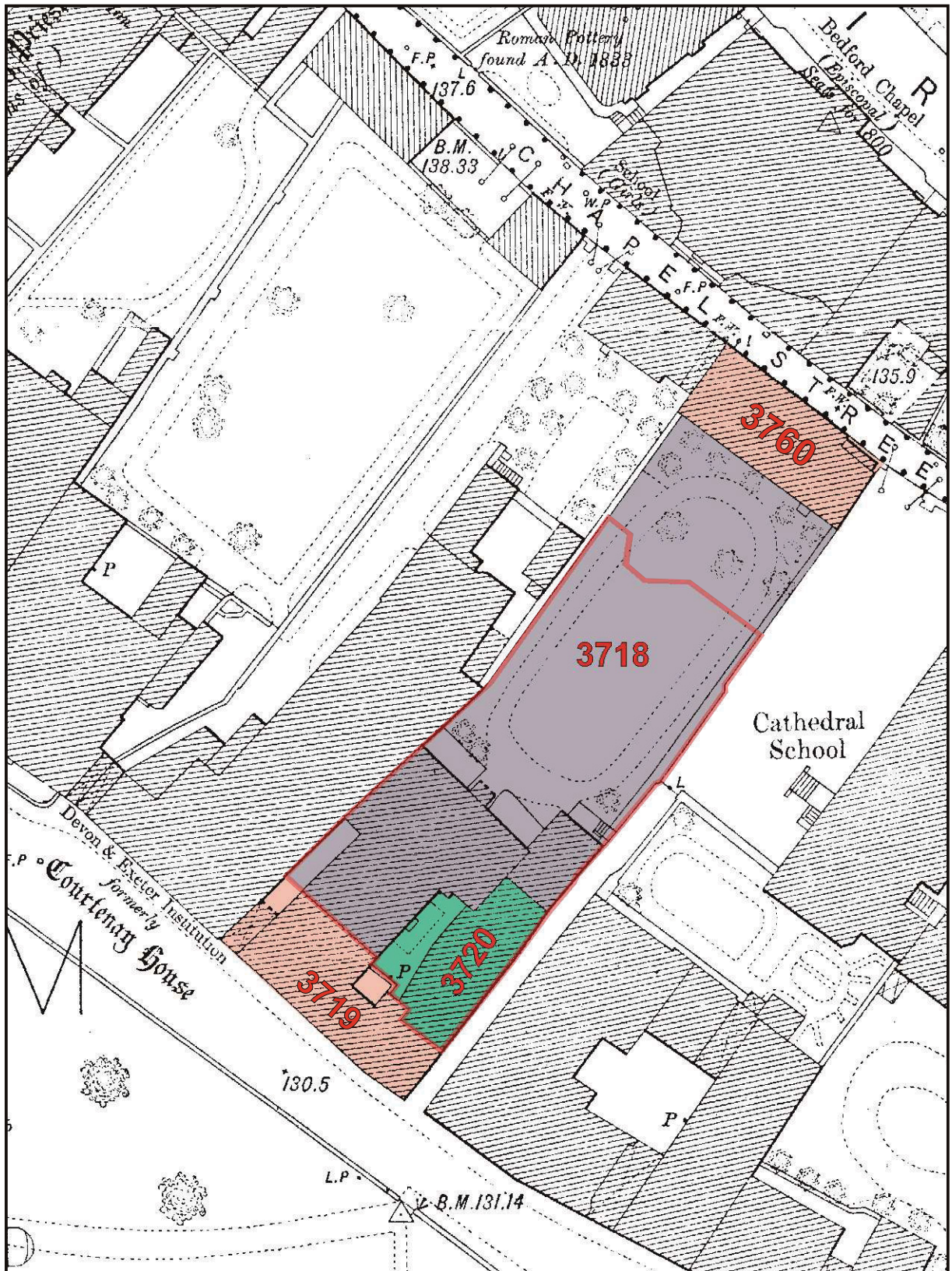


Fig. 13 Extract from the 1891 Ordnance Survey second edition 1:500 map sheet Devonshire LXXX.6.17, showing the division of the original property and hereditament numbers derived from the working map of the 1910 Inland Revenue 'Domesday' Valuation, held at the Devon and Exeter Institution.

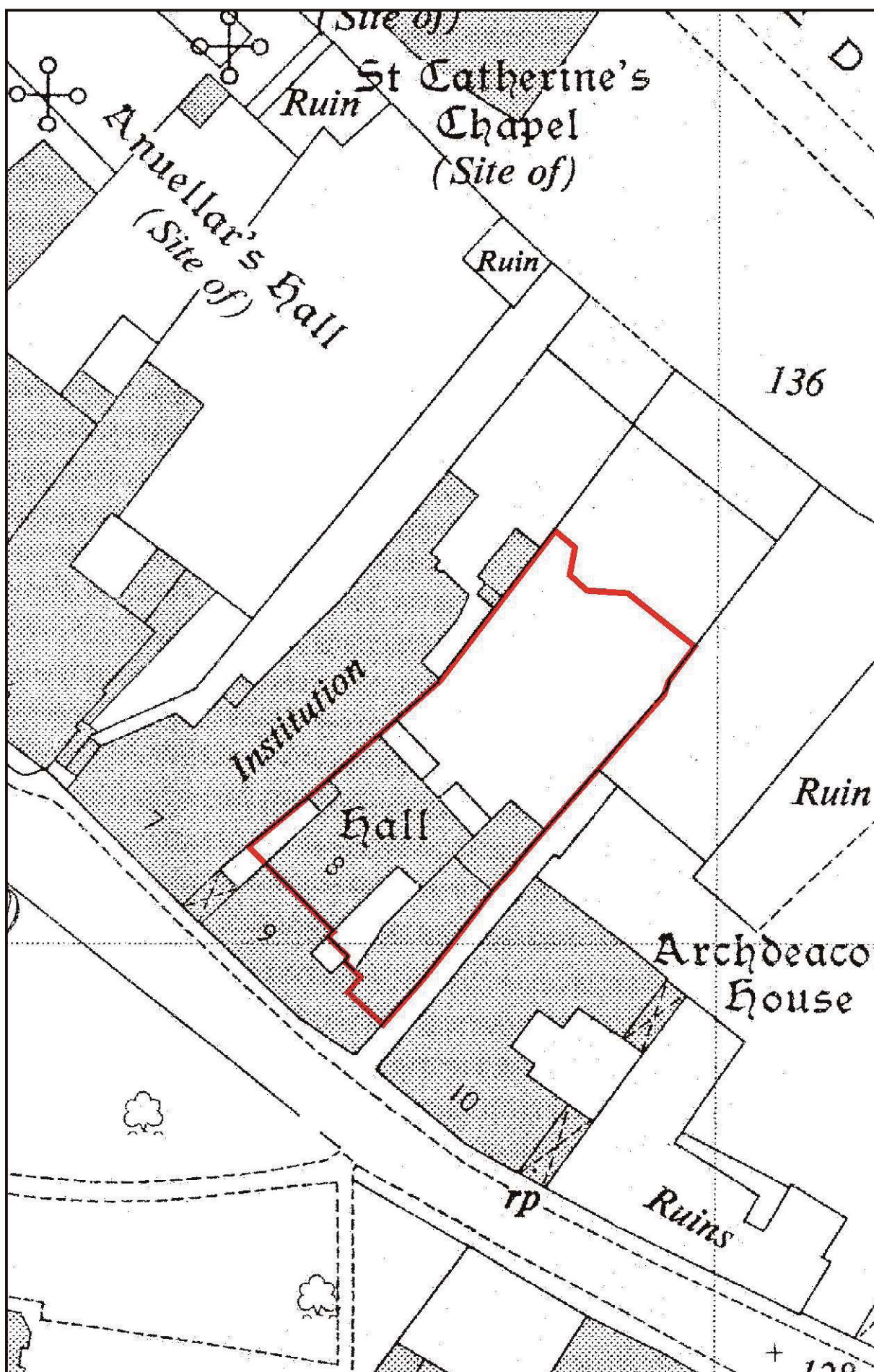


Fig. 14 Extract from the 1954 Ordnance Survey 1:1250 map sheet SX 9292 NW, enlarged to 1:500.



