

THE COMMUNITY CENTRE ST DAVID'S HILL EXETER

Results of Archaeological Monitoring
&
Historic Building Recording



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**The Community Centre, St David's Hill,
Exeter**

**Results of Archaeological Monitoring
&
Historic Building Recording**

For

John Styles
of
Exeter Community Centre Trust

By



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Summary

The monitoring works undertaken in 2011 have not substantially altered the phased analysis of the building as set out in the 2005 building survey report or the 2010 impact report. In short; the central block of the building is of the middle Georgian period probably built as a townhouse dated to 1740-1760. There are then additions from the late 18th and early 19th century to the west and east, dated to 1790-1820 when the property was still probably a private dwelling. Further phases from the 1860s, 1880s and 20th century all substantially altered and enlarged the building and co-incide with the building becoming first an institution for the blind and then a community centre.

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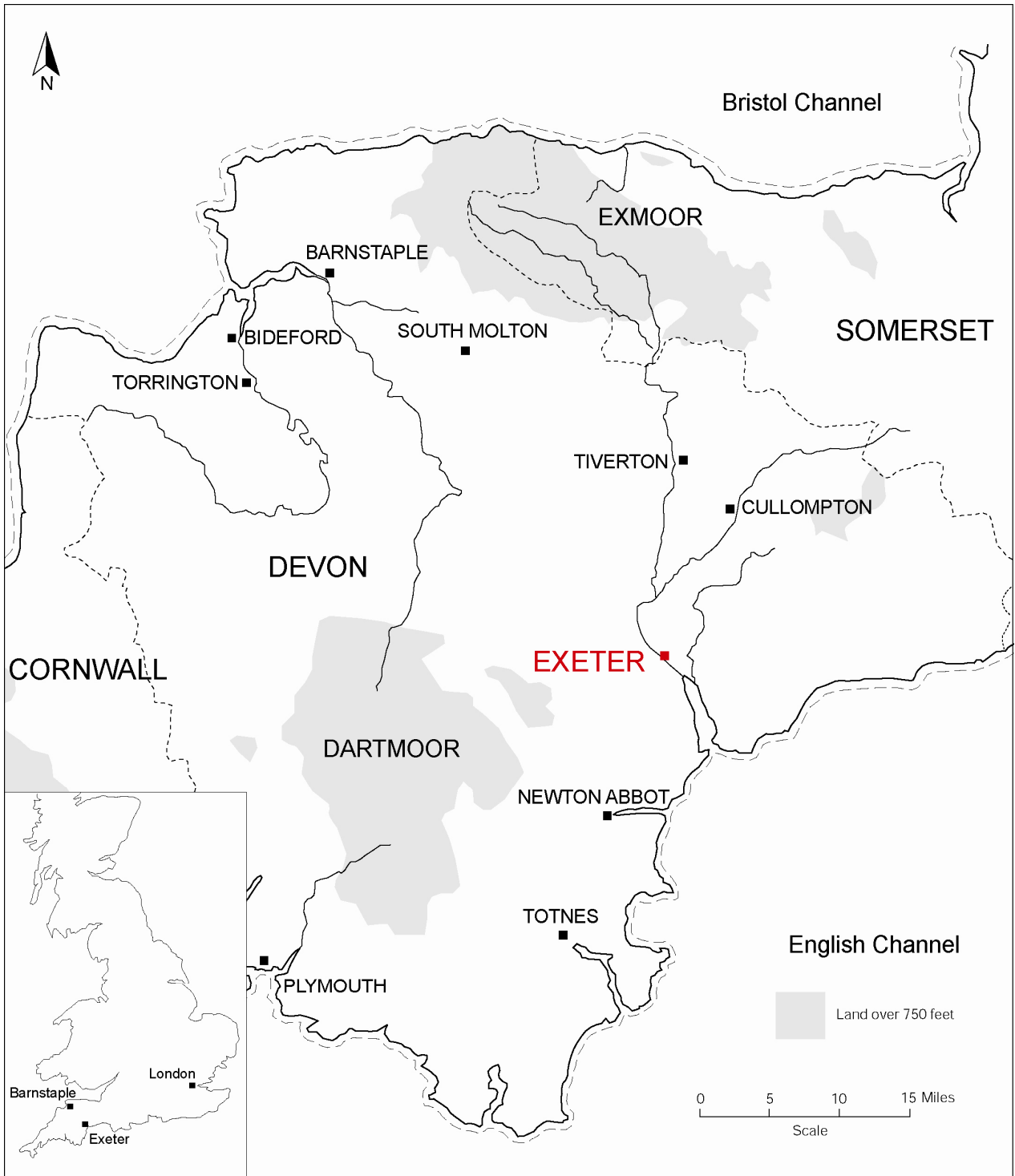


Figure 1: Regional location.

1.0 Introduction

Location: The Community Centre, St David's Hill
Parish: St David's
District: Exeter
County: Devon

1.1 Background

South West Archaeology Limited (SWARCH) were commissioned by John Styles of Exeter Community Centre Trust (the Client) to undertake archaeological monitoring and historic building recording during refurbishment and alteration works to the Community Centre building, St David's Hill, Exeter (Figures 1 & 2). The work was carried out in accordance with a Written Scheme of Investigation (WSI, Appendix 2) and the schedule of work it proposes conforms to a brief supplied by Andrew Pye, Exeter City Archaeologist (Appendix 1).

The work detailed here represents a third stage of work carried out following a detailed assessment of the building undertaken in 2005 (SWARCH report no. 050220) and an updated impact assessment specific to the current scheme completed in 2010 (SWARCH report no. 100816).

1.2 Methodology

The building recording was undertaken by Emily Wapshott on 4th May 2011. The archaeological monitoring and recording of the groundworks at the site was undertaken by Dr Samuel Walls on 8th, 10th and 14th June 2011. The work was carried out in accordance with IfA guidelines (2008).



Figure 2: Site location.

2.0 Results of the Building Recording

The removal of internal finishes and elements such as panelling and plasterwork exposed the brickwork of the structure, revealing blocked fireplaces and doorways and also illuminating the phasing and development of the building as joints between sections of the building and extensions were exposed. The main features recorded are described room by room below. For the phasing of the building see Appendix 3.

2.1 Ground Floor - Central Main Range

2.1.1 Entrance Hall

As highlighted in the previous SWARCH reports (2005 and 2010) the entrance hall is the 18th century core of the building, dating from 1740-1760. The Internal Porch/Vestibule has a fine 18th century fanlight from Phase 1 above the inner door (although this has probably been moved from another doorway during a later phase) which has been left untouched by the works and care had been taken to remove the boxed-in area above and the structures for the lift mechanism without disturbing the delicate structure.

The panelling adjacent to the staircase was revealed where a section of later wall had been removed, this panelling dates to the first phase of the building (1740-1760). The main panel below the dado rail has been lost, exposing the simple lime plastered finish to the wall behind. Where the modern partitions have been removed there has been some damage to the end of the cornice and this had exposed the timber blocking and lathe and plaster, providing a cross-section of its structure (Figure 3). The southern wall of the hallway had been proposed for removal and contains the historic doorway to the Rear Lobby. This doorway was described in the 2005 report as having a 'triple order fanlight' above the door; the wall was extant at the time of visit. The modern false ceiling had been removed showing that the cornice to the east wall of the room had been lost, with a moulded main ceiling beam exposed, with beading to both faces.

The stairs, also part of the first phase of the building, have moulding and details corresponding to the cornicing and panelling in the Entrance Hall. The banisters to the first and second flight of stairs were formerly boxed in and have been exposed by the removal of the intermediary fire walls. The curtail step and the majority of the balusters have survived and were revealed upon removal of further boarding (Figure 4). The simple tapered column balusters which are part of the original decorative scheme have been replaced on the first two flights by alternatively placed intricate turned later 19th century examples. This may have been an issue of fashion, updating the style of the staircase on the section of stair with the heaviest foot traffic. Upon inspection it was observed that the handrail has been cut back at the sides at some point in the 20th century to provide a flat surface for the boarding, losing the ovolo moulding to the edges, but it remains continuous and the stairs which are one of the most significant historic features in the building, are otherwise unaffected by the remodelling as fire lobbies are to be created on each of the landings. On the 10th June a trench was inspected within the area the former lift was removed and new lift shaft is being inserted, an area of good quality brickwork was exposed, which is a Flemish bond form and this wall may be evidence of cellars from the first phase of the buildings from the 1740-1760s phase as it seems to be abutted by a fill of earth and bricks and other sundry debris items, presumably from later phases of building (see Appendix 3).

2.1.2 The Preparation Room

The 20th century studwork wall forming this room and dividing the area from the Entrance Hall was removed and revealed a further section of cornice which was observed to continue. This cornice and moulding, dating to circa 1740-60, is described in the 2005 report as 'complex plaster cornice

with cavetto-moulding below a projecting egg and dart frieze. A sequence of flat corbels above support a modillion cornice with floral paterae facing downwards in square relieved panels between the corbels. Above is a vertical-faced floral band with stepped ogee coving to ceiling.’

The panelling both above and below the dado rail, with arched double height upper panels with ovolo moulding and a double bead to the inner edge is also unaffected by the removal of the 20th century partition and returns to the south wall adjacent to the staircase. Where modern boarding has been removed from around the large casement window more panelling below the dado rail has been revealed. This has been badly affected by damp but has survived in part, except to the window splay where the original 18th century framing to support the panels has been exposed with the brickwork and timber lacing of the wall observed behind.



Figure 3: View of the south wall of the Entrance Hall adjacent to the stairs, viewed from the north-west.

2.1.3 Stair Underside and Stairs to Cellar

Areas of ‘bricknogging’ have been revealed at the head of the stair to the Cellar. There is a blocked coal chute in the north wall, this is within the former exterior wall of the 1740-1760s house and was either blocked by the 1790s extensions or the later 1862 remodelling.

2.1.4 Half-Landing

The arched doorway to the Rougemont Room has been exposed on removal of the fire wall. The infill of this arch is of modern timber framing and plaster board which has not affected the historic structure or the appearance of the feature underneath.



Figure 4: View of the base of the stair with curtail step.

2.1.5 Café/Room 5

Multiple layers of internal surface finish have been removed exposing layers of wallpaper and paint effects to the walls. A historic section of beaded skirting board between the two sash windows to the east is now exposed and, on removal of modern boarding, brickwork of this early part of the structure to the splay of the easternmost window have also been revealed. The two sash windows to the west of the room have their shutters surviving, visible behind partly removed modern boarding; although the westernmost window has only its eastern shutters remaining. The false ceiling has been removed exposing the 19th century plaster cornicing comprising cavetto, ovolo and ogee mouldings, with a flat band below with central bead. This survives to the majority of the room with the cornice continuing under the modern partition wall which forms the shop to the west.

