

THE COMMUNITY CENTRE
ST DAVID'S
EXETER
DEVON

Results of an Archaeological Building Survey



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1.0 Introduction

Location: The Community Centre, St. David's Hill
Ward: St Davids
District: Exeter
County: Devon
NGR: SX 9192

1.1 Summary

South West Archaeology were instructed by Cathy Brodribb of King Sturge International Property Consultants, Bristol on behalf of Sanremo Limited (the client) to undertake an archaeological survey of the Community Centre building complex and the area in which it is enclosed.

The area around St David's Hill lay just outside the Roman city but may have seen some suburban development in this period. Evidence of Roman burial has been found nearby. In the early medieval period the area lying beyond the north gate was open country and part of a deer park.

Later in the medieval period the land came into the possession of St Nicholas Priory, remaining open country where an annual fair was held.

By the end of the 16th century residential development had begun on St David's Hill. This suffered a set back when during the Civil War in the 1640's some of the area was cleared. From the mid-17th century development recommenced with further residential development and nursery gardens.

The construction of the Iron Bridge in the 1830's encouraged the use of St David's Hill as a route to Tiverton and residential development in the area moved ahead rapidly in the second half of the 19th century.

Formerly the West of England Institution for the Blind, the Community Centre building as at present existing mostly represents work of the 1850's/60's although at its core is a mid 18th century town house.

A tenement at this location has been identified as dedicated to charitable purposes (either in function or through its rental) since at least 1758, when it was part of the Thomas Flay Foundation. The "Blind Asylum" was on this site in 1852 but contained in a much smaller building, probably the 18th century town house identified in this survey. The work of the 1850's/60's represented an expansion in several directions. Further additions to the premises occurred in 1893 and 1907.

The building is DoE grade II listed (appendix 1).

There is no visible evidence for the use of the site before the 18th century however it remains a possibility that such evidence remains buried and may be disturbed if the proposed development were to proceed.

1.2 Methodology

The aim of this exercise was undertake an archaeological survey of the building and to form an inventory of the architectural features. Through the results of this survey phased drawings were produced showing the development of the building.

This report contains a general description of the building, the phase development and a list of the features which were considered to be of architectural merit.

2.0 Extract from Desk-based study (SouthWest Archaeology 2004)

2.1 Historical Development

- The area lay just outside the Roman city, and may have seen some suburban development. Evidence of Roman burial or cremation has been found nearby. Disposal of the dead outside the walls of the city was characteristic Roman practice and further such finds cannot be excluded.
- It is suggested that in the early period of West Saxon occupation there was settlement to the north of the city by a remnant Celtic-British population.
- In the early medieval period the area lying beyond the north gate was open country and part of a deer park.
- Later in the medieval period the land came into the possession of St Nicholas Priory, remaining open country where an annual fair was held. The parish of St David was probably created in the 13th century.
- Suburban development on St David's Hill began demonstrably in the 16th century and was stimulated by the Dissolution of the Monasteries, releasing the land to secular landowners. By the end of the 16th century residential development had begun on St David's Hill.
- In the 1640's development was set back by clearance during the Civil War.
- From the mid-17th century development recommenced with further residential development and nursery gardens. The land above Weir Cliff was used by cloth merchants (for drying racks) leasing it from the City Chamber.
- With road improvements in the late 18th/early 19th century came rapid development.
- The construction of the Iron Bridge in the 1830's encouraged the use of St David's Hill as a route to Tiverton. Traffic increased, and with it, suburban development. Northbridge Place and St David's Terrace were constructed some time before 1852.
- The coming of the railway in the mid-19th century encouraged the development of Exeter as a commercial centre in the South-West. Residential Development in the St David's area moved ahead rapidly in the second half of the 19th century. At the end of the century Haldon Road was laid out and developed to house middle class families with commercial and railway connections.
- In the 20th century residential properties on the west side of St David's Hill were gradually turned to public and commercial use.

2.2 Social History

- In the 16th century, the land on St David's Hill was a place of recreation for the inhabitants of Exeter. Residential development began with the release of land from the hold of St Nicholas' Priory.
- In the 16th and 17th century certain merchants created endowments for charitable purposes, placing the administration in the hands of the City Chamber. Among the merchants was Thomas Flay who bequeathed land above Weir Cliff (St David's Down) to the value of £48 per annum for the support of a charity in his name. Part of his bequest was a tenement on St David's Hill, which came to house the "Blind Asylum" in 1838.
- Charity schools were set up at the instigation of Bishop Blackall (Bishop of Exeter) in 1709. This move was supported by both the ecclesiastical and the secular authorities of Exeter. All together 4 schools were set up in the name of Bishop Blackall's Episcopal Charities (among them the Blue Maids' School).
- In the 1850's/60's John Dinham, merchant and philanthropist and William Gibbs, merchant and sponsor of a number of ecclesiastical projects, came together to establish Mount Dinham as a charitable "village". In 1860 John Dinham offered land to the Episcopal Charities for the building of a new school.

- The co-incidence of circumstances and bequests and the efforts of Dinham and Gibbs brought together on the land between Weir Cliff and St David's Hill an expanded Institution for the Blind, an Episcopal Charity School, 40 Free Cottages, a new and ambitious Anglican church and a new National Boys' School.
- Taken together these may be seen as an expression of the piety and charity of Exeter's leading citizens from the 17th to the 19th century.

2.3 The Community Centre / Former West of England Institution for the Blind

Study of the cartographic history of this site indicates that from at least 1758 property was held here for charitable purposes. The Chamber Map Book of 1758 has a "tenement belonging to this charity" at the corresponding location on St David's Hill. This particular map defined holdings in St David's Parish belonging to the Thomas Flay Foundation and administered by (members of) the City Chamber. Thomas Flay, a former mayor of Exeter, had set up the foundation in 1634 with a total income of £48 per annum. The endowment was in the form of land, the rents from which went to support the charitable provision (principally) of almshouses. In the case of the Thomas Flay Foundation the lands were not directly enfeoffed to the City Chamber, but remained under the control of private feoffees who were, however, members of the Chamber (MacCaffrey 1978, 105-6). There is nothing to indicate the use of the tenement on St David's Hill in 1758, but, assuming the location is correct, a connection with the later presence of the later use of the property for the charitable purpose of providing for the blind cannot be excluded.