Fig. 15 Cornelius Varley's watercolour of 18025 showing the rear of Nos 710 with the cathedral behind (courtesy of 000000000).

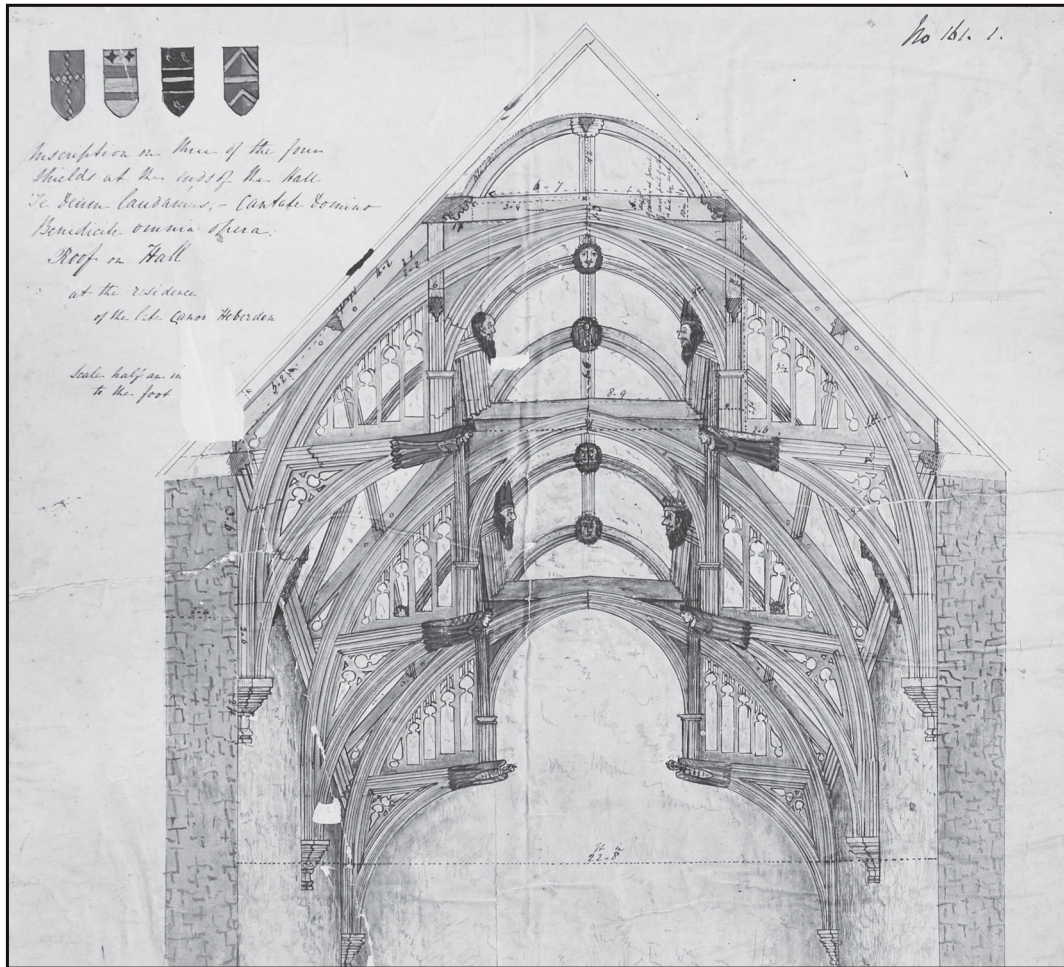


Fig. 16 Mid 19th-century drawing of the Law Library roof (Devon and Exeter Institution).

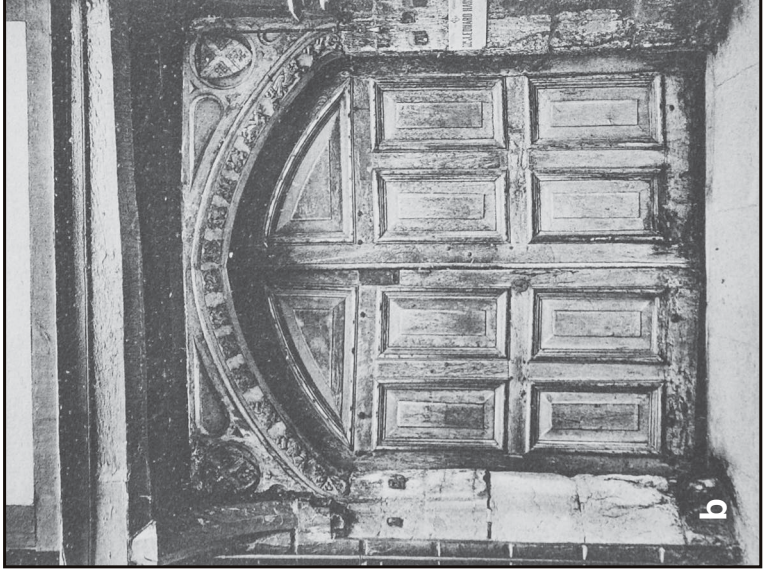
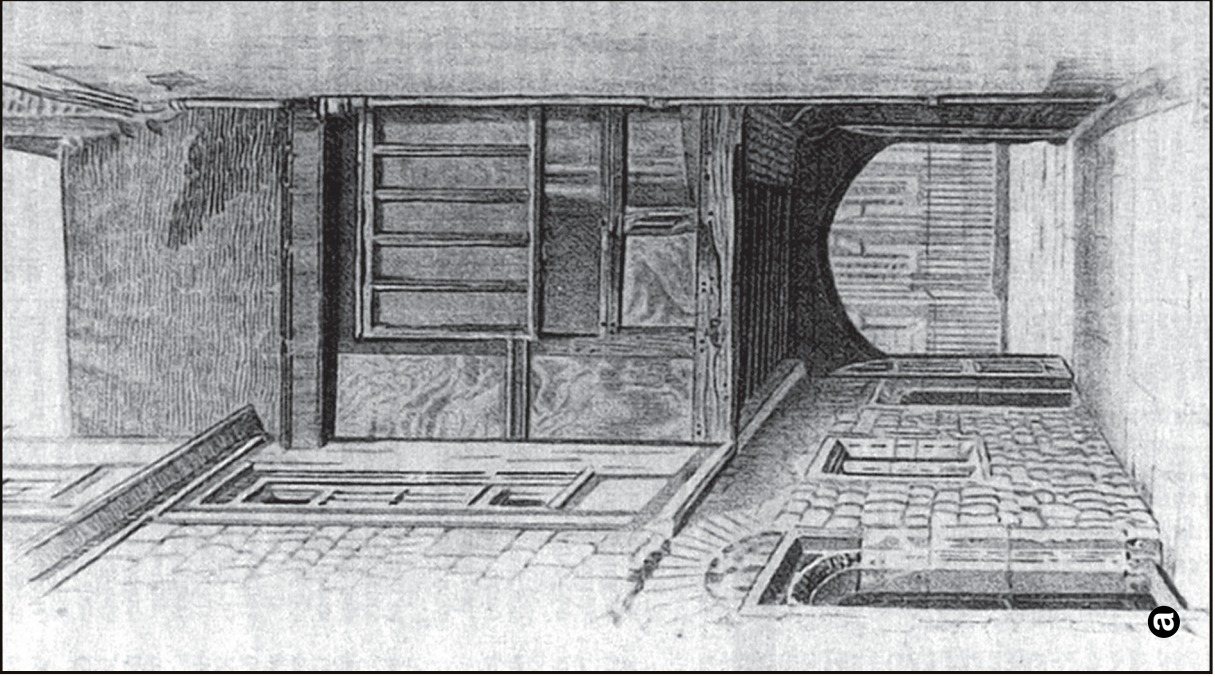


Fig. 17 (a) View of the passage beside the Law Library, looking towards the cathedral; (b) The doorway to No. 8, recorded c. 1900.