2.1.6 Shop

The false ceiling had been partially removed revealing the continuance of the cornice from the café to the east; this cornice appears to respect all other walls but the modern partition. Part of the south wall is proposed for removal here, as a large opening is going to be forced through the wall. By the 10th June a large opening had been forced in the wall adjoining the kitchen and an RSJ had been inserted, the relatively low height of this opening and the high period ceiling means the historic cornicing in this room has not been affected. The historic lathe and plaster wall treatments have been exposed due to the removal of the section of wall for the opening and the brickwork underneath exhibits English bond brickwork similar to that seen in other areas of the 1862 phase of the structure.

2.1.7 Office/Yard/Toilet

The small buildings within the yard to the west of the main range dating to the late 19th and 20th centuries have all been demolished with the area having been opened up and stripped back to the historic outer brick walls. It has become clear due to the demolition that the brick walls of the buildings within this yard were built up against the outer yard wall. The concrete floor and the Yard surface have been left intact. The exterior wall is a mixture of English bond and English garden-wall bond (Figure 5).



Figure 5: View into the Yard/Office/Toilet area during demolition, viewed from the south-east.

2.1.8 Rear Reception/Room 8

The 19th century store cupboards and early 19th century ‘substantial 1820s-30s full height cast iron safe’, described in the 2005 report in the north-west corner of the room, have been removed exposing the brickwork of the wall and the lathe and plaster wall coverings. The wall between the store and safe and the kitchen has now been removed, as of 10th June and this has further exposed the stonework of the section, revealing a break in the brickwork between the 1790-1820s phase and the 1862 phase.

2.1.9 Kitchen

This large room to the rear has had many fittings removed exposing the painted brickwork. A large opening had been forced in the north wall, leading through to the former shop, by June 2011. Several of the trenches dug during the June 2011 monitoring works were located within this room.

2.1.10 No.2 Social Room/Nursery

The former stairs and cupboards have been removed revealing the painted brickwork of the wall.

2.1.11 Rear Lobby

The modern toilets and internal partitions have been partially removed along with the false ceilings and some wall plaster. Some corncicing is evident on the north wall at the extreme east of the room and in the south wall the brick segmental arch above the exterior door to the rear is visible. Several of the trenches dug during the June 2011 monitoring works were located within this room.

2.1.12 North-West Wing

The rooms beyond the Rougemont Room have all had modern 20th century partitions or fittings removed and nothing of any historical value has been disturbed.

2.2 Ground Floor - South-East Wing

2.2.1 Model Railway Room

No work is being undertaken in this wing on the ground floor during the May 2011 visit. By June 2011 however substantial works had occurred. The central opening within this room had been partially blocked by a modern partition, forming two separate rooms. A large opening had been forced in the eastern wall adjoining the Servery and Canteen with the inclusion of a steel girder lintel.

2.2.2 Servery and Canteen

The north-west wall of the Canteen, adjoining the Servery was removed and a large opening has been forced between the Servery and Model Railway Room, through the 1863-1880s wall. A modern partition has been inserted to the south of this forced opening making a smaller square room out of the former Servery. A further modern partition has been inserted to the east end of the Canteen, creating a narrow cupboard or storage space against the eastern wall. Some of the Victorian tongue and groove panelling has been removed but is largely still intact. Where panelling has been removed it exposes the brickwork which appears to be of a mixture of styles (Figure 6).

2.3 First Floor - Central Main Range

2.3.1 Rougemont Room

The 20th century partition, the servant's staircase and the enclosing 19th century partition wall have all been removed. The floorboards show multiple phases of re-cutting for the insertion of partitions or the stairs.

2.3.2 First Floor Landing

The flight of stairs leading from the half-landing has had the boarding removed from below the handrail exposing the balusters. The historic timber partitions to the Isca Room to the south and the walls of the former toilets have been partially removed. The modern walls forming the green corridor from the landing to the Billiard Room, leading away to the east, have been completely

removed, exposing brickwork and multiple phasing around the doorway leading to the Pennsylvania Room and Table Tennis Room no.2. The east and part of the south wall of the Cowick Room (forming north wall of landing area), have been removed, opening up the area.

Boarding or wallpaper has been removed from the wall adjoining the staircase revealing historic wallpaper beneath, from one of the 19th century phases.



Figure 6: View to the Model Railway Room, showing the shortened Served area and the surviving 19th century plank panelling to the north wall, viewed from the north-east.

2.3.3 Global Centre

The ceiling has been removed, some lathe and plaster survives to the edges and the cornice remains intact revealing the boarded vents within the roof structure. The chimney breast to the west had the boarding removed revealing the fire-box. All modern fittings have been removed and the surviving skirting boards are visible (Figure 7).

2.3.4 Wash Room

The ceiling has been removed and all fittings stripped out. By June 2011 this area had been partially demolished.

2.3.5 Cowick Room

The walls to the east and south have been removed to allow the fitting of the new lift. The fireplace surround has been removed, exposing the brickwork of the wall and segmental arch of the fireplace opening. The iron register plate is also visible and the plastered, chamfered sides of the firebox remain untouched.

2.3.6 Heavitree Room

The ceiling has been removed and a very substantial beam exposed crossing the room from north-west to south-east, where the 1790-1820 section of the building meets the 1862 phase of construction; the point at which the front façade turns to the south. The joists of the floor above are socketed into this joist within the 1790-1820 phase, with the joists running roughly east-west, whereas the joists in the 1862 phase run roughly north-south (Figure 8).



Figure 7: View to where the plaster ceiling has been removed, exposing rafters and leaving lathes to the edges, viewed from the east end of the room.

2.3.7 Pennsylvania Room and Table Tennis Room No.2

The 20th century partition separating the Pennsylvania Room from Table Tennis Room No.2 has been removed and a new partition inserted. The stairs which entered the hallway outside the Pennsylvania Room have also been removed and the floor has been boarded. The false ceilings have also been removed and the ceiling, exposing the joists of the floor above, which run at a diagonal, as the exterior walls of the building at this point. The dado rail survives to the north-west wall, adjoining the Heavitree Room and the picture rail which respects the sash windows in the front wall survives to the north-west and returns to the north (front) wall to the first window, but has been lost from the rest of the room. The deep moulded skirting survives to the north-west and north walls, this appeared to be unaffected by the 20th century partition and modern replacement. The sash windows survive unaffected. The walls have been stripped and a blue-grey colour has been revealed.

Within Table Tennis Room No. 2, the 20th century partition wall between this and the Pennsylvania room has been removed and replaced as noted above, bringing the partition straight across to the very edge of the western window in the south wall. The sill and part of the frame of this window have been cut away to accommodate the partition. The fireplace on this wall remains, some of the boarding has been removed but earlier boarding remains behind this, blocking the fire box but

revealing the carved timber surround. The deep moulded skirting boards seen in the Pennsylvania Room survive to the north, south and east walls of this room as well. The doorway to the hallway outside the Pennsylvania room has been moved closer to the wall and narrowed to allow construction of a large storage cupboard within the space between the hallway and Pennsylvania room, created by the removal of the stairs.



Figure 8: View of the removed ceiling of the Heavitree Room, showing exposed joists, floorboards and beams, viewed from the south-east corner of the room.

The hallway area outside the Pennsylvania room and Table Tennis Room No.2 has been significantly narrowed by the creation of the cupboard within the space opened up by the removal of the stairs. The stairs to the second floor have also been removed at this point with new joists and flooring being inserted in the floor above. The historic sash window and frame have not been affected. A section of the deep moulded skirting has survived under this window to the wide section of wall from the 1862 phase of the building. The break in the phases of the building can clearly be seen at this point with the 1862 wall dropping back to the exposed brick section of the earlier 1790-1820 section. The exposed section of brickwork also displays multiple phasing as the 1790-1820 phased bricks can be seen abutting and partially tied-into the earlier 1740-1760s construction and it can also be seen how the opening immediately to the west was forced through this former first phase exterior wall, the timber lintel from this opening has been replaced by a reinforced concrete lintel (Figure 9).

2.3.8 Bathroom

The fittings have all been stripped out and the south wall and parts of the east wall have been exposed to the brickwork.



Figure 9: South wall of the first floor Hallway to the Pennsylvania Room, showing the join between the 1790-1820 phase and the sub-phase of 1760-1790, with some modern repairs, viewed from the north.

2.4 First Floor - South-East Wing

2.4.1 Hallway/Store/Toilet/Stairs

All partitions have been removed along with most of the plaster, exposing the brickwork. The brickwork of the north wall dates to the first phase from the 18th century and the western wall dating from the 1862-1880 phase abuts this wall. The former stairs have been removed.

2.4.2 Billiard Room

The walls have been partially stripped of plaster exposing the joint between the 1862-1880 phase and the later 1880s-1890s brickwork. In the alcove which formerly housed the washrooms and toilet the break between the two phases is clearly visible in the brickwork.

2.4.3 Richmond Room

The ceiling has been removed and the western wall adjoining the stairs had been stripped of plaster exposing the brickwork.

2.5 Second Floor - North-West Wing

Several modern partitions and fitted cupboards sinks and toilet facilities, as well as a kitchen have been removed. No notable historic features of merit have been observed as uncovered by this work. The structure appears to be late 19th or early to mid 20th century.

2.6 Second Floor - Central Main Range

2.6.1 Half-Landing and Painting for Pleasure Room

The archway leading to the north-west wing is unchanged. The Painting for Pleasure room leading from the half-landing is largely unchanged. In the east wall a window has been uncovered. This single light, two pane timber window lies in the former outside wall of the first 1740-1760 phased building and is visible in the west wall of bedroom No. 5.

2.6.2 Second Floor Landing

The wall at the top of the stairs has been removed, otherwise the landing is largely unchanged, the 18th century panelling is to be retained, as are the majority of the door cases. The doorway and enclosed boarded steps and panelled walls of the attic stairs are also to be retained.

2.6.3 Bedrooms No.3 and No.4

The 20th century wall between the two rooms has been removed, the fireplace has been removed and the wall coverings have been stripped exposing a doorway in the west wall leading to the roof void above the first-floor Global Centre room. The ceiling has been removed in several places giving a view into the roof space. An area of the floor has been lifted exposing the joists and allowing a view of the first-floor, this is due to the insertion of the extended lift shaft. The east wall has been stripped of wallpaper, revealing a doorway through to Bedrooms No. 1 and 2. The door is late 19th century or early 20th century, of two moulded fielded panels and with the shadow of a finger plate. The top panel is missing giving a view of a narrow void and the polished mahogany double doors of a cupboard to the adjoining room.