The tithe apportionment of 1842 indicates a holding here belonging to the Trustees of the Deaf, Blind and Dumb Institution, and we are told elsewhere (Pollard 1894, 68) that the Institution was established in 1838.

A short history of the West of England School and College (for children with little or no sight) provided by the School indicates that the first foundation was in private premises in South Street. It subsequently moved to Paul Street and when, by 1842, the numbers had again outgrown the premises, a house on St David's Hill was offered by a Mrs Wilkinson. This would appear to tie in with the tithe map record. By the mid-1850's an accumulation of donations enabled the governing committee to purchase nine workers' cottages and to erect sheds and workshops and finally a garden and a playing-field. The Rapkin and Featherstone maps of 1852 clearly identify the "Blind Asylum" as a relatively small building which was already identifiable on earlier maps, though the footprint changed over time (see below). To the north of this building is a long structure which probably represented a terrace of houses and which was identifiable on Roque's map of 1744. This terrace may represent the premises bought by the Committee in the 1850's. The date of 1860 still to be seen on the front of the present building (the Community Centre) co-incides with that of numerous other charitable developments in this area and, from the map evidence, represents a period of massive expansion of the Institution for the Blind. The expansion extended the footprint of the building both north and south, either taking in existing neighbouring properties (including the terrace pointed out above) or causing their demolition and replacement. Parker suggests in fact (2004, 46) that 18th century houses remain at the core of the present building. In the 1860 development a parallel workroom wing was also built to the rear. This has a possible precursor on the 1852 Featherstone plan, but nothing earlier and is therefore wholly a 19th century structure. Another development of c.1860 was a detached workroom to the south-west abutting St David's Terrace (which itself had been built between 1842 and 1852) and a further unnamed outbuilding backing onto the south-west end of St David's Terrace (see St Davids Terrace Educational buildings Y1 – 4 below). Obliging the mapmakers of 1876 supply us with a guide to the internal ground-floor arrangements of the Institution for the Blind. As well as the two workrooms to the rear, the building comprised, from north-west to south-east: a workroom, a store, a sale room, a dining room and a school room. Pollard wrote in 1894 (68), that the Institution "has accommodation for

both sexes who are taught basket weaving and net making and also music and singing". Weekly musical recitals were held on Wednesdays at two; visitors were welcome at any time.

A further extension at the north end and standing at right angles to the earlier structure does not appear on the plans until after 1904. We are told in the School History that further workshops were built in 1907 and this may account for this wing as well as that beside the gymnasium.

The West of England Institution for the Blind moved away in the 1960's, becoming the West of England School and College for young People with Little or no Sight at Countess Wear. The abandoned building became the St David's Community Centre in 1965.

3.0 St David's Community Centre

3.1 General Exterior Description, with phasing

Large rambling brick building of several periods, with a total of 19 bays on its north east front, strung out along south west side of St David's Hill, with several extension wings to rear, south west side. The slope of the hill means that a cellar is possible for the first eight bays in the south-eastern half of the building; this is not present to the northwest.

Basic form consists of three bay centre section of the mid-late 18th century (Phase 1) on three floors with parapet to flat leaded roof, two parallel ridged slate roofs aligned north east-south west lie within this. In plan, this section is double-pile, extending back into the rear garden of the property.

To the south east is a four storey double-pile addition of two bays, of the late 18th to early 19th century (Phase 2), the extra storey being a cellar, entered from within the building. The parapet and roof design are the same, with a single ridged slate roof, parallel with the others.

Flanking this central block (comprising Phases 1 & 2), are two matching and largely symmetrical blocks of six bays each, dated 1862 (Phase 3). The right-hand, north-western block is on two floors, with ridged slate roof parallel with street, terminating at the north-west end with a coped gable. A further angled two-storey bay projects from this, with a flat leaded roof within a parapet.

The left-hand, south-eastern block, was originally on three floors, the lower of which is a cellar. This was entered from the street via a large archway, shared with an access passage to the rear courtyard, at the left-hand, south-eastern end of the building. The south-eastern end of this wing is plain, with a pair of projecting chimney stacks which rise for its full height. A fourth floor was added to this building in Phase 4 and has a ridged slate roof, fully hipped to the northwest and southeast ends, rising slightly above the partly flat roofs of Phases 1 & 2 to the north. The north-western and south-eastern extremities of these flanking ranges are brought forward slightly, balancing and terminating the whole facade.

To the rear, an irregular facade is presented, of varying depths. The Phase 1 centre section of three bays, has a central ground floor door, with wide windows flanking it and above it. The south-eastern part is covered by a three-storey early 20th century wing (Phase 5), projecting south-westwards into the rear garden.

To the south east, the south-eastern Phase 2 extension is largely obscured by later additions, but the central bay of its original three bay south-eastern facade is visible at the north-west end of the rear courtyard. The north-eastern bay projected slightly to the south east, possibly to contain a staircase, and its former south west and south east quins are shown by kinks in the alignment of the front and rear walls.

A second Phase 2 extension to the north-west of the Phase 1 building is visible in the southwest wall as a substantial single bay structure in dark red brick, with straight vertical joints indicating its relationship to the earlier Phase 1 building to its south east and the later Phase 3 and 5 buildings to its north west.

The Phase 3 south-eastern block fronting the street is of plainer design to its rear, and has a narrow passage along its rear, serving a series of vaulted brick coal bunkers. These probably date to Phase 4, when a large rectangular three-storey range of seven bays was constructed parallel to the Phase 3 south east range, a short distance to its south west. This has a ridged slate roof with gabled southeast end. The design and building materials of this range suggest that it was constructed only shortly after the Phase 3 front range to its north east.