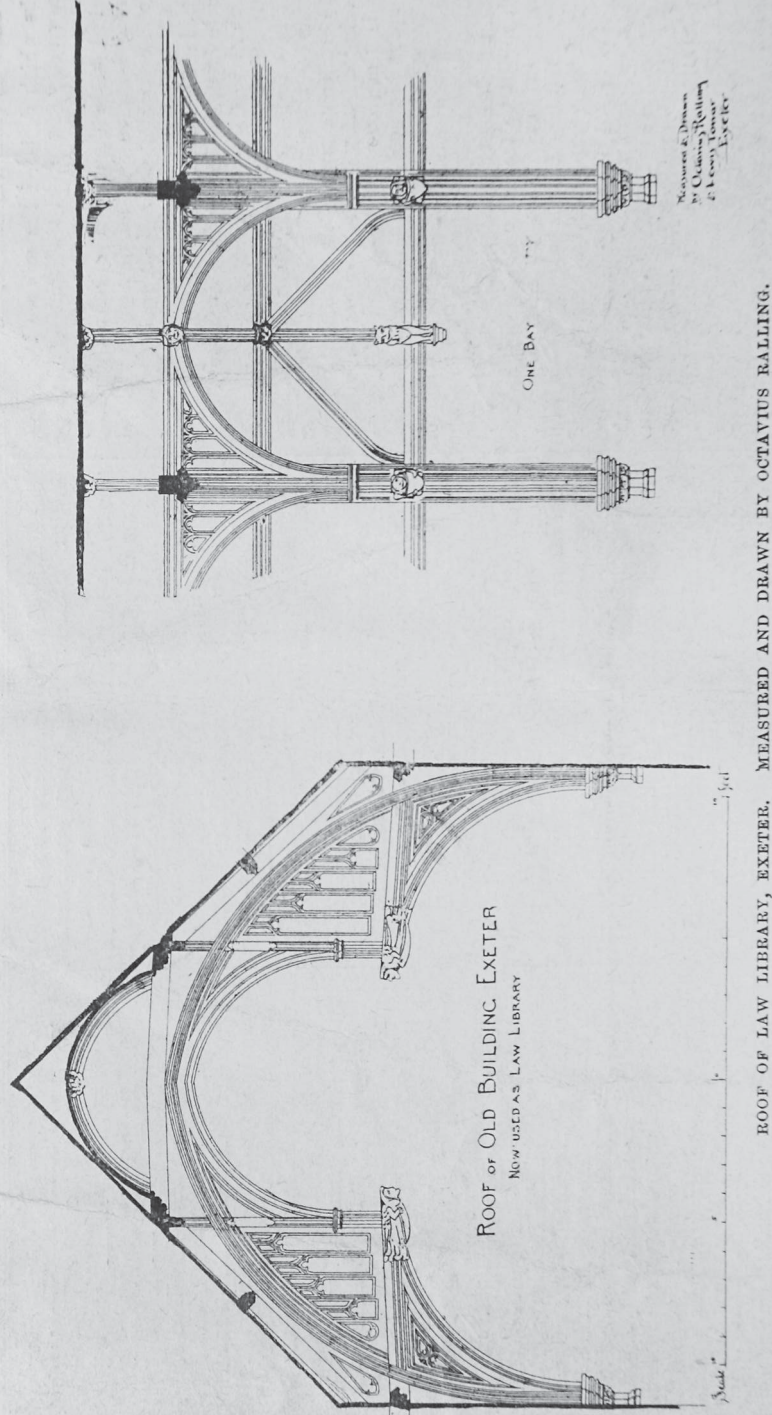


Fig. 18 Measured drawings of the Law Library roof, drawn by Octavius Ralling and Lewis Tonnar and published in 1899.