2.6.4 Bedroom No.5 and Kitchen

The internal partition between the bedroom and kitchen area has been removed and the plaster of the outer wall of the kitchen walls has been stripped exposing the brickwork and a large open air vent and window opening. The brickwork here is of good quality, dating to the first 1740-1760 phase, of a pale orange-red colour in a white lime mortar. Multiple layers of wall paper and lino and some timber boarding line the walls of the rest of the kitchen area. The doorway to the landing is moulded and of the first 1740-1760 phase, the door is a two panel with moulded fielded panels, possibly from a later phase. The floor surface has been lifted exposing floorboards, but these seem to be of a later phase, possibly late 19th or early 20th century.

Within the bedroom area there is a deep skirting with a simple bead to the top, the doorway to the landing is moulded, of the first phase, part of the moulded door jamb has been cut away to the west side, no door has survived. There is a sash window to the rear wall. The west wall was the former exterior wall of the first phase 1740-1760 block of the house. There is a small single light window set in this wall, hidden by a later 19th century cupboard, but now exposed.

2.6.5 Dressing Room

A short panelled corridor leads through to this lobby that was formally fitted with large cupboards as a dressing area or linen store. The large 19th century cupboards have been partially stripped away from all but the west wall, adjoining the kitchen and the plaster has been largely removed exposing the brickwork and highlighting the multiple phases of build in this small area. Immediately adjacent to the end of the panelling on the north side of the corridor there is a substantial break in the brickwork between the first phase (1740-1760) and a previously unidentified possible sub-phase

dating to 1760-1790 (Figure 10). The short section of south wall, dating from 1790-1820, which forms an alcove formerly within bedroom No. 1, can be seen to abut the return of this sub-phase.



Figure 10: Brickwork exposed within the corridor from the second floor landing to the Dressing Room, north wall, viewed from the south-east.

A doorway has been forced or a window widened in the north wall of this section, leading to bedrooms Nos. 1 and 2 of the 1790-1820 phase. A major load-bearing roof timber is socketed into the wall above this opening and when this was forced through only a narrow timber lintel was introduced, no relieving arch was built, making this structurally unsound and the deterioration of the building has led to the failure of the bricks at this point. Some 19th century boarding has survived below the dado line around the window in the east wall and to the west of the forced opening. On the south wall, partially obscured by the surviving cupboard frames, is a blocked fireplace with relieving brick segmental arch and narrow timber lintel above. The chimney stack for this fireplace is of the mural form, built within the thickness of the outer wall. The floor boards here are wider than in the other second floor rooms, of a finer quality finish and they respect the fireplace. This allowed for a stone or marble hearth projecting stone, suggesting that these floor boards may be from this sub-phase and original to the room, not later 19th century replacements as in the other second floor bedrooms. This sub-phase area is not as easily identifiable on the ground or first floors although the first-floor area of hallway outside the Pennsylvania Room appears to show the relationship between the 1790-1820 phase and the 1760-1790 sub-phase in the south wall at the juncture with the former green corridor. Also shown is the relationship between the 1790-1820 phase and the 1862 phase to the east of the window.

2.6.6 Bedrooms No. 1 and No. 2

The roof structure here is temporarily supported on adjustable props. The south wall adjoining the dressing room has been stripped exposing the 1760-1790 brickwork illustrating how the 1790-1820 phase was built on a higher level; the south internal wall was extended upwards using lathe and plaster to close off the roof void of the lower adjoining building. This section of wall has now been removed opening a view into the roof structure of the earlier phase (Figure 11). The modern partitions forming the lobby and the internal walls of the bedrooms have all been removed. The east wall adjoining the tea room has been stripped revealing heavy timber framing, possibly formerly of brick-nogging, which may have formed the outer wall of this phase before the 1860s extension was added.



Figure 11: The south wall of Bedrooms 1 and 2, adjoining the Dressing Room, viewed from the north.

The internal face of this wall was created by now visible timbers and lathe and plaster and the void to the internal face of the west wall of the tea room can also be seen from the rear. In places this wall has been breached giving views to the rooms to the east. A doorway or shallow cupboard must once have been positioned here as a simple beaded frame remains. Areas of this wall to the south have been replaced with breeze block, presumably due to structural failure and the need to repair. Within the alcove created by the return of the earlier 1760-1790 phased building the small surviving section of south wall dating to the 1790-1820 phase can be seen. This wall has been truncated to the east and abuts the earlier phased brickwork to the west. The sash windows in the north wall survive intact, in the north-east corner where the plaster has been removed there is a clear build line between the 1790-1820 phase and the later 19th century phase. The roof structure runs east-west across the room and is a large basic A-frame with substantial tie-beam chamfered to both sides.

2.7 Second Floor - South-East Wing

2.7.1 Bathroom

The north and west walls of this room have been stripped, revealing multiple phased brickwork. The rear wall of the 1740-1760 phase is visible in the north-west corner, abutted by the rear wall of the 1760-1790 sub-phase and containing the scar of the possibly reduced chimney stack, or the rear of the blocked fireplace associated with the blocked fireplace in the dressing room. There is a possibility that there were back-to-back fireplaces here, forced into the chimney stack when the 1862-1880 extension was built, because the floor boards of the room appear to be cut around a hearth (Figure 12). Built up against this north wall is the west wall of the 1862 phase, in which one window has been partially blocked with board and is proposed for removal. One large window survives, cut by the internal partition to the south. The lathe and plaster of the internal treatment of the east wall is partially exposed showing the late 19th century brickwork underneath. Part of a moulded skirting with stepped ovolo moulding survives to the east wall.



Figure 12: The north wall of the Bathroom, showing the position of the removed chimney stack from the blocked fireplace in the Dressing Room, viewed from the south.

2.7.2 Dinham Room

The walls of this room have been partially stripped of plaster, revealing the brickwork. In the west wall the break between the 1862-1880 phase and the late 19th century phase is clear, with a build line, a slight change of alignment and a step back in wall line. The staircase to the east of this room had been removed, although the wall still stood at the time of the visit.

2.7.3 Polsloe Room and Dark Room

The late 19th or 20th century internal walls forming the dark room have been removed. The west wall of the room, adjoining the stairs, had been stripped of plaster revealing the 1862-1880s

brickwork. The ceiling had been removed exposing the ceiling joists, although the roof structure was not visible because of the heavy insulation.

2.7.4 Table Tennis Room No.1 and Tea Room

The internal partitions forming the Tea Room had been removed and the internal lathe and plaster partition enclosing the stairs to the south-west corner had also been partially removed allowing a view into the first-floor hallway. The north wall drops back in width to the east end, possibly a repair, the east wall is of the earlier date of the 1860-1861 phase.

3.0 The Archaeological Monitoring

The majority of the trenches were excavated in relation to services so the sizes of the observed areas were generally small and revealed little of archaeological note. For trench locations see Figure 13 below.

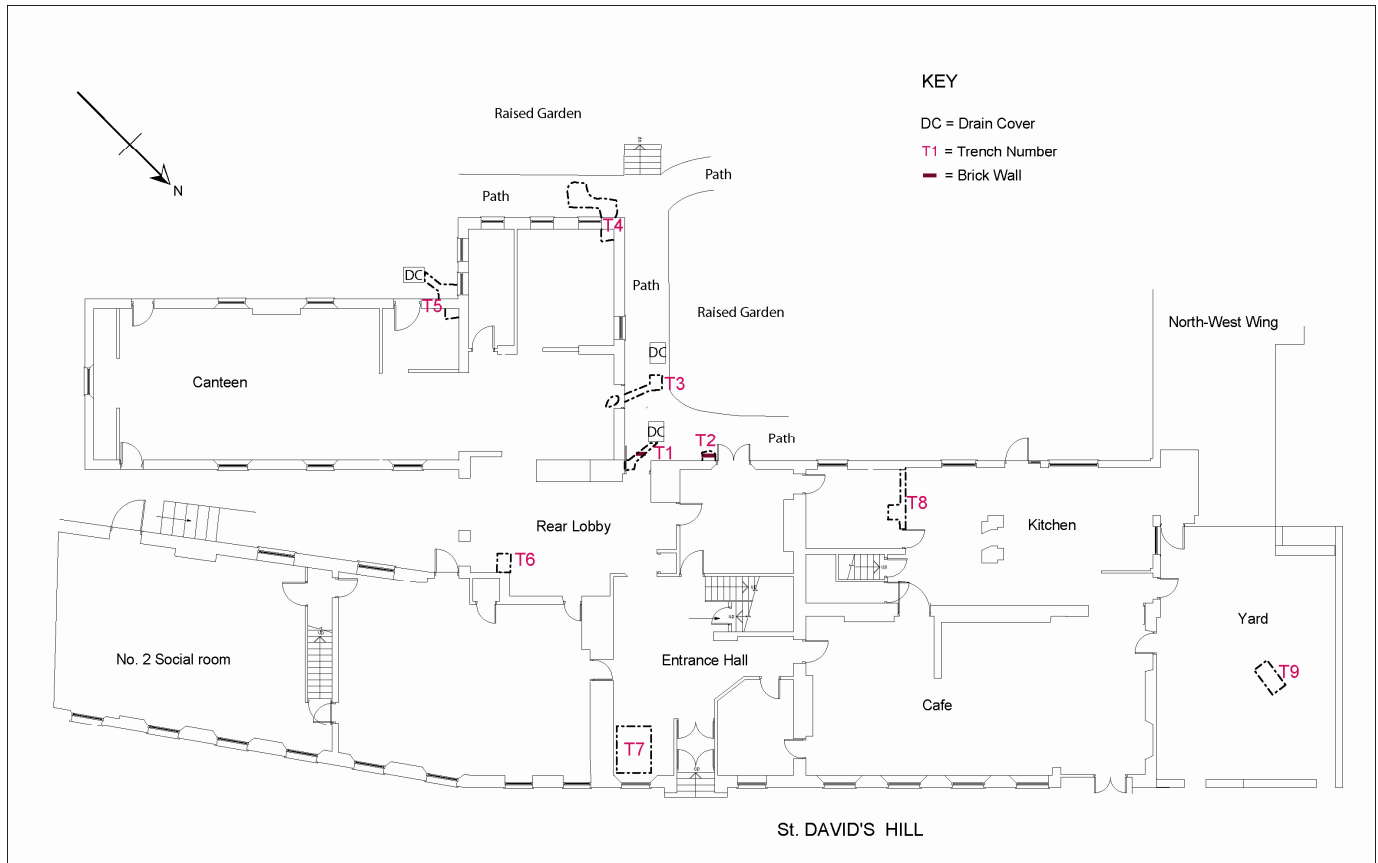


Figure 13: Location of the monitored trenches. (Not to scale)

3.1 Trench 1

Trench 1 was approximately 0.4m wide, 0.3m deep and extended for a length of 1.75m east-west from under the floor of the rear lobby through the backdoor and to an existing drain cover.