To the rear (southwest) of the north-western street-frontage wing of Phase 3, is a parallel range (Phase 4), constructed against its southwest wall with a higher ridged slate roof, originally gabled to the north west; running into the roof of the Phase 2 north-west extension

to the south east. A further three bay extension to the northwest turns to the south west and forms a 5 bay north east-south west wing (Phase 5) projecting to the south west.

This probably dates to the 1890s, having architectural details which are similar to the detached gymnasium building to the south west, of 1893.

The slate roof of this building is ridged, continuing from the Phase 4 rear range, and turning 90 degrees to the southwest, finishing in a gable at its southwest end. Iron fire escapes are present on the southwest end of this building, and at its north east corner. The latter has attractive cast iron barley-sugar moulded newel posts. Owing to the rising ground to the rear of the buildings, the ground floor of this wing links with the first floor of the main building.

A further wing was constructed to the rear of the Phase 1 central block at this time. It has three storeys and its slate roof is gabled to the south west with a chimney stack. At the same time, an extra floor was added to the Phase 3 south range fronting the street. This has a continuous fire escape from its south west corner, which also serves the south east side of the Phase 4 rear range.

A small yard at the northwest end of the buildings contains a lean-to lavatory, probably of Phase 3, while a toilet block of two storeys and two bays, added to the north east corner of the main building alongside the street, dates from the late 19th century (Phase 5). Other alterations to the base of the Phase 3 north-west end bay projection date to the mid-20th century (Phase 6).

3.2 Detailed Exterior Description (see Jpeg 1)

3.21 Central block. House, circa 1740-1760; Phase 1 (see Jpeg 5 & 6)

Three bay structure of orange brick, with later portico of late 19th to early 20th century, three storeys plus basement. Moulded brick plinth to base of wall, up to 1.5m from ground. Cellar has one light to right of portico, none to left. Graded window heights to main floors, with the tallest located on the ground floor, receding to the smallest on the second floor. Raised bands of brick on the first and second floor levels. Plain timber cornice, with cavetto and ogee coving to the top, plain bead to the base. 20th century brick parapet over. Windows all have rubbed brick flat arches with raised stuccoed keystones, six-over-six paned hornless sashes with slim glazing bars to ground and first floors, re-used early 18th century 3 over 6 paned hornless sashes to top floor, heavy ovolo moulded glazing bars, in early 19th century cases.

Single brick stack to the right hand end, originally on the outside end wall, now incorporated within the building as an axial stack. Plain modern brick upper, with three squat pots.

Late 19th to early 20th century portico using an earlier 18th century style. Bath stone surrounds, plain side pilasters with beaded capitals. Central door surround brought forward slightly, with bead and ogee moulding framing, returned at the bases into the doorway. Plain relieved panels in door cheeks. Heavy projecting cornice above portico with dentilled frieze at the base. Soffit recessed with a plain face, ogee coving to top. Slightly projecting plain pediment above and against wall face. Flight of five Portland stone steps, plain with stepped nosings.

3.22 Addition to south east of central block, late 18th to early 19th century; Phase 2 (see Jpeg 5 & 6)

Two bay addition on three floors plus cellar, directly abutting left side of centre block, details as Phase 1 central block. Two cellar windows with plain brick flat arches, one with 3 over 2 paned sash. Ground and first floor windows are of Phase 3, with second

floor windows re-used early 18th century as central block. Cornice and parapet continued across from central block.

3.23 East elevation of north west and south east flanking wings, dated 1860; Phase 3 (see Jpeg 2-4/11/7-9)

Two substantial matching blocks of two-storey classrooms in dark red brick, flanking Phase 1 & 2 front blocks, added contemporaneously in 1860 (Datestone over lower left arch). South-east wing has cellar below. Traces of applied letters, probably raised stucco, across entire street frontage facade at a point just above the first floor stringcourse: 1860 The West of England Institution for the Blind 1885.

Modern signage obscures this in places. The dates at the beginning and end of the string are on the slightly projecting end bays. Although the first date refers to the construction of the flanking wings and other buildings on the site, it is not known what 1885 commemorates.

3.231 South east wing (see Jpeg 2-4)

Moulded plinth continuous from Phase 1 & 2 centre blocks, five bays with slightly projecting sixth bay at the left end. Originally three storeys including the basement, fourth storey added in late 19th to early 20th century, with pinkish red brick.

5 basement windows, segmental arches with flat-topped voussoir bricks. Top-opening over six pane fixed lower part, one original three over two pane sash to the far right, now with security mesh to the front and timber flush sills.

In left-hand projecting bay is a pair of doorways within a wide central 3-centred brick arch of buff brick with rubbed voussoirs, central painted keystone (probably granite) engraved 1860 (see Jpeg 3). Short length of plinth to either side, plain, slightly projecting capitals. Door frame to left has beaded & framed six-panelled door to left with moulded upper panels. Later door to right has four glazed lights to upper, two plain beaded panels below. Decorative tile panel forms a top-light, word 'POTTERY' imprinted in modern art tiles.

All main floor windows are of same pattern as central blocks, having flat arches with rubbed brick voussoirs and plain stuccoed raised keystones. Six over nine pane sashes to main floor, six over six to first floor, all hornless sashes. Many panes contain crown glass. Projecting stair bay to left has shorter windows with six over six sashes all the way up.

Added top storey has same facade profile as below, with slightly projecting left-hand bay. Windows of the same size as earlier top storey below. Original façade has two raised brick bands to first and second floors, matching those on the earlier central blocks. On second floor, matching window positions are rectangular landscape format recessed brickwork panels. Irregular cast iron ventilator plates, cut into walls between some windows on first and second floors. Main floor ventilator plates are larger than the first floor, all of an attractive doily pattern.