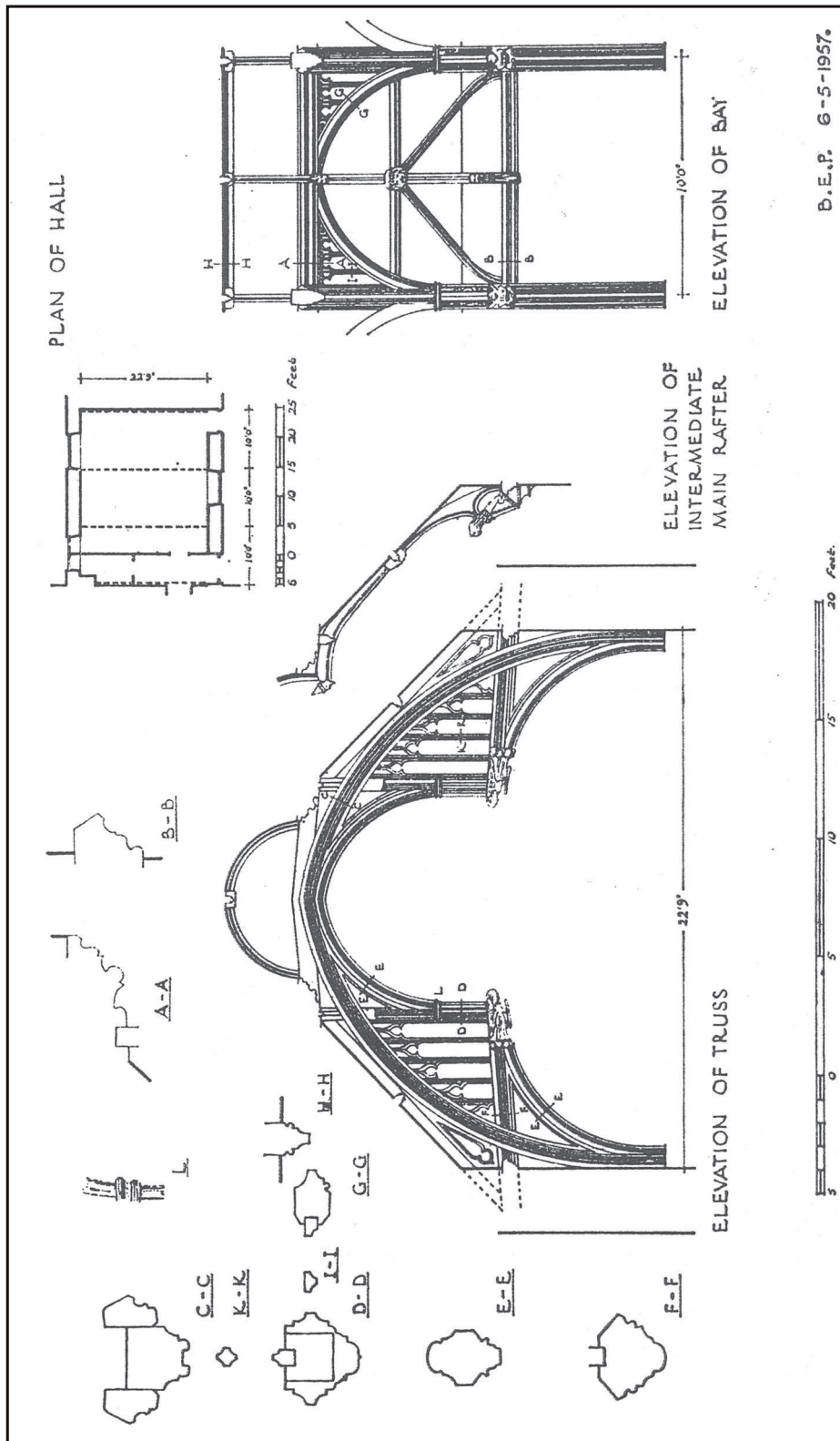
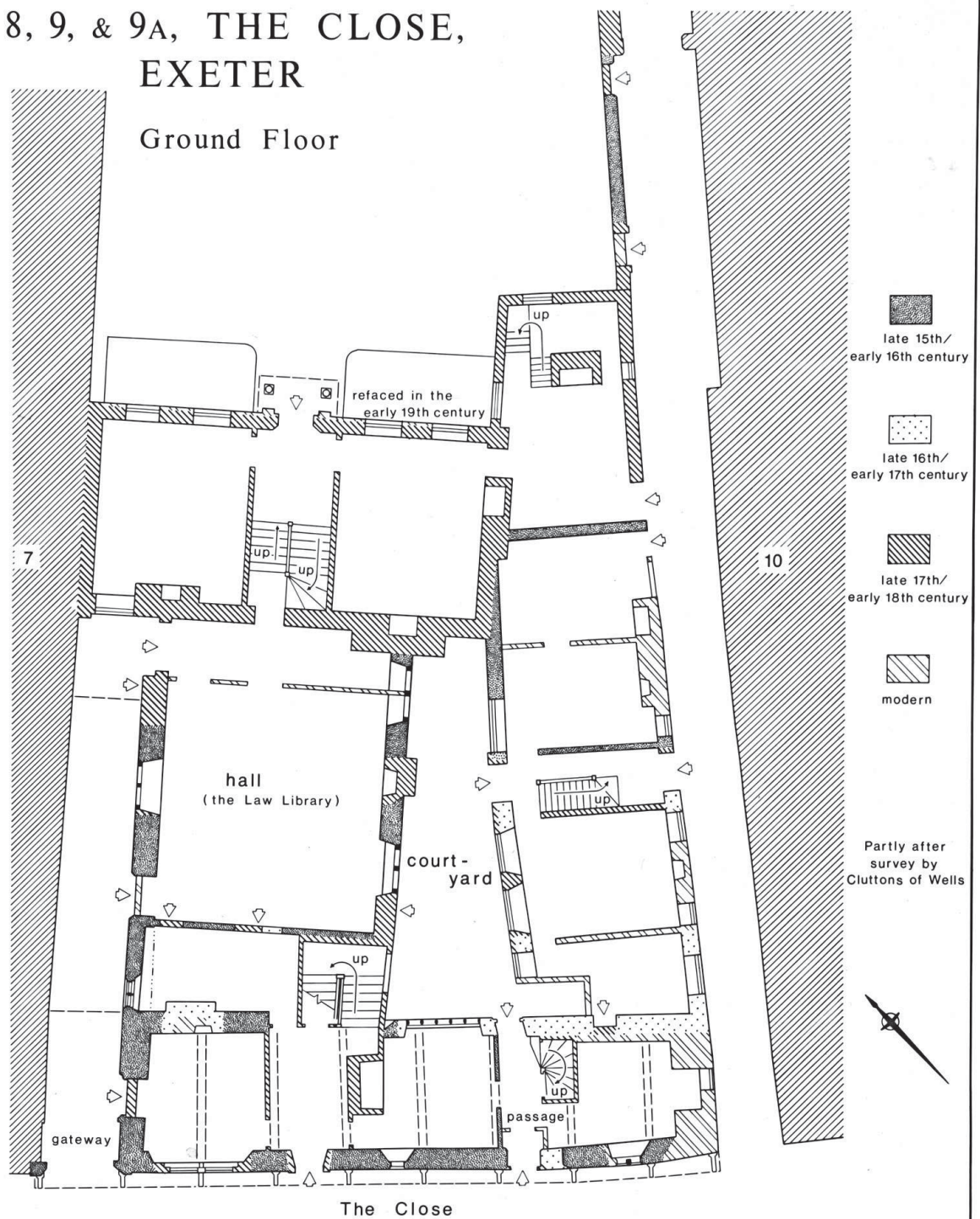


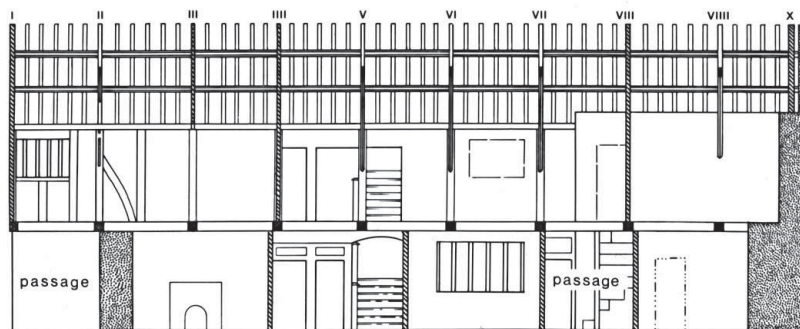
Fig. 19 Measured drawings of the hall made by the Ministry of Public Buildings and Works in 1957, reproduced by Portman (1966).

8, 9, & 9A, THE CLOSE, EXETER

Ground Floor



The Close



Long Elevation of Front Block

Truss numbers from the original carpenter's marks



1979

Fig. 20 John Thorp's plan of Nos 8, 9 and 9A, drawn in 1979 (Exeter Archaeology).