The rear lobby floor was comprised of a plywood and chipboard covered pine plank floor suspended on 3" joists. Below the air-gap was a (0.06m deep) 'sooty' dark-grey brown sandy-silt, with frequent brick and coal fragments. This material (101) continued out of the back door where it was covered by the 0.06-0.1m thick concrete path, which extended across the rest of the length of the trench. Context (101) extended 0.4m out from the back door and abutted {102} a 0.3m thick red brick capped drain (Figure 14). To the south-west of this drain it was abutted by a 0.05m thick layer of red-brown clay-sand loam (104) with occasional patches of coal dust. Context (104) had been severely truncated by pipe trenches to both the north and south. The wall {102} had cut (105) a compact purple-red clay (natural?) which extended the length of the trench and to the limits of excavation (0.13m excavated).



Figure 14: The brick capped drain exposed in Trench 1, viewed from the north-east (2m scale).

3.2 Trench 2

To the east of the reception office double doors a small 0.6m x 0.4m pit was excavated to a depth of 0.42m, this exposed a further short stretch of the same brick capped drain {102} as seen in Trench 1. The stratigraphy was identical also.

3.3 Trench 3

A 0.35m wide by 0.85m long trench ran east-west into from the back door of the model railway room into a 0.5m by 0.5m inspection pit. A further sub-rounded 0.4m by 0.4m area was excavated just inside the door. Externally the stratigraphy was the same as Trench 1 with the concrete path overlying (104), which overlay (105). Inside the model railway room the excavations revealed that the concrete floor overlay a brown-red clay-sand containing brick and slate fragments (106), which abutted the external wall and overlay (105) which the wall had cut into.

3.4 Trench 4

Trench 4 was a slightly irregularly shaped excavation to the south-west of the model railway room. The trench measured 1.4m x 1.05m externally, with an additional 0.5m x 0.5m area excavated inside the building; both were 0.5m deep. The exterior area revealed that below the concrete path was a 0.05m thick layer of red-brown clay-sand loam (104) with occasional patches of coal dust and brick fragments. Deposit (104) abutted the external red brick wall of the model railway room and overlay a compact purple red-clay (105) that extended to the limits of excavation and had been cut by the wall of the building.

The interior part of the trench revealed that beneath the 0.07m deep concrete floor was a (0.1m deep) yellow-grey sandy-clay (107) with frequent brick fragments, which abutted the external walls. Below this was the same compact purple red-clay (105) seen elsewhere.

3.5 Trench 5

This trench was inserted in the exterior corner between the servery and store, with a 0.4m x 0.6m pit with a 0.3m x 0.8m offshoot running north-south. A further 0.4m x 0.4m area was excavated inside the servery. The exterior area revealed that below the concrete path was a 0.15m thick layer of pink-grey clay-sand loam (108) with occasional small sub-angular stones (up to 40mm), coal and brick fragments. Deposit (108) abutted the external red brick walls of the servery and store and overlay the compact purple red-clay (105) seen elsewhere which extended to the limits of excavation and had been cut by the walls of the building.

The area excavated inside the servery revealed a 0.07m thick concrete floor over a 0.04m thick deposit of dark grey-brown clay-sand (109), which in turn overlay a (0.15m deep) mid-brown clay-sand (110) with frequent brick fragments and small sub-angular stones (up to 50mm). Both (109) and (110) abutted the servery walls, which cut into deposit (105).

3.6 Trench 6

A small 0.6m x 0.4m trench was excavated to a depth of 0.46m within the rear lobby. This revealed a 0.08m deep concrete floor over (111) a gritty greyish red-purple clay-sand (0.38m excavated) with occasional brick and slate fragments. The floor within the kitchen to the west was concrete, while that to the east inside the safe room and store was a suspended wooden plank floor with a small central area of concrete relating to the safe.

3.7 Trench 7

In the area of the lift, a trench 2m x 2.5m was excavated to a depth of 1.25m below the floor level. This revealed the walls of the cellars on either side (Figure 15 and Appendix 3), which were of a slightly different construction. The cellar wall to the east of the trench was of neatly faced and coursed Flemish bond, predominantly of light-orange bricks with a soft and sandy red mortar bonding. This wall does not relate to any of the present cellars but the build style and quality suggest a 1740-60 date of construction and that the present cellar to the west was once larger. The western wall in contrast was of English bond and of a much poorer quality finish with lighter-orange bricks and a harder red mortar bonding containing frequent white flecks; this mortar was heavily applied with little regard to appearance. The wall exposed in the western side of the excavated area, which seems associated with the current cellar, is a later construction, perhaps inserted due to the failure of the floor in the Entrance Hall or as the previous cellar wall had been weakened by the other additions during the 1790-1820 building phase. Most notably a further cellar may have been added to the east of the 1740-60 cellar during this phase which presumably caused the weakening of the existing structure. The presence of this cellar was unfortunately not confirmed within this monitoring exercise, as it is no longer accessible and the proposed works did not impact upon the area in question.

The excavations revealed that the current wooden floor sat on a concrete floor within the area of the lift, which overlay a 0.3m thick deposit of loose and very mixed grey-red clay-silt (112) with frequent mortar fragments and small stones (up to 40mm). Deposit (112) overlay context (113), a slightly more compact (but still loose) red clay, which contained frequent mortar fragments and occasional large sub-angular stones, particularly against the western cellar wall. This 0.4m thick deposit (113) overlay the same hard and compact (natural?) red-purple clay (105) recorded in the other areas. Deposits (112) and (113) are suggestive of infill deposits, which presumably date to the shortening of the cellar in 1790-1820.

3.8 Trench 8

A 0.32m wide and 2.5m long area was excavated along the line of the removed western wall of the safe. This was only excavated to a depth of 0.1m, revealing that the wall only had a very shallow foundation, and cut into a red-grey clay (114) with frequent mortar, brick and slate fragments.



Figure 15: The south-west facing section of Trench 7, with the cellar walls to the west and east clearly visible (2m scale).

3.9 Trench 9

Located in the yard to the north-west of the range a 1.2m x 0.5m inspection pit was excavated to a depth of 0.4m. This revealed that below the 0.07m thick concrete floor of the yard was a clean purple-red clay (105), which had been cut by a series of service trenches and the foundations for the demolished toilet block.

4.0 Conclusions and Phasing of the Building

4.1 The Building Recording

The monitoring works undertaken in 2011 have not substantially altered the phased analysis of the building as set out in the 2005 building survey report or the 2010 impact report. In short; the central block of the building is of the middle Georgian period probably built as a townhouse dated to 1740-1760. There are then additions from the late 18th and early 19th century to the west and east, dated to 1790-1820 when the property was still probably a private dwelling. Further phases from the 1860s, 1880s and 20th century all substantially altered and enlarged the building and co-incide with the building becoming first an institution for the blind and then a community centre.

However, one area has been reconsidered upon the removal of the internal wall treatments, which exposed the brickwork and build lines of the structure. This area is to the south-east of the Phase One (1740-1760) central block of the building and forms a sub-phase dating to around 1760-1790 (Appendix 3). This area contains: on the ground floor the Rear Lobby, on the first floor the Green Corridor/Bathroom area, and on the second floor the Dressing Room. The brickwork of this phase abuts that of the first phase to the west and is abutted in turn by the 'second' phase of 1790-1820s date to the east. The relationship between the phases is most clear on the second floor where the 1790-1820s phase is built at a higher level, having required the forcing of an opening for a doorway into the north wall of the 1760-1790 sub-phase for access and the insertion of a small flight of steps. The ceilings within the 1790-1820s phase are much higher creating an open void at the top of the common partition wall into the roof space of the 1760-1790s phased build. In turn the 1760-1790s section in the south wall abuts the central block to the west and the ceiling heights in the dressing room within this sub-phase are higher than those in the adjoining Kitchen/Bedroom 5 and the second floor Landing.

4.2 The Archaeological Monitoring

The archaeological monitoring revealed no further details as to the development of the buildings on the site, or of any earlier activity. The only structure of note was the narrow brick drain of probably 19th century date that was identified outside the rear lobby in Trenches 1 and 2. This wall is likely to have related to brick capped drain.

5.0 Bibliography and References

Published Sources:

Institute of Field Archaeologists. 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*

Institute of Field Archaeologists. 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Watching Brief.*

South West Archaeology. 2005: *The Community Centre, St. David', Exeter, Devon, Results of an Archaeological Building Survey. Report No. 050220*

South West Archaeology. 2010: *The Community Centre, St. David's Hill, Exeter, Devon, Results of a Desk-Based Assessment. Report No. 100816*

Appendix 1

BRIEF FOR ARCHAEOLOGICAL MONITORING AT EXETER ST DAVIDS HILL COMMUNITY CENTRE

Exeter St Davids Hill Community Centre

Planning permission 10/1453/03 condition no. 4; listed building consent 10/1523/07 condition no. 4 – Archaeological Recording

In response to your enquiry last week, attached below is guidance on the scope of work required in this particular case in respect of these conditions. This represents a "brief" for the work, and should be referred to in your "written scheme of archaeological work" to be submitted for approval under the planning conditions.

Background

A detailed assessment of the building was undertaken in 2005 (SWARCH report no. 050220), followed by an updated impact assessment specific to the current scheme in 2010 (SWARCH report no. 100816). The sequence of development of the buildings, and the surviving visible historic features, are described in both, and this work should be used as the basis for the monitoring and recording to be undertaken under these conditions, in conjunction with the approved scheme plans. These documents also briefly considered the archaeological background, in terms of potential buried remains. These include

* Possible Roman remains, given the location of the site abutting St David's Hill, the main route northwards out of the Roman city. 1st and 2nd century Roman remains, including a possible timber building, have recently been discovered immediately to the rear of the community centre during the residential development undertaken there, and occasional funerary remains are known from further north. No report is available as yet on that work, as the original developer went bankrupt.

* Possible medieval and later remains, including of earlier structures fronting St Davids Hill.