Windows have six over six panes, horned sashes with D handles under top leaves. Dark red rubbed voussoir bricks, with no keystones. Glazed, moulded tile ventilators, all original. Slightly projecting eaves, moulded bargeboard with bead and ogee mouldings. Ogee moulded, cast iron gutter, tubular cast iron down pipes to either end, all date to addition of top floor.

3.232 South wall of south east wing (see Jpeg 11)

Pair of tall projecting brick chimney stacks, extended uppers in paler brick belong with added floor of Phase 5. Two hand-made Fareham pots with slip decoration, re-used fittings from pre-1860.

3.233 North-west wing (see Jpeg 7-9)

Five bay front with slightly projecting sixth bay to right, reflecting front south east wing in general layout and most details, although no cellar is present, owing to the rise in the street towards this end of the building. No added top floor, so this wing is more original than its twin. Eaves board and cornice as on the centre block but set at a lower level, with a brick parapet over. Cast iron ventilators between ground floor windows, several brown moulded tile ventilators to first floor, same form as upper floor level of front south-east wing.

Alterations to this block include two introduced shop fronts, one broken into slightly projecting north-west end bay in the first quarter of the 20th century. Timber pilasters to sides with relieved panels, projecting panels flanking plain fascia to top, plain, stepped cavetto mouldings below. Modern shop window and door.

Two left hand bays against Phase 1 central block formerly contained inserted shop front, made good during 1970s in dark red/brown brick, brought slightly forward of façade, with lead capping. Windows as others on the ground floor, with modern replacement hornless sashes, lintels are set slightly lower than originals, rubbed brick voussoirs, and raised stucco keystones.

Roof is ridged with a gable to the north-west, pitches in Welsh slate, broad lead gutters behind front parapet and valley to later building of Phase 5, parallel to the rear. Two rear lateral stacks, now in this valley. Two light brown glazed pots on each, probably dating to the mid-19th century

3.234 North elevation of north-west wing (see Jpeg 8 & 9)

Shallow-pitched gable with raised Portland stone coping. Semi circular voussoired arched window to attic, above substantial angled full height bay window to the ground and first floor. The ground floor of this has been extended outwards in brick; the earlier wall lines being supported internally with RSJs and iron columns. Six over six paned horned sashes to first floor, modern steel framed windows to ground floor. Ornamental cast iron fire escape, in angle between 1860 front north-west wing and later rear range, attractive cast iron barley-sugar twist newels.

3.24 Extension to northwest end of north-west wing. Lavatory block and store rooms, late 19th century; Phase 5 (see Jpeg 12 & 13)

Two storey, 1½ bay red brick structure added to the right-hand side of front north-west wing, probably dating to the late 19th century (Phase 5). Two doors to the ground floor, cut granite lintels. Chamfered shoulder in wall to the first floor. Single six over six hornless sash on first floor to the left, with D handles. Voussoirs and keystone are as elsewhere. Slightly projecting eaves course, flat stone raised parapet, with flat roof behind. Integral brick garden wall with cambered brick capping continues to the right for a short distance behind two K6 telephone boxes, before returning to the rear.

3.25 South-east wing; Phase 4 (see Jpeg 30)

Two storeyed south-east wing, aligned north-west to south-east, flanking long narrow courtyard, open to south-east end and closed at north-west end. Floor of courtyard on two levels; lower level protected by plain wrought iron railings on projecting granite kerb. Lower level to the north east is at basement level of front block and forms high sided open passage, later roofed in. Higher level on south-west side at ground floor level to rear block, tapering with narrow south east end and broader north-west end, partially paved with Purbeck limestone slabs, some modern cement

Several iron fire escapes in courtyard, contemporary with south-western block of Period 4, 1860s-1870s. Substantial wrought iron, cast iron and steel fire escape inserted between buildings of rear courtyard, integral to the south west rear range. Fire escape design features include barley-sugar twist newel posts with acorn capitals and perforated cast iron risers.

3.251 South-west side elevation; Phase 4

On southwest side of yard is rear range of Phase 4 (south-west parallel range), with integral fire escape. Similar construction and design to rear of 1862 front range but slightly later. Landing of fire escape runs between buildings at first floor level with doors at either end.

South east end of south west side elevation; door is forced in. Modern steel fire escape inserted between buildings at the south east end of yard, (see Jpeg 29).

3.252 South-east end elevation; Phase 4 (see Jpeg 28 & 29)

South east end of south west rear block (parallel range) has a single light window at first floor level, two single wrought iron tie bars. Inserted door for fire escape.

3.253 North-west end elevation in yard; Phases 1 & 5 (see Jpeg 31&34-36)

One bay of south east end wall of Phase 1 house is visible. Plastered eaves coving typical of early-mid C18, with heavy cavetto moulding and bead to base. At the top is a projecting lead tray supporting a hipped roof, recovered in asbestos slates. Wall face has mixture of dark red handmade bricks, with occasional burnt headers. Top floor window has six over six paned hornless sash in bead-moulded frame with shallow, bead-moulded surround. Later D handles to top sash leaf. Windowsill formed of a sequence of broad, flat tiles. Lower floor windows obscured by modern lean-to addition. Full height flat roofed lavatory wing projects into north western corner of yard, dark red brick walls and voussoired windows with horned sashes; Phase 5.

3.254 North-east side elevation in yard; Phases 2, 4 & 5 (see Jpeg 32 & 33)

This is the rear wall of the 1862 south east range, but has plainer features than on its north east front.

Ground and first floor window sizes as street frontage but without keystones, plain unrudded segmental arches with flat tops to voussoirs and six over six hornless sashes, beaded frames with beaded surrounds.

At north-west end, a single bay of Phase 2 is visible, on a slightly different alignment, clearly abutted by the 1860 fabric, where brick coursing does not line up. Ground and first floor survive, second floor has been altered, but originally contained another sash window, the left jamb of which survives.