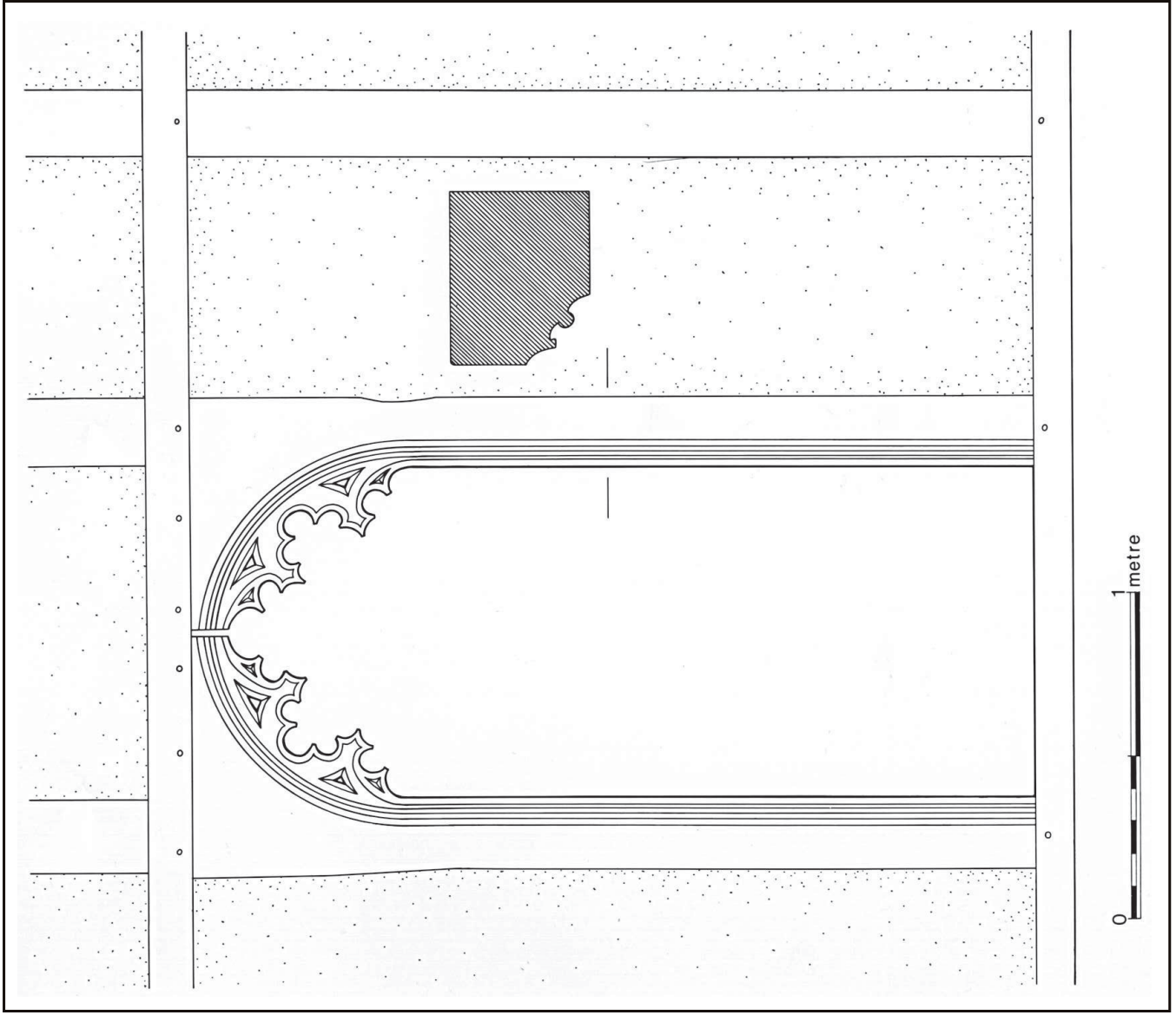


Fig. 21 John Thorp's record of the elaborate doorway, formerly communicating between Nos 9 and 9A, drawn in 1979 (Exeter Archaeology).



Fig. 22 John Thorp's record of the wall-painting found beside the doorway shown in Fig. 21 (Exeter Archaeology).

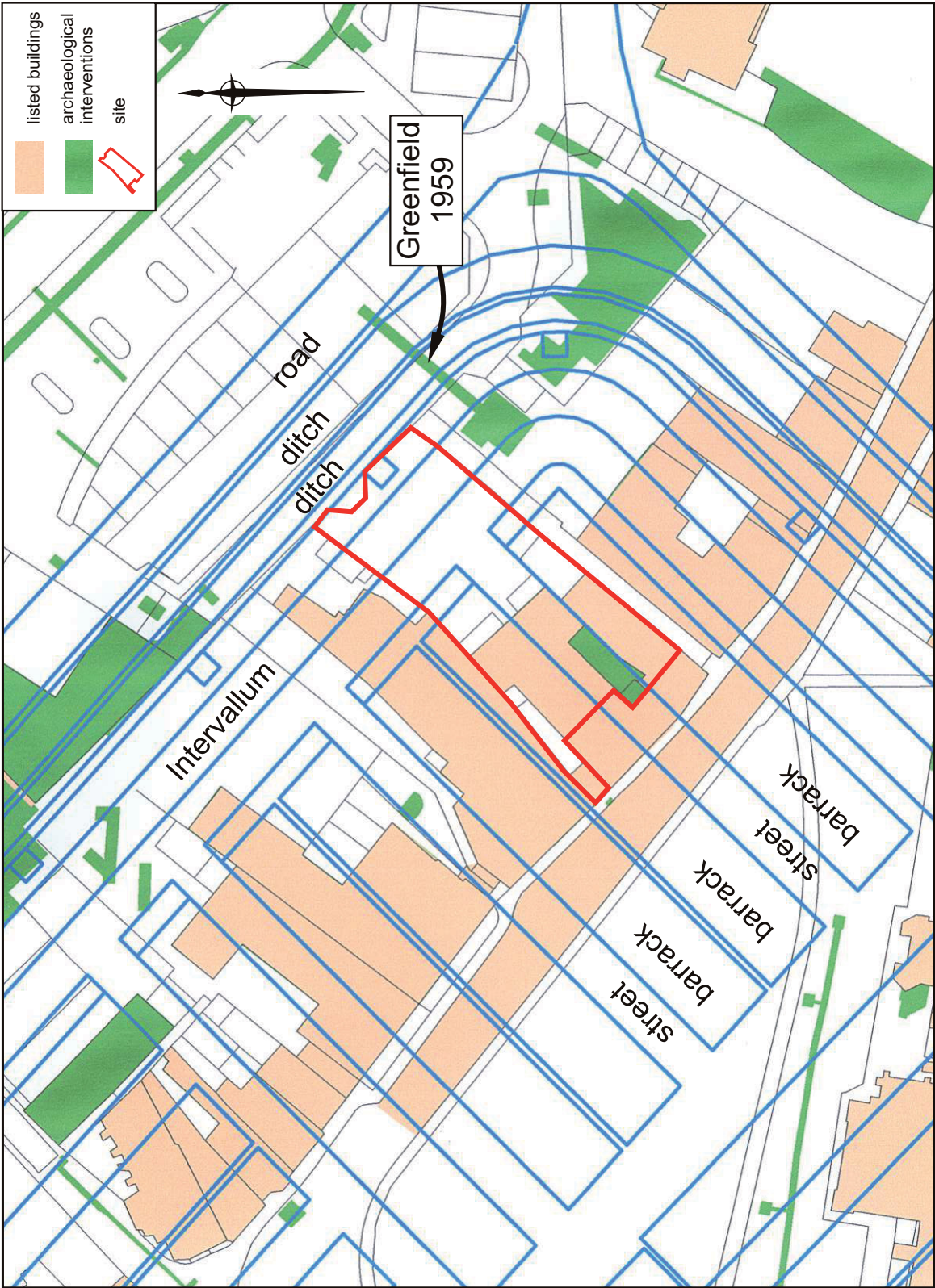


Fig. 23 Projected positions of features and buildings of the legionary fortress in relation to the modern plan. Reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office. © Crown copyright. Exeter City Council 100025345.



Fig. 24 Phased plan of basement of Notaries House, with ground floor of Law Library and No. 9A. The ground floor of No. 9 is shown in outline. (Based in part on a survey by RJD).