Proposed works

Ground works will be required for the footings of the new extension (mainly for a stair and lift) on the north elevation, associated new drainage runs and manholes, and for the hard landscaping area at the rear of the building. These have the potential to affect and reveal buried remains, and therefore should be monitored and recorded by an archaeologist. Extensive refurbishment and alteration works will be undertaken on the main buildings. Although the impact of these on surviving historic fabric and features should be less than as described in the impact assessment, due to amendments to the proposals negotiated during the application process, there will still be some alterations to the earlier fabric caused by the widening of some doorways for example, and the general process of soft stripping, refurbishment and redecoration is also likely to expose historic fabric and features in some areas and elevations. In addition, some intrusive "investigative" works have also been undertaken already by the county council's property services, resulting in the removal or moving of some of the historic features and fabric identified in the assessments.

Archaeological site work

In preparation, those undertaking the site work should obtain and familiarise themselves with:

- the two assessment reports mentioned above
- a set of the current, approved, scheme plans, as these differ in places from the earlier versions referred to in the impact assessment
- the final schedule of works, in terms for example of where soft stripping and removal of current wall finishes is to occur, with the potential for revealing earlier fabric beneath
- details of the depths - formation and invert levels - of the proposed ground works
- the contractors' programme of works.

Ground works

Where these are deep enough to penetrate below modern finishes and topsoil, these should be monitored by an archaeologist during their excavation by the main building contractor. If remains or deposits are revealed, then work should be temporarily halted to allow the archaeologist to investigate and record them as necessary, and if necessary to continue to excavate them by hand down to the formation or invert level required, or to natural subsoil, whichever is encountered first. Excavations should not normally extend beyond the footprint of the ground works required for the development, except in exceptional circumstances to be agreed on site with the ECC Archaeology Officer and site manager/developer. Ground works should not be infilled with concrete, hardcore or services until the monitoring archaeologist has been able to inspect them and to complete any recording necessary.

If the first phase of monitoring of ground works in a given area does not identify any surviving remains or any prospect of any survival in the immediate area, then the need for any further attendance may be dispensed with, with the agreement at

Building recording

Before site works start, any photographs or other records made during the assessment studies should be reviewed, along with the descriptions. If there are any visible historic features/fabric missing from that record, these should be photographed, described and interpreted before soft stripping and other site works commence. The locations of historic fabric and features should be annotated onto "as existing" floor plans.

Further visits should then be made at appropriate points during the stripping out works and structural alterations to observe and record any previously hidden fabric and features that are revealed as a result, before any new finishes are applied. Recording should be in the form of additional or amended description, additional record photography, and annotation onto floor plans. It is unlikely, given the relatively late date of the buildings, that measured drawing is merited; high quality photography in an archive stable format should suffice.

General

Recording methods should be in accordance with normal professional standards, and should be summarised in the written scheme of works.

Sufficient provision should also be made for items such as the potential need for the processing, conservation and analysis of finds, for environmental sampling and analysis, and for dealing with human remains or "treasure" finds, if these should be present, and for procuring appropriate specialist advice and input where this is necessary. This will again need to be covered in the written scheme.

Photography should be in a long term stable format, suitable for archiving, and in accordance with the current requirements of the receiving Museum (RAMM). An indexed, representative sample of the informative photos should be included with the archive, rather than every single one that is taken.

The works should be undertaken by personnel with appropriate expertise and experience in buildings of this date, and in the type and date of buried remains likely to be encountered, in accordance with published professional guidance, including: Institute for Archaeologists (1999) "Standard and Guidance for the archaeological investigation and recording of standing buildings or structures"

Ditto "Code of Conduct"

Ditto "Standard and Guidance for an archaeological watching brief"

English Heritage (2006) "Understanding Historic Buildings. A guide to good recording practice"

English Heritage (2008) "Understanding Historic Buildings: policy and guidance for local planning authorities".

UKIC (2001) "Excavated artefacts and conservation"

English Heritage (2002) "Environmental Archaeology"

Royal Albert Memorial Museum's current conditions of deposit for archives.

The contractor should keep the Archaeology Officer informed of progress on site, and of any particularly interesting results, as he may wish to make a monitoring site visit.

Reporting

This should include:

1. A completed city HER entry in Ms Word/Access format (proforma attached), in electronic copy
2. A summary report, including
 - a condensed version of the existing descriptions in the assessments, updated with any observations made during the works
 - a brief property history, informing the interpretation of the development of the building
 - a brief historical background, informing the interpretation of ditto and of any buried remains found
 - representative and useful copies of historic maps and plans or other illustrations, and of informative photographs taken before and during the works
 - copies of annotated as existing floor plans showing locations of historic features and fittings
 - a copy of the phase plans produced in the assessment, updated/amended as necessary
 - a copy of this guidance in an appendix
 - copies of any record drawings made during the recording of the ground works, including plans showing the locations of any archaeological deposits/remains.
3. An online OASIS entry, including a pdf copy of the summary report
4. A short entry in the round up section of Post Medieval Archaeology (which can be virtually the same as the OASIS text or any executive summary in the report - no need to reinvent the wheel several times....)
5. Although it is not anticipated that any wider publication will be merited in this case, contingency provision should however be allowed for this eventuality, in case any unexpectedly significant discoveries are made during the ground works for example. Whether or not such publication is merited should be confirmed with the ECC Archaeology Officer after the end of site work.

A timescale should be specified in the written scheme for the completion of the above items, running from the date of completion of site work (to be confirmed with the ECC AO at the time). A timescale of 3 - 6 months is normally acceptable and realistic for items 1 - 3, and 6 months or so for item 4, and 12 - 18 for item 5 (if required, and as a publication ready proof rather than the final printed published document).

Archiving

Although the RAMM is currently closed and is not accepting archives, a reference number should still be obtained from them before starting site work, and will need to be included in the written scheme. Archives should nevertheless be prepared for deposition as soon as possible after work is completed on the site and records, and should be deposited within 3 months of whenever the museum reopens for archive deposition, in accordance with their current conditions of deposit.

Planning conditions

A written scheme, setting out how the above work is to be carried out and completed, should be submitted for approval before any site works start. I would advise sending me a draft for comment prior to formal submission, and to wherever possible use phrases such as "will be"

rather than "may be considered" for example. The document is a legal one, and should therefore be as definite as possible, as it is a commitment rather than an aspiration. However, variations can always be agreed subsequently, if reasonable.

The written scheme should be sent in by your client or their main agent dealing with the planning conditions, to the planning case officer, Roger Clotworthy. We can then approve it by return, assuming we have seen and agreed the draft in advance.

The conditions however will not be fully discharged until the satisfactory completion of the work, including the off site reporting work, hence the need to set out and if possible stick to a timescale for this.

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING OF GROUNDWORKS AT ST DAVIDS, EXETER, DEVON.

Location: St Davids Hill
Parish: St Davids
District: Exeter
County: Devon
NGR: SX915928
Planning Application nos: 10/1453/03 and 10/1523/07
WSI ref: SWARCHESD11
Date: 24.03.2011

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and has been drawn up by South West Archaeology Ltd (SWARCH) at the request of John Styles of Exeter Community Centre Trust (the Client) and details the proposed scheme of archaeological work required as a condition (No. 4) of planning permission and listed building consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Exeter City Council Archaeology Officer (ECCAO) (Andy Pye, email 08.03.2011).

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Plan on archaeology, consent has been granted, conditional upon an approved programme of archaeological work being undertaken and completed. The usual wording of such a condition requires that Condition 4 of the planning permission and listed building consent states that:

'No development shall take place within the site until a written scheme of archaeological work in has been submitted and approved by the Planning Authority. This scheme shall include on-site work and off-site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved unless otherwise agreed in writing by the Local Planning Authority.'

The present document represents this written scheme.

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 A detailed assessment of the building was undertaken in 2005 (SWARCH report no. 050220), followed by an updated impact assessment specific to the current scheme in 2010 (SWARCH report no. 100816). The sequence of development of the buildings, and the surviving visible historic features, are described in both, and this work WILL be used as the basis for the monitoring and recording to be undertaken under these conditions, in conjunction with the approved scheme plans.

These documents also briefly considered the archaeological background, in terms of potential buried remains. These include possible Roman remains, given the location of the site abutting St David's Hill, the main route northwards out of the Roman city. 1st and 2nd century Roman remains, including a possible timber building, have recently been discovered immediately to the rear of the community centre during the residential development undertaken there, and occasional funerary remains are known from further north. No report is available as yet on that work, as the original developer went bankrupt.

Possible medieval and later remains, including of earlier structures fronting St Davids Hill ay be present.

3.0 AIMS

3.1 To make a record of any historic building fabric, not previously recorded, prior to the commencement of the development with further recording as may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works;

3.2 Monitor all groundworks associated with the development to allow any exposed archaeological deposits within and outside the existing buildings to be investigated and recorded;

3.3 Analyse and report on the results of the project as appropriate.

4.0 METHOD

4.1 Preparation works:

This involves familiarisation with:

4.1.1 The two SWARCH assessment reports;

4.1.2 A set of the current, approved, scheme plans, as these differ in places from the earlier versions referred to in the impact assessment;

4.1.3 The final schedule of works, in terms for example of where soft stripping and removal of current wall finishes is to occur, with the potential for revealing earlier fabric beneath; details of the depths - formation and invert levels - of the proposed ground works;

4.1.4 The contractors' programme of works.

4.2 Historic building recording:

4.2.1 Before site works start, photographs and other records made during the assessment studies will be reviewed, along with the descriptions. If there are any visible historic features/fabric missing from that record, these will be photographed, described and interpreted before soft stripping and other site works commence. The locations of historic fabric and features should be annotated onto "as existing" floor plans.