Added second floor in pinkish brick; Phase 4. Top floor window details as front façade. This fabric is integral with a substantially constructed bridging corridor to rear block on south west side of the yard. Its brick sidewalls are supported on RSJs, resting on granite pads. Six over six horned sashes on either side.

3.26 Rear elevation of whole range of buildings

This is complex, and contains several periods of construction. These are described from south east to north-west.

3.261 South wall of south west parallel range; Phase 4, circa 1863-1876 (see Jpeg 25-27)

Plainer than north-east wall, with no horizontal brick bands. Occasional cast iron and glazed brick ventilation panels. Four regular bays, then layout changes at the north-west end, possibly for staircase with door at the ground floor. Eight over eight paned hornless sashes on the first floor, second floor has four over eight paned sashes.

3.262 South west gable of central block; Phase 5, late 19th to early 20th century (see Jpeg 23-26)

At north-west end of south-east wing, a triple storey brick wing projects one bay to the south west. Walls of buff bricks with red rubbed brick containing moulded tile ventilators. Flat topped voussioired windows with windowsills of Bath stone. Stepped ogee gable with projecting upper chimneystack on two stepped legs.

Three windows on the ground floor, two windows on the first and second floors. All with two over two paned horned sashes on ground floor and first floor. Second floor ditto but with fixed two-pane top light.

3.263 Rear elevation of primary block; Phase 1, circa 1740-1760 (see Jpeg 21 & 22)

This was of three bays with central arched doorway to ground floor, three storeys with hipped roof over. South eastern bay now obscured by Phase 4 & 5 extensions. Two bays remain visible, six over six paned hornless sashes with much crown glass, segmental arches with flat-topped voussiors to windows. Very deep eaves, bargeboards had semi-circular coving, now removed, as south east wall in rear courtyard.

3.264 Added wing to north-west; Phase 2, circa 1790-1820 (see Jpeg 21)

Single bay three-storeyed wing, abutting primary block. Red-brown brick walls, single hornless sashes to ground and first floors, parapet to shallow pitched ridged roof, originally had projecting gable stack to north-west, later incorporated within north westward extension.

3.265 Further addition to north-west, with projecting wing to south west; Phase 5, 19th to early 20th century (see Jpeg 18-20)

This clearly abuts the latter wing and continues this range to the north-west. Three-storeyed three bay building with two over two paned horned sashes, rubbed brick voussiors to window. Moulded brick double band at second floor level, one at first floor level. Latter band continues round corner to south west along four bay two-storey wing, probably of the same date. Ground floor of wing is at level of first floor in front range, due to rise in ground.

South-east face of wing has four bays, containing four two light windows with flat rubbed brick arches above two over two horned sashes, art deco Bath stone sills with curved ends. Cast iron drainpipes with ogee gutters and rectangular roses.

At south west end of wing, stringcourse continues from first floor level. Three bays, central door with nosed brick jambs, south west quoin also nosed.

Fire escape to first floor of cast iron and steel, lattice treads and risers (see Jpeg 18).

3.3 Interior description

The buildings' complex development means that a clear description of its interior layout will also be complicated. The following text seeks to clarify this plan and layout.

3.31 Basements

3.311 Cellar

A cellar beneath the Phase 1 central block is accessed from the underside of the main stair in the entrance hall. It gives access via a quarter spiral stone stair to a small sub-rectangular cellar beneath the front part of the central block. This cellar is split-level, with a raised barrel stand to the south east, and a recently partitioned off area to the south west.

The north-west wall and stair contain evidence of earlier stone buildings on the site, predating the 1740-60 central block.

3.312 Pottery studio & kiln room

A basement beneath the south east flanking wing of 1862, fronting the street, is accessed from the street via a wide double doorway, shared with a narrow through-passage to the rear yard. The basement is in three parts, the south-eastern pair of which are a pottery studio and are treated as one, with a modern lightweight partition dividing them. At the northwest end, a separate room now contains the kilns for the pottery studio; this has a staggered stone wall on its northwest side, which forms the plinth of the Phase 2 house.

3.313 Coal cellars

To the rear of the pottery studio, running the full length of its south west side wall, is a narrow passage below the level of a rear yard, originally open to the sky, but now roofed in. Several small brick vaulted coal cellars are entered off it.

3.32 Ground Floor

It should be noted that although this floor is termed the 'ground' floor, parts of it are above the south-eastern basement rooms and appear to be at first floor level when viewed from the street.

The building is entered from the street via a short flight of steps through a shallow portico, into a large irregularly shaped entrance hall. This hallway comprises the former positions of a single bay south-eastern room, now partly occupied by a lift; the south west and south east parts of a two-bay north-western reception room, whose remainder is now occupied by a kitchen; and a rear stair hall.

Moulded wall panelling in the kitchen and a decorative plaster cornice show that the reception room was lavishly decorated, as was the staircase to its south west. This has a finely moulded balustrade and spiral terminal newel. These features mark the house out as a typically lavish 18th century town house.

A door under the staircase leads to the cellar (see above), while doors to the rear lead to a lobby and office; further doors inserted in the north west and south east walls lead to the 1862 extension wings flanking the central block.

3.321 Rear Lobby, Office & Lavatories

The lobby is accessed from the Entrance Hall and by a rear door from the garden. It gives access to ladies & gents lavatories to the south east and the Receptionist's Office to the north-west. A store to the north west of this is located in an extension of Phase 2, of c.1790-1820 and contains an early 19th century cast iron walk-in safe.

3.322 Model Railway Room

This area comprises a pair of interconnecting rooms and is accessed by an external door in its north-west wall, alongside the rear door to the lobby. The north-eastern room was used as the main kitchen for the school and still contains a very large fireplace in its north east side wall.

3.323 Canteen & Servery

These are located in the ground floor room of the rear range to the south west and are separately accessed from the playground to the south west and the courtyard to the north east. The Servery is at the north-west end and a door accesses two store-rooms partitioned off to the south east of the Model Railway rooms.