Ground Floor

- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th–C19th
- C19th
- C20th

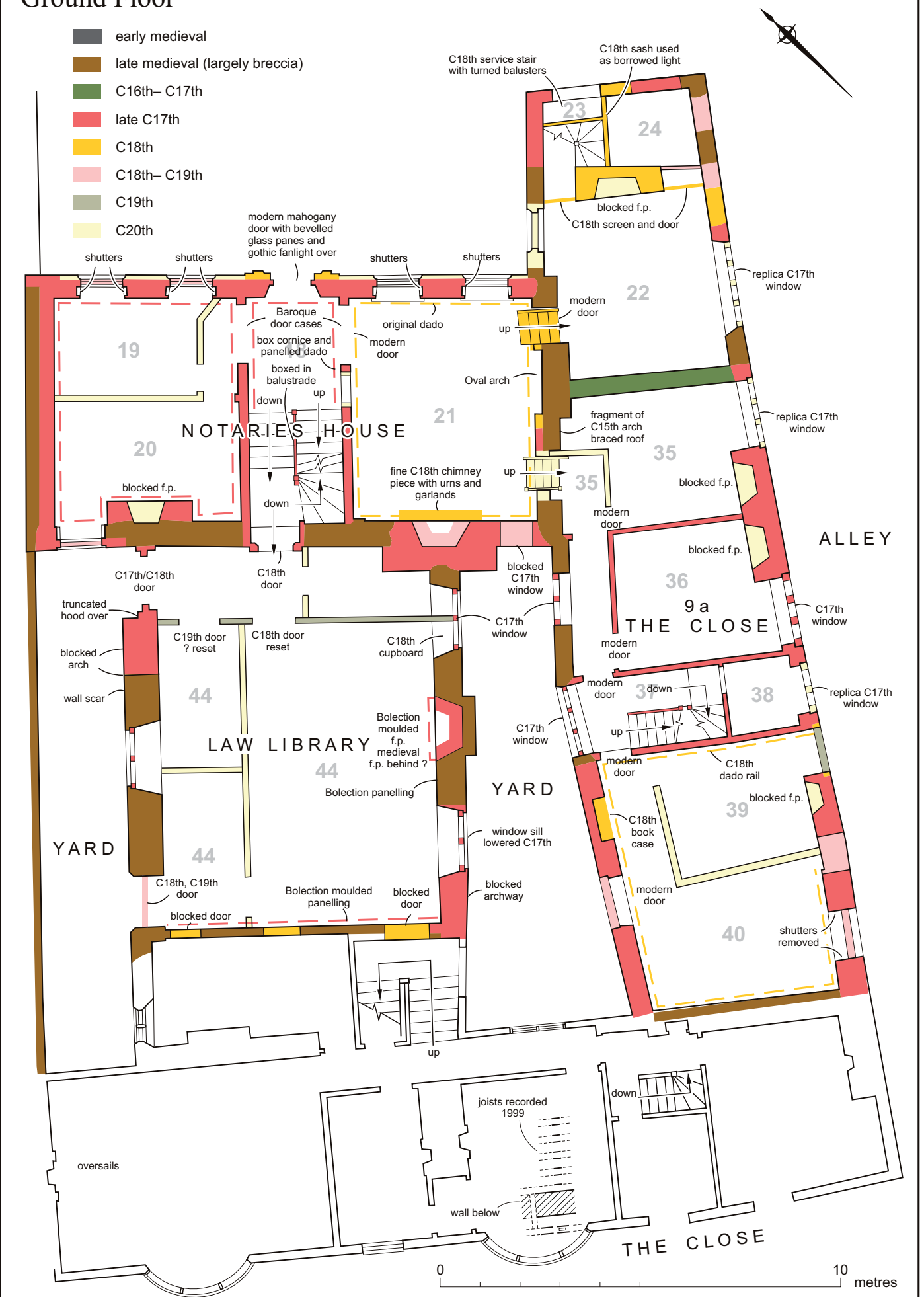


Fig. 25 Phased plan of ground floor of Notaries House and Law Library, with first floor of No. 9A. The first floor of No. 9 is shown in outline. (Based in part on a survey by RJD).

First Floor

- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th– C19th
- C19th
- C20th

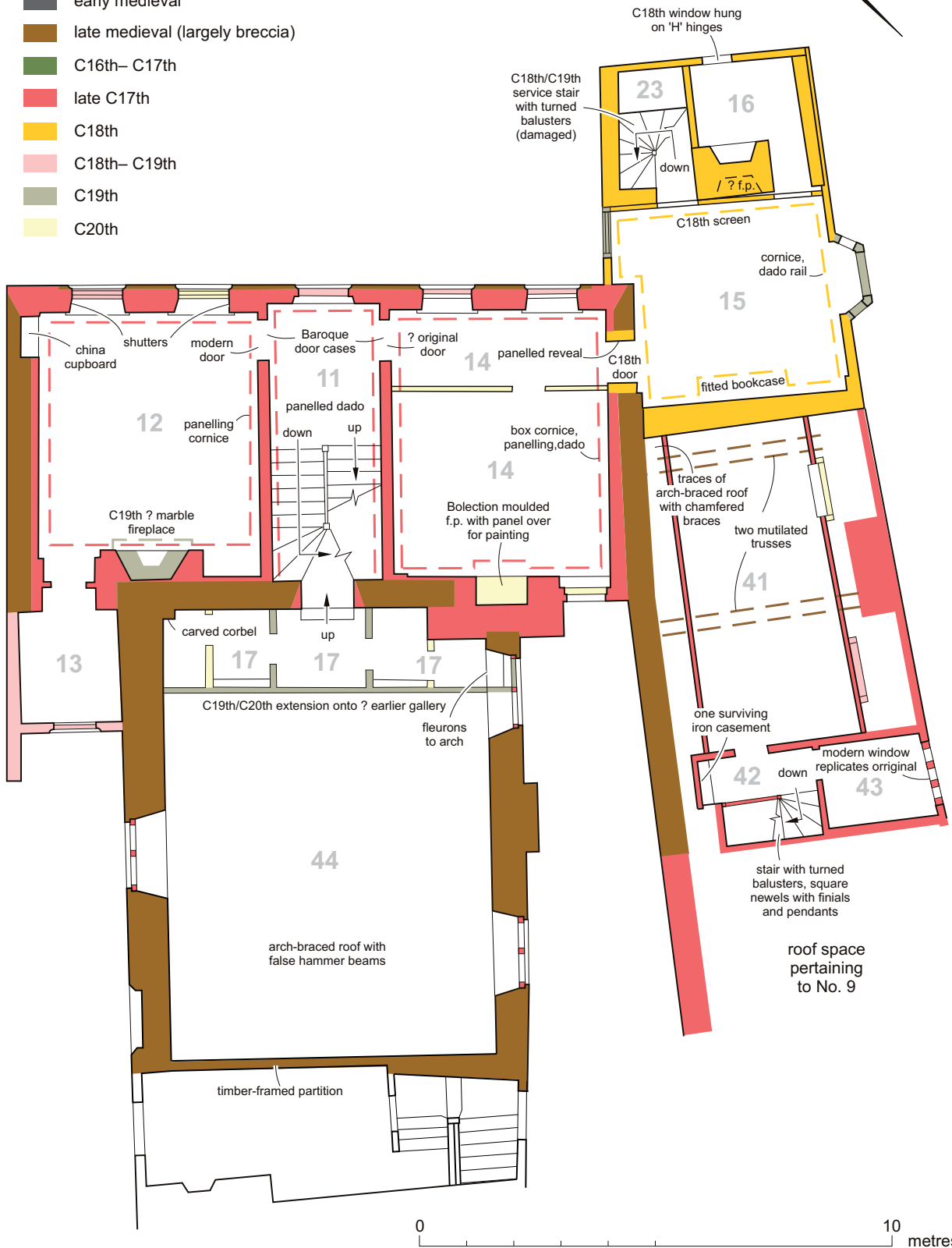
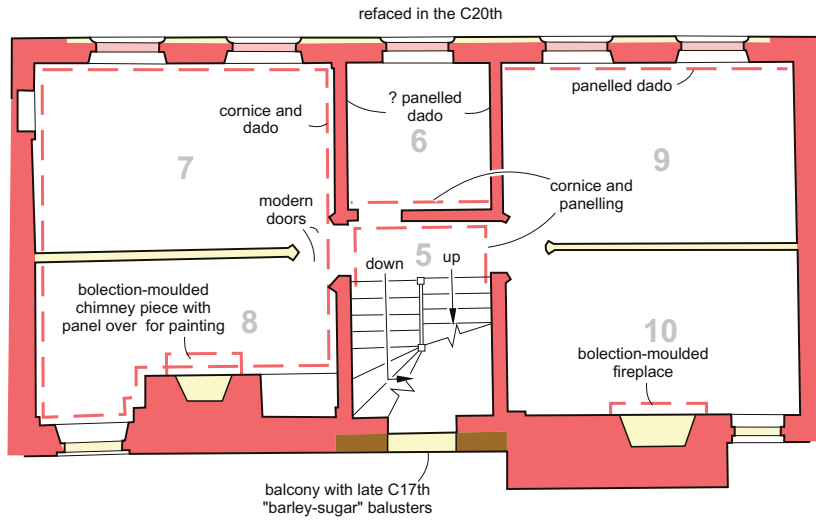
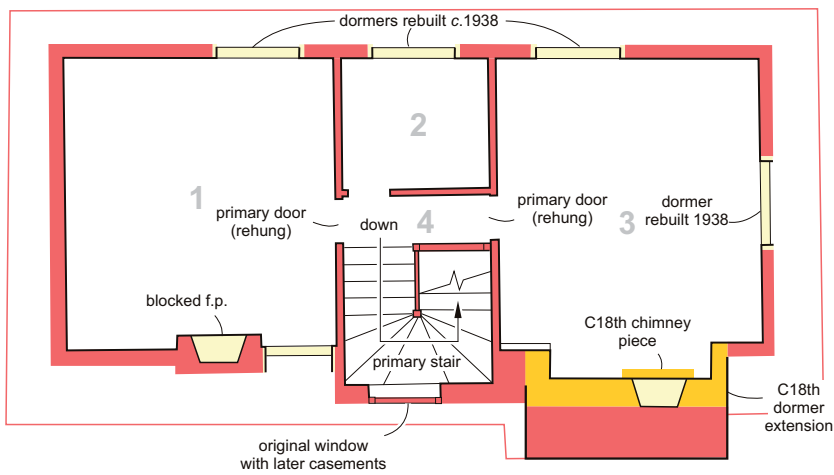