- 4.2.2 Further visits will then be made at appropriate points during the stripping out works and structural alterations to observe and record any previously hidden fabric and features that are revealed as a result, before any new finishes are applied. Recording will be in the form of additional or amended description, additional record photography, and annotation onto floor plans.
- 4.2.3 The work will conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* and shall be carried out in accordance with *IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001 & 2008).
- 4.3 Archaeological monitoring and recording:
- 4.3.1 Where groundworks are deep enough to penetrate below modern finishes and topsoil, these will be monitored by an archaeologist during their excavation by the main building contractor. If remains or deposits are revealed, then work will be temporarily halted to allow the archaeologist to investigate and record them as necessary, and if necessary to continue to excavate them by hand down to the formation or invert level required, or to natural subsoil, whichever is encountered first. Excavations should not normally extend beyond the footprint of the ground works required for the development, except in exceptional circumstances to be agreed on site with the ECCAO and site manager/developer.
- 4.3.2 Ground works will not be infilled with concrete, hardcore or services until the monitoring archaeologist has been able to inspect them and to complete any recording necessary.
- 4.3.3 If the first phase of monitoring of ground works in a given area does not identify any surviving remains or any prospect of any survival in the immediate area, then the need for any further attendance may be dispensed with, with the agreement at the time of the ECCAO.
- 4.3.4. The archaeological work will be carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Investigation of Standing Buildings or Structures 1996 (revised 1999 & 2001)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.3.5 Spoil will be examined for the recovery of artefacts.
- 4.3.6 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines (see 5.0 below).
- 4.3.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits and appropriate analysis will be initiated.
- 4.3.8 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
- 4.3.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, must be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 5.0 ARCHAEOLOGICAL RECORDING**
- 5.1 This will be based on IfA guidelines and those advised by ECCAO and will consist of:
For the groundworks:
- 5.1.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1:50 and 1:100 as appropriate and digital photography.
- 5.1.2 Survey and location of features.
- 5.1.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
- For the standing building; See 4.2 above.
- Any variation of the above shall be agreed in consultation with the ECCAO.
- 5.2 A photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record for the excavations and the standing building will be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints will be made of the digital images by a photographic laboratory. The drawn and written record will be on an appropriately archivable medium in accordance with the advice and current conditions of deposit of the Royal Albert Memorial Museum.
- 5.3 Should suitable deposits be exposed (e.g. palaeoenvironmental) then scientific assessment/ analysis/dating techniques will be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon. Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-*

excavation 2002 and if necessary with reference to and with advice from the English Heritage Regional Science Advisor.

6.0 ARCHIVE AND REPORT

6.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the project. This will include relevant correspondence together with field notes and drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum within 6 months of the resumption of the acceptance of depositions and a reference number has been applied for. The museums current (Sept 2006) guidelines for the deposition of archives for long-term storage will be adhered to.

6.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing. A draft report will be submitted to the ECCAO for comment prior to its formal submission to the Local Planning Authority. Copies of the final report will also be provided to the Client.

The report will include the following elements:

6.2.1 A report number, date, version number and the OASIS record number;

6.2.2 A copy of the ECCAO brief and this WSI;

6.2.3 A summary of the project's background;

6.2.4 A description and illustration of the site location;

6.2.5 A methodology of the works undertaken;

6.2.6 A summary of the property history and the historical background;

6.2.7 A summary of the project's results;

6.2.8 An interpretation of the results in the appropriate context;

6.2.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);

6.2.10 A location plan and overall site plan including the location of areas subject to archaeological recording and copies of annotated floor plans showing the locations of historic features and fittings within the building;

6.2.11 Plans and sections of significant features or deposits at a relevant scale;

6.2.12 A phased plan of the building

6.2.13 A description of any remains and deposits identified including an interpretation of their character and significance;

6.2.14 Assessment and analysis, as appropriate, of significant artefacts, historical and/or architectural features, environmental and scientific samples;

6.2.15 Discussion of the archaeological deposits encountered and their context.

6.2.16 Site matrices where appropriate;

6.2.17 Photographs showing the general site layout and exposed significant features and deposits and historic fabric and features referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;

6.2.18 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;

6.3 ECCAO will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the ECCAO.

6.4 Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements –including any further analysis that may be necessary – will be confirmed with the ECCAO. Any such wider publication requirements will be completed within 18 months of completion of fieldwork; completion in this regard being defined as the production of a proof ready for publication and its acceptance by the editor of the receiving publication.

6.5 A HER entry will be completed and submitted in the specified electronic format within 3 months of completion of fieldwork.

6.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database within 3 months of completion of fieldwork.

7.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)

SWARCH will consult with the applicant to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and will consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats.

8.0 PERSONNEL & MONITORING

8.1 The project will be managed by Colin Humphreys; the building survey and archaeological monitoring will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

8.2 The project will be monitored by the ECCAO, who will be informed of the start date and progress of the works, with site visits being facilitated where necessary. A date of completion of site works/field work will be confirmed in writing with him at the time, and the timescale for the completion of the items in section 6 above will run from this date

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South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:deblt@swarch.net

Appendix 1 – List of specialists

Building recording

Richard Parker;
11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Richard and Helena Jaeschke; 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD; Tel: 01271 830891

Curatorial

Alison Mills; The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747
Thomas Cadbury; Curator of Antiquities, Royal Albert Memorial Museum
Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS; Tel: 01392 665356
Fiona Pitt; Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ; Tel: 01752 204766

Geophysical Survey

Substrata; Tel: 07788 627822
GSB Prospection Ltd.
Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW; Tel: 01274 835016
gsb@gsbprospection.com

Human Bones

Louise Lou; Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES; Tel: 01865 263 800

Lithics

Martin Tingle; Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

Metallurgy

Sarah Paynter; Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD; Tel: 02392 856700;
sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker; English Heritage SW, 29 Queen Square, Bristol BS1 4ND; Tel: 0117 9287961
vanessa.straker@english-heritage.org.uk
Dana Challinor (wood identification); Tel: 01869 810150
Julie Jones (plant macro-fossils); juliedjones@blueyonder.co.uk
Heather Tinsley (pollen analysis); heathertinsley@aol.com
Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

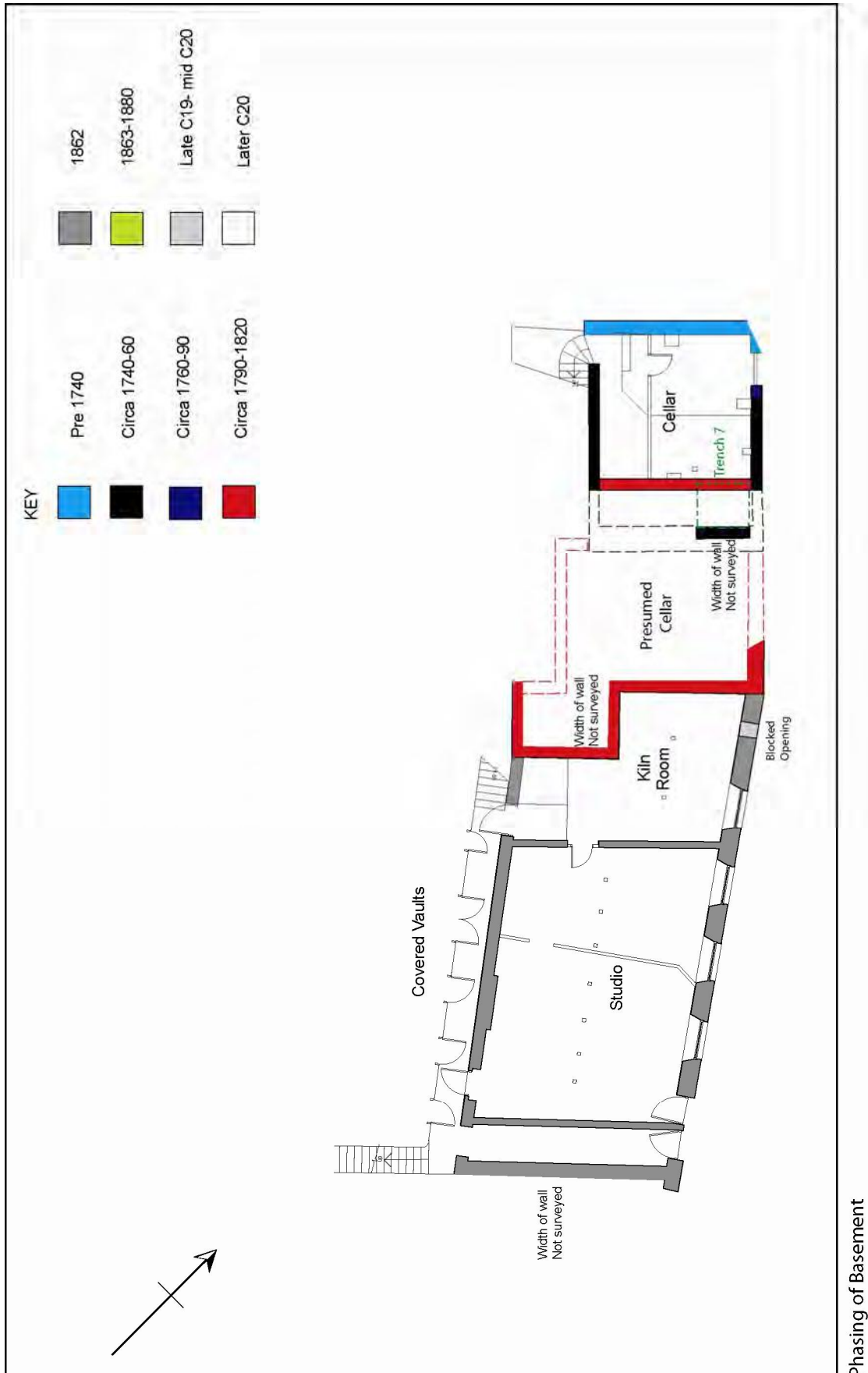
John Allen; Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN; Tel: 01392 665918
Henrietta Quinnell; 39 Polsloe Road, Exeter EX1 2DN; Tel: 01392 433214

Timber Conservation

Liz Goodman; Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN
Tel: 0207 8145646; lgoodman@museumoflondon.org.uk