3.324 Nos. 1 & 2 Social Rooms

A door from the south east of the Entrance Hall enters two large rooms of four bays each with high ceilings are separated by a partition and a straight run stair to the first floor. No 1 Social Room to the north-west has an irregular plan, as it contains fabric of the Phase 2 extension to the Phase 1 town house in its front wall. The original south east end wall of this phase has been removed, probably in 1862 when this room was created. Further parts of phases 1 & 2 are represented by irregular walls at the rear of this room.

3.325 Café & Shop

These are contained within one large rectangular room in the north-western flanking wing of 1862, and are entered from the north-west end of the Entrance Hall and via a door from the street into an integral shop area at the north-west end. The room contains much modern partitioning and a bar structure, associated with its conversion to a cafeteria and shop in the recent past.

3.326 Kitchen

This is entered from the café and shop and is located in two former rooms of Phases 2 and 5. These are separated by the brick support for a chimney stack which continues through the two floors above and served the Phase 2 rear wing on its south east. Most internal features are now obscured by modern kitchen equipment.

3.327 Office at north-west end of building

This is accessed off the shop and is situated under the bay projection on the north-west end of the north-west wing. All walls are of Phase 5, but steelwork supports the earlier Phase 4 bay above.

3.33 First Floor

3.331 Staircase

The main staircase as described above, rises from the entrance hall through two floors, with four flights in total, and half-landings between floors. Access doors from these half landings enter the rear range on the first and second floors via short additional flights. The decorative features of the main staircase continue all the way to the top.

3.332 Landing

This is an irregular T shaped space, converted in Phase 3 from a small square landing at the stair head, serving two rooms to its northeast, one of two bays to the northwest and a second of one bay to the south east.

In its present form, the larger room (now the Cowick Room) is truncated on its south west side to incorporate a passage leading to an access door into the 1862 north-west wing, now the Global Centre. The south-eastern room is now part of the landing and houses the lift. A pair of open arches was inserted into the former landing partition to open up this area in Phase 3.

Doors to the south west lead to the Isca Room and a ladies' lavatory, while others to the south east access the Heavitree Room and two corridors. The latter give access to the other rooms in the two south east wings.

3.333 Isca Room and lavatories

These are located off the south west side of the landing and are incorporated in the rear part of the Phase 1 building.

3.334 South east wing, comprising the Heavitree Room, Pennsylvania Room, and Table Tennis Room No 2

These rooms are within the Phase 3 south east wing of 1862. They are of irregular size and shape, being partly of 1862 date, although the north-western partition of Table Tennis Room No 2 is modern, being against the staircase from the ground floor.

A stairwell and corridor are located on the south west side of the Pennsylvania and Heavitree Rooms and are accessed from the Landing to the north-west and the Green Corridor to the south west.

3.335 Green Corridor

This L plan corridor runs across the inner face of the south east wing of the Phase 1 central building. At its south west end is a stairwell, with a straight run stair to the south west, to the second floor Dinham and Polsloe Rooms. Opposite is a lavatory cubicle of Phase 5, inserted into the north-west corner of the south east courtyard.

3.336 The Billiard Room, store and lavatory

The Billiard Room, now a semi-derelict store, is located in the south west wing to the rear of the central block, and contains fabric of Phases 4 & 5. It is accessed from the Green corridor to the north east and the Richmond Room to its south east. A small gents lavatory comprising water closet and urinals opens off the side of a lobby on the south east side of the room. A store adjoins to the north east, entered off the Green Corridor.

3.337 The Richmond Room

This long rectangular four bay room is accessed from the Green Corridor and Billiard Room at its north-west end. It is used for dancing classes and has a raised plinth along its south west side for dancers to rest on.

A door in the north east wall gives access to the fire escape. This is an original feature of Phase 4, to which this wing belongs.

3.338 Global Centre

This is a long 5 bay room of Phase 3 with a partitioned off stage area at the north-west end. The ceiling is very high, suggesting a ballroom, but the room appears to have been a dormitory in the 19th century. A door to the south west enters the waiting area via a short stair to a lower level.

A door at the north-west end leads to a communal bathroom in the Phase 4 additional angled bay projection at the north-west end of the range. An additional washroom and lavatory of Phase 5 opens off this.

3.339 Rougemont Room and stair

This part of the first floor, including the office and waiting area to its north west, is about 1 metre lower than the Global Centre to the north east.

A two-run servants' stair of Phase 3 opens off the first half landing of the main staircase. This gives access from the ground floor kitchen to the first floor rooms above it. It enters onto a short corridor, from which the rectangular two-bay Rougemont Room, which is in the Phase 2 north west wing, is entered.

3.3310 Office & waiting area

These originally formed one room, immediately north-west of the Rougemont Room. The office is a modern creation. This three-bay room is part of the Phase 5 north-west wing.

3.3311 North-west wing

This comprises two contiguous rooms of Phase 5; the Employability Office and the ICT room. A store divides the two and an entrance lobby is located to the south west of the ICT room. A straight run stair rises to the first floor from this lobby, along the south east side of the building.

3.34 Second floor

This floor is partly out of use, the bedrooms and kitchen being unused at the time of the survey.

3.341 Landing

This gives access to Bedrooms 3, 4 & 5, to the east and west, and a kitchen to the south west. All are small single bay rooms, other than Bedroom 4 which is two-bay.

A boxed two-run stair off this landing gives access to the two attic rooms.

3.342 Dressing Room

This room is used as a lobby, giving access between the landing and the south west wing. It is within the south east wing of the Phase 1 town house, with a window to the south east.

A short flight of steps leads up to the north east, serving Bedrooms Nos. 1 & 2, which are at a slightly higher level with their own entrance lobby. Here in the upper floor of the Phase 2 south-eastern extension to the town house, the roof trusses are exposed.