Fig. 26 Phased plan of first floor of Notaries House, with gallery of Law Library and roofspace of No. 9A. (Based in part on a survey by RJD).

Second Floor



Third Floor



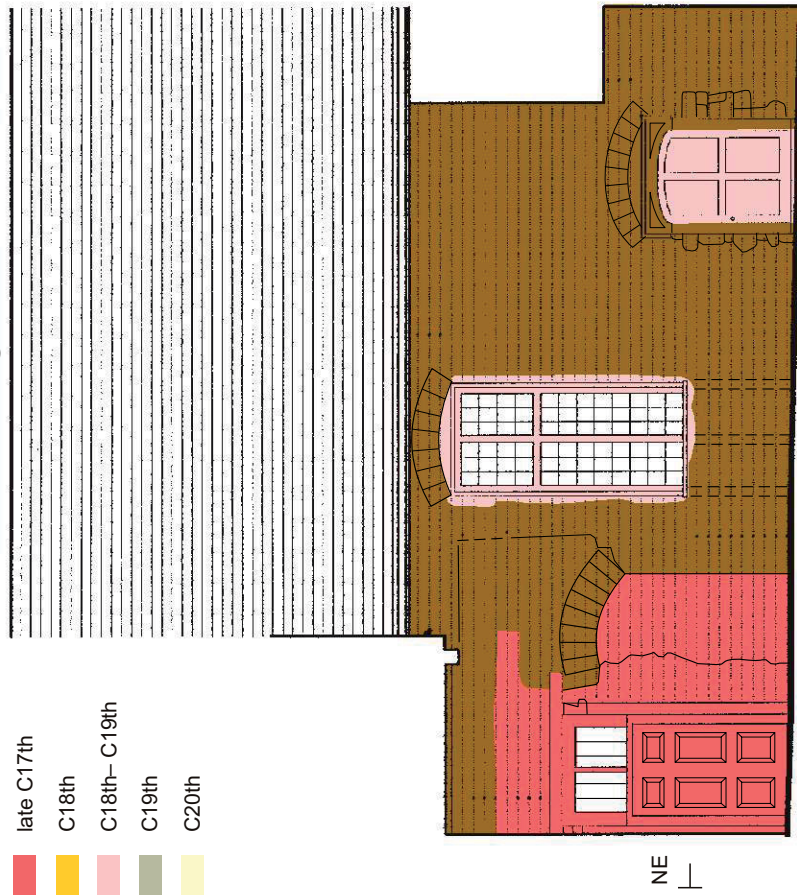
- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th– C19th
- C19th
- C20th

Fig. 27 Phased plans of second and third floors of Notaries House. (Based in part on a survey by RJD).

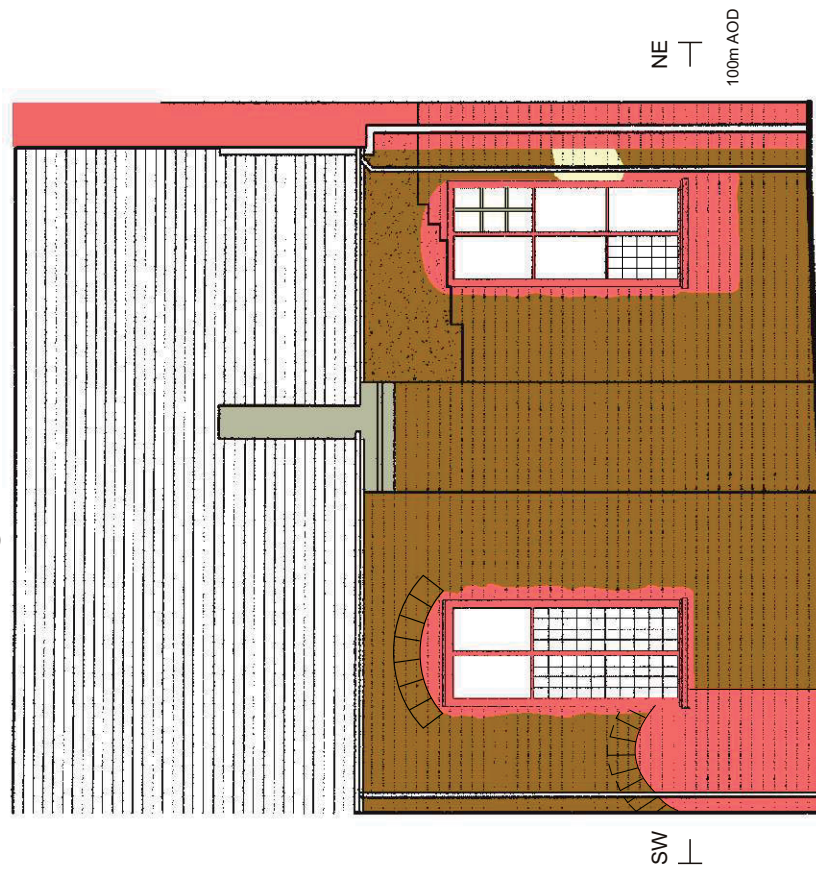
South-West Range (Hall)

- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th– C19th
- C19th
- C20th

north-west facing elevation



south-east facing elevation



0 10 metres

Fig. 28 Phased elevations of the Law Library. (Based on a survey by RJD).

South-East Range, south-east facing elevation

- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th– C19th
- C19th
- C20th



Fig. 29 Phased south-eastern elevation of the south-east range, showing complex structural history. (Based on a survey by R.JD).