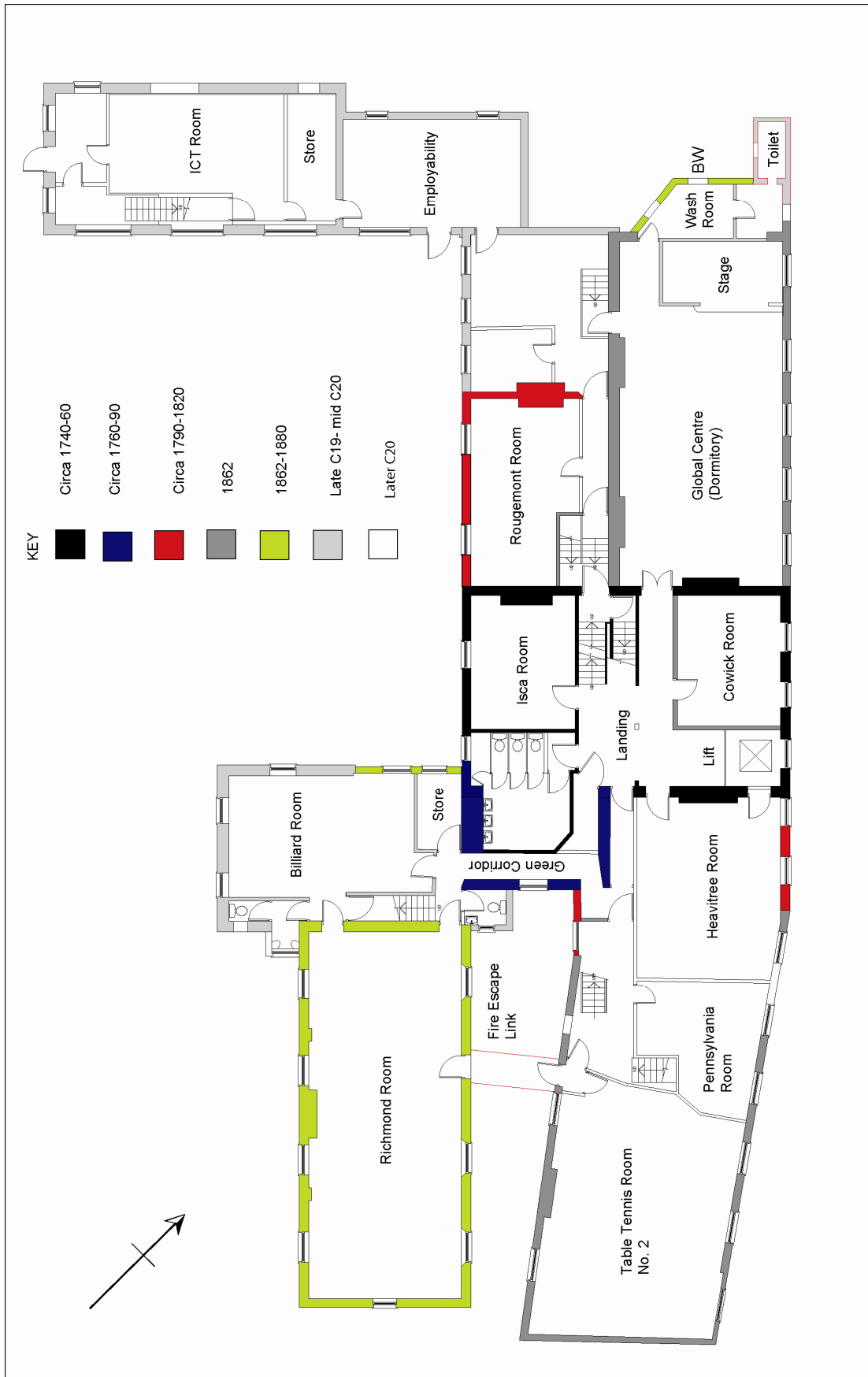
Appendix 3

Cellars, Ground floor, first floor and second floor phased plans of the building (not to scale).

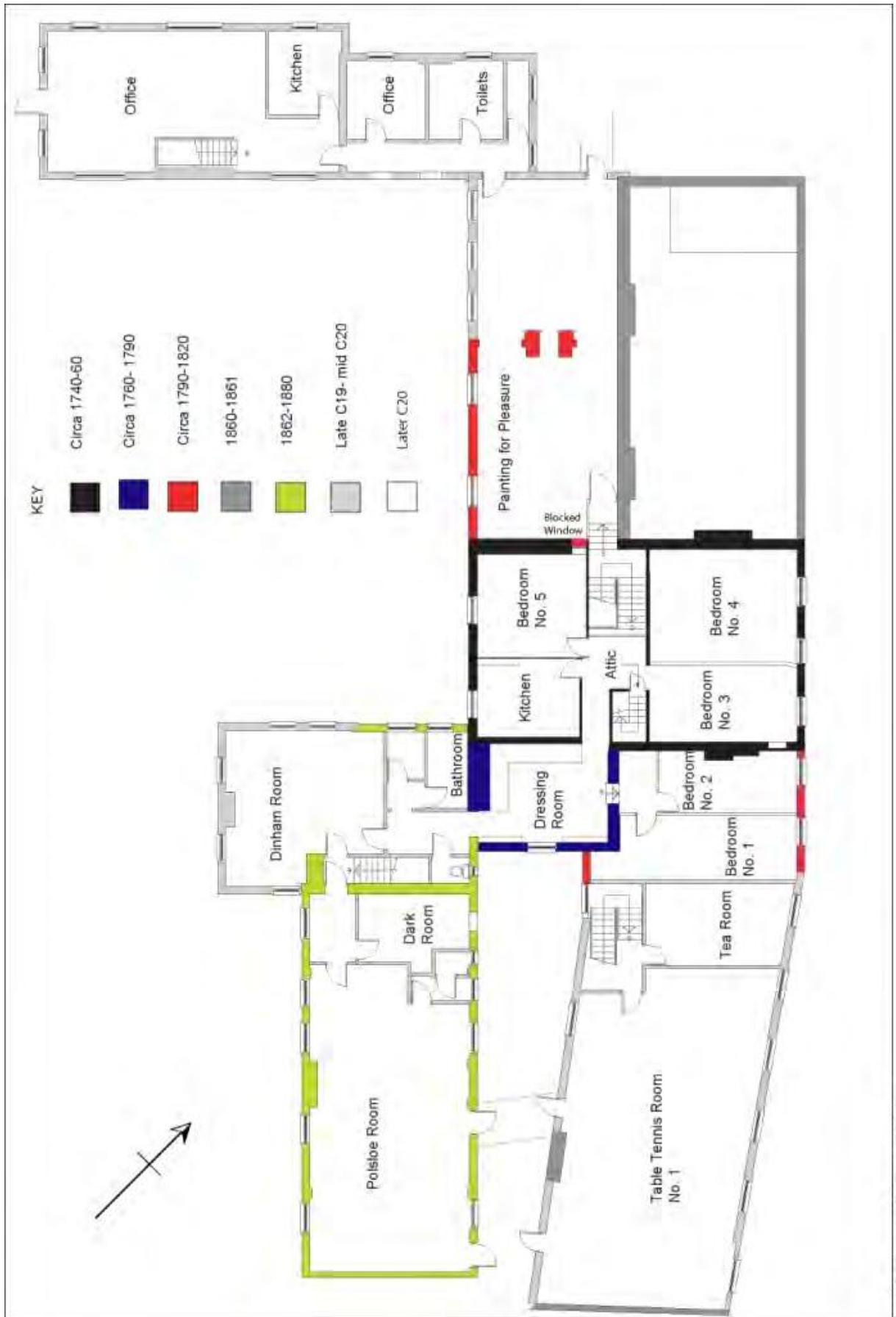




Phasing of Ground Floor



Phasing of First Floor



Appendix 4

List of Jpegs on CD Rom to the rear of the report

Building Survey Photos

1. North-west wing, second floor, south wall of office and toilets with partitions removed, viewed from the north-east.
2. As above, north and west walls of kitchen area, viewed from the south-east.
3. 2nd floor landing, doors to rear Bedroom 5 and former Kitchen, viewed from the north-east.
4. Window in west wall of Bedroom 5, second floor, uncovered upon removal of cupboard, viewed from the east.
5. Window in south wall of former Kitchen, second floor, viewed from the north-west.
6. As above, viewed from the north-east.
7. As above, east wall, viewed from the west.
8. Doors from Bedroom 5 and Kitchen to second floor landing, viewed from south-west.
9. Exposed wallpaper above doorway from Bedroom 5 to second floor landing, viewed from the south-west.
10. Second floor landing doors to Bedrooms 3 and 4, viewed from the south-west.
11. Stairs to attic from second floor landing, viewed from the west.
12. Bedroom 3, front wall of building and east wall, blocked doorways revealed, viewed from the south-west.
13. As above, viewed from the west.
14. As above, view into the roof space.
15. As above.
16. West wall of Bedroom 4, second floor, blocked entrance to roof void revealed, viewed from the east.
17. As above.
18. View into roof void, showing boarded vents and king-post roof structure, viewed from the north-east.
19. As above.
20. As above.
21. Brickwork exposed within corridor from second floor landing to Dressing Room, north wall, viewed from the south-east.
22. Brickwork exposed on north wall of Dressing Room, adjoining Bedrooms 1 and 2, viewed from the south.
23. As above, north-east corner of Dressing Room, viewed from the south-west.
24. View of the load-bearing tie-beam, socketed into the north wall of the Dressing Room, viewed from the south-east.
25. East wall of Dressing Room, boarding remains, viewed from the north-west.
26. View into the roof space above Dressing Room.
27. South wall of bedrooms 1 and 2, adjoining dressing room, viewed from the north.
28. South and east walls of bedroom 1, from the north-west.
29. East wall of Bedroom 1, adjoining Tea Room, viewed from the west.
30. South wall of Dressing Room, in the doorway leading to Dinham Room, showing the surviving layers of wallpapers from 19th and 20th century, viewed from the north-east.
31. As above, the south wall, showing blocked fireplace, viewed from the north-east.
32. Detail of earlier builder's pencil notes on south wall of Dressing Room, viewed from the north.
33. View of the north wall of Toilet and corridor to Dinham Room, viewed from the south-west.
34. View of the void above Stairs up to Dinham Room, viewed from the north.
35. West wall of Bathrooms off Dinham Room, second floor, showing exposed brickwork and blocked window, viewed from the east.
36. North wall of the Bathroom, showing the position of removal chimney stack from blocked fireplace in Dressing Room, viewed from the south.
37. As above, north and east walls, viewed from the south-west.
38. View of stairs to Dinham Room, now removed, viewed from the south.
39. Ceiling removed in Polsloe Room, viewed from the west.
40. Brick wall to west of Polsloe Room, viewed from the east.
41. Table Tennis Room, no 1, viewed from the south-east.
42. As above, partition to stairs and Tea Room removed, viewed from the south-east.
43. Brickwork join in the front wall of the building, within the late 19th century phase, viewed from the south-east.
44. As above, viewed from the south-east.
45. Brickwork exposed in the south-east corner of the Isca Room, first floor, viewed from the north-west.
46. Wooden frame and lathe and plaster partitioning between the Isca Room and adjacent Toilets to the east, viewed from the south-west.
47. First floor landing, wall enclosing stairwell, boarding removed exposing historic wallpaper, looking down the corridor to the Global Centre Room, viewed from the north-east.
48. As above, western end of corridor, viewed from the north.
49. Chimney breast to the east of the Global Centre Room, plaster partly stripped on removal of a cupboard, exposing lathes, viewed from the north-east.
50. As above, view to where plaster ceiling has been removed, exposing rafters and leaving lathes to the edges, viewed from the east end of the room.
51. Chimney breast to the west of the Global Centre Room, hearth and firebox exposed, a fireplace or boarding may have been removed from this wall, viewed from the north.
52. View through to Washroom, to the west of the stage, viewed from the east.