3.343 Dinham Room and associated lobby, toilet and bathroom

This small room is located in the top floor of the south west wing, partly dating from Phases 4 and 5. It is accessed via a lobby from the landing to the north east, and via a stair from the floor below. A toilet and bathroom are entered off either side of the lobby.

3.344 Polsloe Room and darkroom

These are located in the top floor of the Phase 4 south west wing, the dark room being entered off a lobby between the Polsloe Room and the stair head to its north west. The Polsloe Room is 3 bays long and has doors to a fire escape in its south east corner, and into a link passage on its east side. This gives emergency access across the south east courtyard to Table Tennis Room No 1, on the top floor of the south east wing.

3.345 South-east stairs

This cast iron and steel structure with woodblock treads rises through a stairwell inserted in the corridor on the south west side of the first floor of the Phase 3 south-east wing. It was created when in Phase 5 an extra floor was added to the southeast wing. The stair head has a short landing which serves a small tea room and Table Tennis Room No 1.

3.346 Table Tennis Room No 1 & Tea Room

The table tennis room is 5 bays long and has two fire escape doors in its southwest wall. It is entered from the northwest end, and a window is located in the northwest partition. The tea room was formerly the bedroom of a member of staff and the adjacent table tennis room a dormitory for the pupils of the school.

3.347 Painting for Pleasure Room

This is accessed from the last half-landing on the main stairs. A short flight of steps leads to the south east end of the room. Two rooms were formerly here; a brick stack with an archway through it carrying the flues from the lower rooms in the centre of the present room. The room to the south east has two bays, that to the north-west three. Doors at the north-west end give access to a fire escape and the north-west wing.

3.348 North-west wing

This range comprises offices and toilets. The north eastern part is served by a short corridor on the south east side, while the south western part, now an open plan office, has a small kitchen at its north east end. A staircase from the floor below is located on the south east and a fire escape leads off the south west end, flanked by windows. This room is three bays long.

3.35 Attic floor

All accommodation here was inserted into an existing Phase 1 roof space in Phase 2.

3.351 Stair

This lightweight structure is entered off the second floor landing and has two runs with a half landing, rising to a short landing. Here, two doors lead to Bedrooms 1 & 2 to the south west and a hatch gives access to the roof to the north east.

3.352 Bedrooms 1 & 2

These have been inserted into the roof space of the rear part of the Phase 1 town house. The roof structure remains from Phase 1, but the rooms have been inserted into it, at a slightly lower level from the landing.

4.0 Items of architectural interest

Below are listed items which if not of architectural importance in their own right reflect the phase development of the building and are therefore considered worthy of mention.

4.1 GROUND FLOOR

4.11 Porch/Portico (see Jpeg 1-3)

Finely carved Portland stone steps with nosed treads, possibly in-situ from Period 1.

Doors:

Outer door: Relief panelled timber case to inner sides of portico, probably Edwardian, dating from early 20th century. Pair of tall double doors each with three relieved panels with moulded surrounds and shaped brass butterfly hinges.

Internal door furniture: Fine iron ornamental handle and pull bolt below.

External furniture: Octagonal, pyramidal brass door knobs to each leaf.

Above the inner door is a fine 18th century fanlight which would appear to be reset, possibly from the street or a side entrance doorway. This has seven radiating lobes, passing through three concentric ribs, divided by beaded glazing bars (see Jpeg 3). The outer two ribs connect with delicate laurel swags on the interior face of the outer order, springing from half medallions at the termini of the glazing bars. In the spandrels are five-lobed quarter-sunbursts, divided by glazing bars. Entire fanlight glazed with crown glass.

4.12 Entrance Hall (see Jpeg 4-9)

Walls:

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. It dates to circa 1740-60.

On the north side of the room is decorative panelling in two orders; the lower part with large raised and fielded panels above beaded skirting, finishing at a bead and cavetto moulded dado rail. That to the south wall is modern, copying the original panelling, and is of inferior quality.

Doors:

Door to café: Early 19th century with two raised and fielded panels below; formerly had two larger panels above, now replaced with safety glass.

Door to reception: In south-west wall, fixed. Probably an early 19th century insertion into south-west wall. Two raised and fielded panels to the base with two taller panels above (now glazed) set in a beaded frame with two orders of ogee surround.

Door to No 1 Social Room: Four recessed panels, probably 1860s, with plain beaded frame.

Door to rear lobby: Narrow doorway with plain beaded frame, door has four plain panels and modern fittings. Head of doorframe forms the base of a triple order fanlight, with six lobes formed in soldered lead with a heavily beaded surround which continues down to flank door jambs.

Windows:

Single, six over nine pane hornless sash window, beaded frame and raised sill, to north-eastern wall (see exterior description). Probably belongs to Period 2.

4.13 Stairs (see Jpeg 5 & 7)

Two straight opposed runs to first floor, with half landing between.

First run retains probable raised and fielded panelling to south-west wall (now boxed in), with heavily beaded skirting and a ramped ogee and ovolo moulded dado rail. Balusters to the right are boxed in and appear to be complete with a moulded pine handrail which forms a snail at the base. Panelling to southwest side of half landing is as above.

Stair treads are nosed with fretwork side panels in the form of ogee, cavetto and roll mouldings.

4.14 Food Preparation Room

Ceiling:

Plastered, finely moulded Period 1 cornice continues from entrance hall along north and east sides.

Windows:

Six over nine pane hornless sash to south-east, as Entrance Hall.

4.15 Rear lobby (see Jpeg 10-12)

Walls:

The north-west wall contains a wide semi-circular plastered arch (leading to reception office) with a pair of cupboards either side. Cupboard doors largely modern, but upper part of left hand pair older with plain panels and 18th century brass drop-handles.

Pair of narrow cupboards with plain panels to the left of the external door, 19th century.

4.16 Reception Office (see Jpeg 13-15)

Walls:

Smooth plastered with a high ogee moulded and chamfered skirting, probably 1860s, as is moulded picture rail. .