South-East Range, north-west facing elevation

- early medieval
- late medieval (largely breccia)
- C16th–C17th
- late C17th
- C18th
- C18th–C19th
- C19th
- C20th

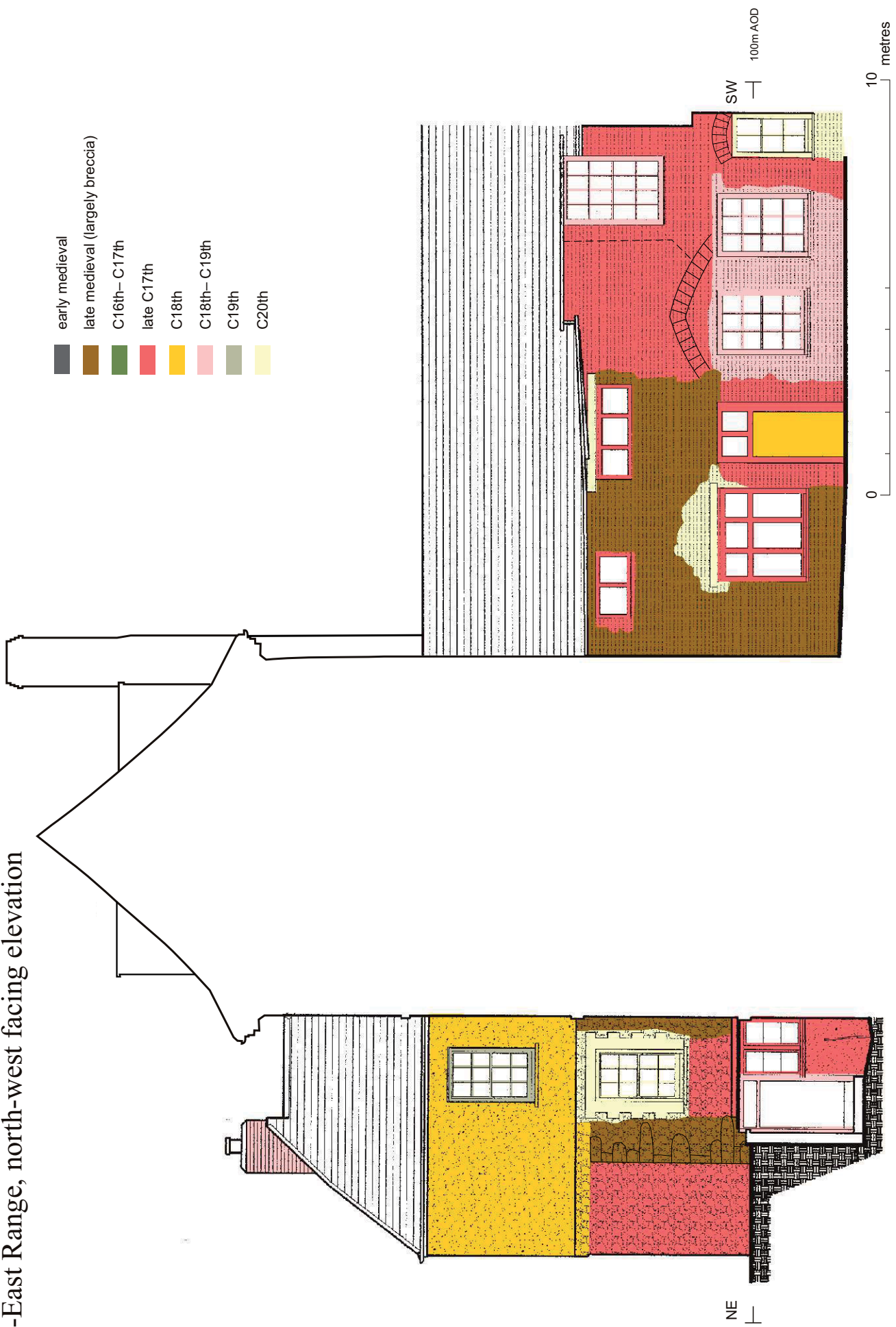
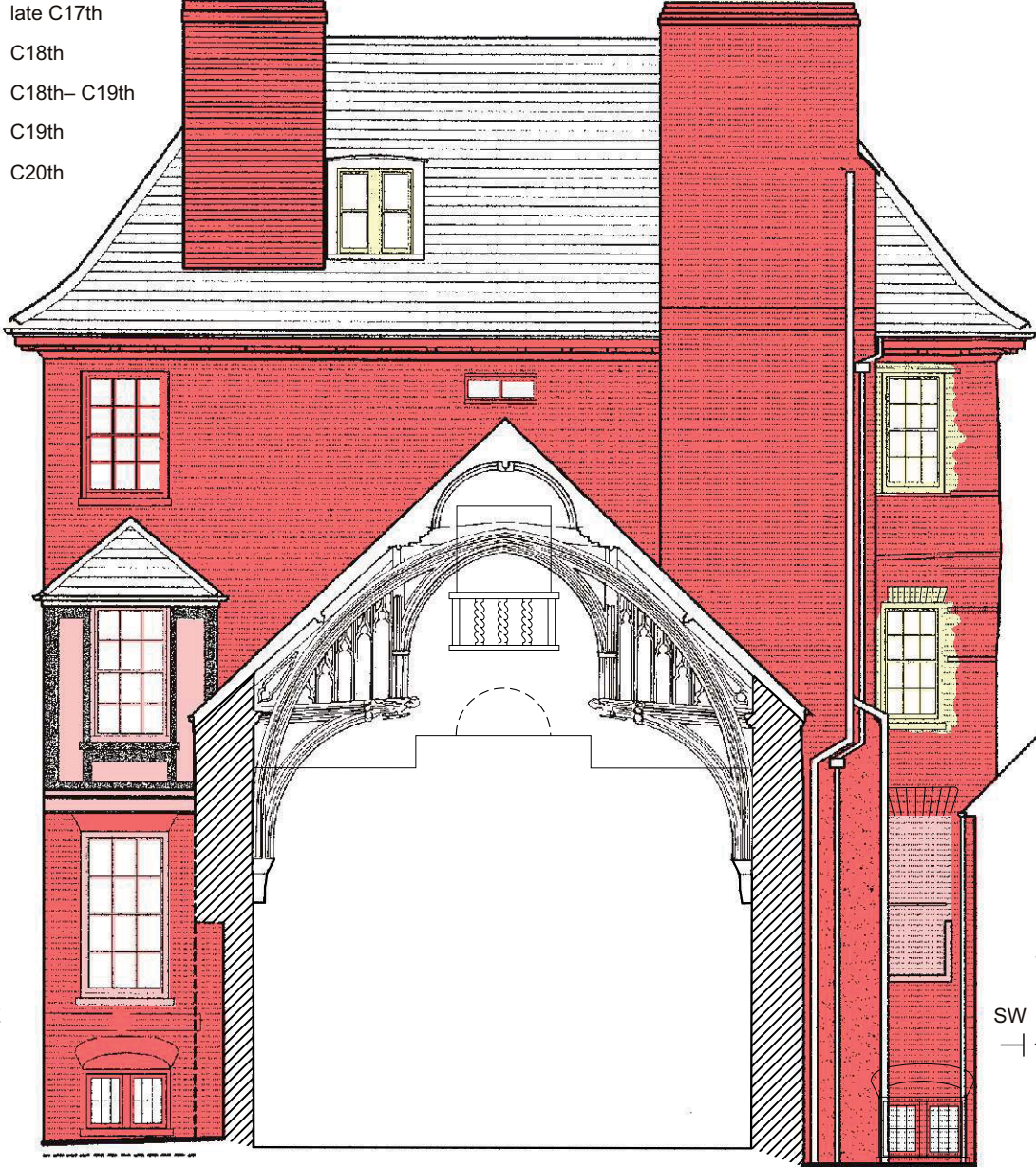


Fig. 30 Phased north-western elevation of the south-east range. (Based on a survey by RJD).

North-East Range, south-west facing elevation

- early medieval
- late medieval (largely breccia)
- C16th– C17th
- late C17th
- C18th
- C18th– C19th
- C19th
- C20th



SOUTH RANGE

SW
— 100m AOD

0 10 metres

Fig. 31 Phased south-western elevation of the north-east range. (Based on a survey by RJD).

North-East Range, north-east facing elevation

- early medieval
- late medieval (largely breccia)
- C16th- C17th
- late C17th
- C18th
- C18th- C19th
- C19th
- C20th



Fig. 32 Phased north-eastern elevation of the north-east range. (Based on a survey by RJD).