53. As above, window in north-west wall of Washroom, viewed from the east.
54. Plaster ceiling removed in Washroom, viewed from below.
55. As above, north and west walls of Washroom, viewed from the south-east.
56. View to removed ceiling of Global Centre, viewed from the west end of the room.
57. View down the corridor to the first floor landing, viewed from the west.
58. View of partition wall with the Cowick Room, showing blocked 20th century internal windows, viewed from the south-west.
59. Fireplace in the Cowick Room, viewed from the east.
60. North-east corner of the Cowick Room, showing the position of the lift, viewed from the south-west.
61. Wooden partition south wall of Cowick Room, partially demolished, exposing multiple layers of paint and wallpaper, viewed from the north-east.
62. View of the removed ceiling of the Heavitree Room, showing exposed joists, floorboards and beams, viewed from the south-east corner of the room.
63. View of the timber framing and lathe and plaster of partitions, from the Bathroom and Green Corridor to the first floor landing, viewed from the south-east.
64. Exposed brickwork to the south wall of the former Bathroom, first floor, viewed from the north.
65. North-east corner of former Green Corridor which has been removed, brickwork exposed, showing forced doorway and possible blocked doorway, as well as several phases of brickwork, viewed from the south-west.
66. South wall of the Hallway to Pennsylvania Room, first floor, showing the join between the 1790-1820 phase and the sub-phase of 1760-1790, with some modern repairs, viewed from the north.
67. View of Hallway to the east, first floor, leading towards Table Tennis Room No.2, the wall to the south contains multiple phases, viewed from the west.
68. South wall of Pennsylvania Room, showing new wall where stairs from the ground floor Nursery Room have been removed, viewed from the north.
69. Front north wall of Pennsylvania Room, showing the sash windows, viewed from the south.
70. New east wall of Pennsylvania Room, viewed from the west.
71. As above, from the Table Tennis Room No.2 side, view of new party wall, viewed from the east.
72. The south wall of Table Tennis Room No.2, showing fireplace, sash windows and new party wall to the Hallway and Pennsylvania Room, viewed from the north-east.
73. View through the doorway from the Billiard Room to former first floor Green Corridor, viewed from the south-east.
74. South wall of Billiard Room, exposed brickwork to the lower walls, viewed from the north.
75. Former Toilet area within Billiard Room, viewed from the south-west.
76. Stairwell to Dinham Room, view from below.
77. Hallway, door to Richmond Room, from Billiard Room, viewed from below.
78. View down former Servant's Staircase in Rougemont Room, (first floor in west wing), viewed from above.
79. Partition removed within Rougemont Room, viewed from north-east.
80. Floor of Rougemont Room, 18th/19th century floorboards, viewed from north-west.
81. View of blocked in former arch to doorway to Rougemont room, viewed from the north-east.
82. View down staircase with boarding and walls removed, showing half landing and doorway to Rougemont Room, viewed from the north-east.
83. View down Staircase from half landing to ground floor, viewed from the south-west.
84. Detail of half landing balustrade and cut away handrail.
85. View of the staircase, from the ground floor, to the half landing, viewed from the east.
86. View of the base of the stair with curtail step
87. As above, viewed from the north-east.
88. As above.
89. View from Stairhall to Entrance Hall, with partition removed, viewed from the south-east.
90. Beam across entrance hall ceiling, with single bead to both sides, exposed by removal of false ceiling, viewed from below.
91. As above.
92. View of timber framing and brick infill under the stairs.
93. Blocked possible coal hole from cellar under main stairs in central block, viewed from the east.
94. View upwards under the stairs, viewed from the north-west.
95. Brick-nogging at head of Cellar stairs, viewed from the south-west.
96. View to lift area in Entrance Hall, viewed from the south-west.
97. View of Front Porch and decorative fanlight, within entrance hallway, viewed from the south-east.
98. View of south wall of Entrance Hallway, adjacent to stairs, viewed from the north-west.
99. As above, view of panelling and lime plaster wall surface behind, viewed from the north-west.
100. As above, view to cornice and top of panelling, viewed from below.
101. As above, detailed view of structure of the cornice, viewed from below.
102. View of cornice on west wall, the former Preparation Room partition has been removed, ground floor, viewed from the east.
103. View of north wall after removal of modern boarding, within former Preparation Room, ground floor, viewed from the south.
104. As above.
105. South wall of Canteen area, showing fireplace and cornice above after removal of false ceiling, viewed from the north.
106. North wall of Canteen, showing the sash windows, ground floor, viewed from the south.

107. North-east corner of Canteen area, sash window and doorway to former Preparation Room, viewed from the north-west.
108. View of exposed brickwork in the north-east corner, adjacent to sash window, viewed from the south-west.
109. As above.
110. North wall of Canteen area showing boarded in shutters to the sash windows, viewed from the south-east.
111. As above, viewed from the south.
112. As above, viewed from the south-west.
113. As above, remains of cornice to ceiling, viewed from below.
114. View of cornice in Shop area, ground floor, above false ceiling, viewed from below.
115. As above.
116. As above.
117. View into Yard/Office/Toilet area, once demolition was underway, the double skim of the wall is visible where more modern buildings have been built up against it from the 1860s phase, viewed from the east.
118. As above, view across area during demolition, viewed from the south-east.
119. View of the window in front north wall of No.1 Social Room, where the window is wrapped around the former exterior wall of the central block from 1740-1760.
120. View of the west wall of Nursery Room, where the stairs to the first floor have been removed, formerly leading to the Pennsylvania Room, viewed from the east.
121. View of brick wall where a safe has been removed, in Store/Safe Room, viewed from the north-east.
122. View under servants stairs, leading down to Kitchen area, viewed from the west.
123. As above, viewed from the west.
124. As above, from under the stairs, viewed from the east.
125. Door in the north wall of the Kitchen leading to the former Canteen area, viewed from the south.
126. South and east wall of Kitchen adjoining the Safe/Store area, viewed from the north-west.
127. As above, view of the wall after part demolition, showing brick construction, viewed from the north-west.
128. View of south wall of Kitchen, viewed from the north-east.
129. View of north-west corner of the Kitchen, the door to Yard/Office/Toilet area, viewed from the south-east.
130. View of the south-west corner, viewed from the north-east.
131. View of the south wall of Rear Lobby, with arched doorway to garden, viewed from the north-east.
132. Detail of the arch of the doorway, and of cut-off historic joists in the ceiling above, viewed from below.
133. View of area adjacent to Rear Lobby and door in the south wall, formerly a void. Floorboards survive within this section and some historic plank panelling in the west wall under the modern plasterboard, viewed from the east.
134. As above, timber lacing to partition wall, possibly a former cupboard as a row of pegs or hooks seems to be attached in situ to the short section of north wall, viewed from below.
135. View of the north wall of Rear Lobby, with decorative fanlight above the door to the Entrance Hall, upon removal of the false ceiling with panelled doorway to blocked cupboard exposed, viewed from the south-east.
136. As above, view of north wall of Lobby, further to east of doorway to Entrance Hall, viewed from below.
137. As above.
138. As above.
139. View of the south wall within the Toilet area, wall adjoining Model Railway Room with arched alcove, possibly an opening during a historic phase, viewed from the north.
140. View from Canteen/Servery area through the modern opening to Model Railway Room, viewed from the east.
141. False wall inserted into the eastern end of the Canteen, viewed from the west.
142. View to Model Railway Room, showing shortened Servery area and the surviving 19th century plank panelling to the north wall, viewed from the north-east.

Monitoring Photos

143. View of the rear of the Community Centre building from the south-west corner of the garden area.
144. Exterior of the north-west wing, from the garden area, viewed from the south-east.
145. Trench 1, outside exterior door from Rear Lobby, within the central, phase one block of the main building; a brick wall was visible running roughly east-west, parallel to the current exterior wall, viewed from the south.
146. Detailed shot of Trench 1 into the void with the brick wall visible, viewed from the south.
147. As above, viewed from north.
148. As above.
149. Trench 3 in foreground with Trench 1 to the rear, viewed from the south.
150. Trench 3, showing drainage pipe, viewed from the north.
151. Internal face of the south wall of Rear Lobby, to the east of the door to the exterior, plaster and wall coverings have been stripped, exposing the brickwork, sections of which are missing or loose, viewed from the north.
152. As above, detailed view, showing where possible chimney stack has been built up against exterior wall and where a section of wall appears to have had an opening forced into it, viewed from the north-west.
153. Trench 7, showing brick walls, possibly from a cellar, viewed from the south.
154. As above.
155. Close up of section of Trench 7, viewed from the south.
156. As above Trench 7, view of one of the brick walls, viewed from the south.
157. Trench 7, one of the brick walls, possibly earth/clay bonded with section of possible plaster adhering to the top (to the right of the photograph), viewed from the west.
158. Trench 8, removal of wall between Store/Safe and Kitchen, viewed from the north-east.

159. View of new opening forced in wall between Shop and Kitchen, viewed from the north.
160. View of wall structure and thickness, viewed from the north-west.
161. Trench 3, viewed from the south-west.
162. Trench 5, viewed from the south-west.
163. As above, detailed shot, viewed from the south.
164. As above, detailed shot, viewed from the south-west.
165. Door to Rear Lobby and locations of Trenches 1 and 2, viewed from south-west.
166. Trench 2, viewed from the south-west.
167. As above, detailed shot, viewed from the south-west.
168. Trench 4, viewed from the west.
169. Trench 5, viewed from the south.
170. Trench 5, viewed from the north-east.
171. As above, detailed shot, viewed from the north-east.
172. As above, detailed shot, viewed from the east.
173. Internal part of trench 4, viewed from the north-east.
174. As above, detailed shot, viewed from the north-east.
175. Trench 3, viewed from the south-east.
176. As above, detailed shot, viewed from the south-east.
177. North wall of the Model Train Room adjoining the central block of the building, showing chimney stack with multiple repairs and signs of flues and remnants of the stoves and ovens, viewed from the south.
178. As above, viewed from south-east.
179. Trench 6, viewed from the south-west.
180. As above, viewed from the south.
181. Area of rear lobby and Trench 6, viewed from the north-west.
182. View of Yard to the extreme west of the building, cleared of small toilet and office buildings and with Trench 9 in the foreground, viewed from the north-east.
183. As above.
184. As above.
185. West wall of the building where office and toilet buildings have been removed, showing first floor doorway for blocking, viewed from the west.



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