Doors:

Door to store of mid-19th century with four plain panels in a beaded frame.

Windows:

Early-mid C19 panelled splays and soffits to full height window in northeast wall; now with inserted French windows. Ogee and bead moulded framing strip.

Fireplaces:

Projecting early-mid 19th century chimneybreast in north-west wall. Painted marble surround, with roundels to top left and right corners. Quarter round coving to plain, projecting, black and white marble over-mantel. Fireplace is boarded over, but may retain its cast iron insert.

4.17 Store/Strong room

Doors:

Early-mid 19th century built-in cupboard in south-east corner. Plain panelled doors with button fasteners and brass lock plates with original sheet iron locks. Two smaller doors above. In northwest corner; built-in immediately to southwest of safe door, is a full height, built-in cupboard/chest of drawers, design and details as above, but with small document drawers in lower half, probably 1860s.

Substantial 1820s-30s full height cast iron safe in northwest corner of room. Four-panel door formed from single piece of cast iron, flat panels surrounded by lightly beaded framing, inset raised-bead decoration to panels with radiused corners.

Window:

Window to southwest, with eight over eight paned wide hornless sash and fine beaded glazing bars, all within a beaded frame, early 19th century.

4.18 Kitchen (see Jpeg 24-47)

Windows:

Two horned sash windows in south-west wall: one single light with eight over eight panes, one two-light window with two sets of six over one panes. All late 19th or early 20th century.

4.19 Café

Doors:

Door to south is late 18th-early 19th century, described with Entrance Hall.

Windows:

Four windows in north-east wall, all of which are six over nine paned hornless sash windows, all modern replicas.

4.110 Office; entered off north side of shop

Windows: Six over nine pane horned sash in north-west wall.

4.111 No. 1 Social Room (see Jpeg 16-19)

Walls:

North-east and south-east sides have a lightweight and multiple beaded dado rail; match boarding beneath, up to 1.5m high. Southwest and northwest walls the same, but without dado rail. Tilting iron ventilator in north-east wall.

Doors:

Three four-panelled doors on south-western wall, two of which access cupboards; two more on south-eastern wall, one of which accesses under-stairs cupboard. All have plain panels and beaded frames, probably 1860s.

Windows:

Four, six over nine pane hornless sash windows of 1860s, in north-east wall. Tall and narrow side shutters, with rebated, beaded plank frames. Two folding sections on one side and two and a half on the other, closing rebate to centre. Flat, butterfly hinges rebated into surface to enable shutters to fold back flat. Internal security bar with button controlled latch, brass knobs to outer face. Relieved bead and ogee surrounds to four panels on each shutter. Internal plank casing framed by a bead and ogee strip.

4.112 No. 2 Social Room (Nursery) (see Jpeg 20-23)

Floor:

Pine parquet.

Doors:

One to passage on north-west, the other to staircase to first floor; one on south-western wall to fire escape. All four panelled with plain beaded frames, 1860s-1870s.

Windows:

Four windows in southeast wall, northern three are same style as those in No. 1 Social Room and obviously date from the same period. However, south-eastern one has six over six panes and may be later.

THE SOUTH WEST PARALLEL RANGE

4.113 Model Railway Room/ Original Kitchen (see Jpeg 1-4)

Walls:

Some beaded skirting. Match boarding up to 1.8m on northwest wall of southwest room. Pierced fretwork steel ventilator in top of northeast wall in north-east room.

Windows:

Two, horned sashes with two over two panes in south-west wall, one the same in north-west wall.

Fireplaces:

Fireplace in north-east wall, wide and suitable for a kitchen range. Projecting angled hood above, probably made of sheet metal, now painted.

4.114 Storeroom (see Jpeg 5-7)

Walls:

Moulded tile ventilator in southern corner.

Windows:

Two over two paned horned sash to south-west, and pair to southeast; early 20th century.

4.115 Storeroom to northwest of Servery - Former washroom

(see Jpeg 8)

Doors:

Beaded frame to south-eastern doorway. Semi circular arch to storeroom to south-west, six-panel door in plain frame with beaded surround. Handle is brass with good quality curved lever handle on both sides. Early 20th century.

4.116 Servery (see Jpeg 9 & 10)

Ceiling:

Tongue and groove boarded, early 20th century.

Doors:

Framed early C20 four-panel door at northwest end of servery, upper two panels glazed, with beaded and chamfered surround. Top light and modern ventilator fan.

Windows:

Eight over eight pane, hornless sash window in north-east wall.

4.117 Canteen (see Jpeg 11 & 12)

Ceiling:

Tongue and groove boarded, early C20.

Walls:

Match-boarding up to c. 1.25m high, flush skirting with beaded top. Bead-moulded arris. Cast iron radiators of 1920s-30s standard institutional type.

Doors:

Original 1860s-70s outer doors to either side: Four plain panels, beaded frames. South-western door has original door bolts and single pane top light

Windows:

North-east wall has two hornless sash windows, one with eight over eight panes, the other was the same, but now one over one pane. Southeast wall has a single one over one pane window.

To south-west wall, two eight over eight pane hornless sash windows with bead and cavetto glazing bars. All have bead-moulded frames, some cylinder glass.

4.2 FIRST FLOOR

4.21 Stairs (see Jpeg 1-3)

Details as described in Ground Floor. Complex moulded balusters in groups of three, square feet and heads with beaded base, supporting barley-sugar twists to short cylindrical section, projecting ring to stepped beads under squared tablet. Ionic pedestal above, supporting long tapered columns, top projecting ring to Doric capital under square head.

Paired newel posts to half-landings, handrail over both. Columns have Ionic pedestals on shared base (square sections of posts touching each other). Long tapering columns with double diameter projecting rings to tops, Doric capitals to square heads, plain stepped bead continuous around face. Stairs probably date to around 1740-1760.

Side panelling as previously described on first and second flight, but lost on third and fourth flights. Horizontal bead present on stair walls suggests there may have been panelling below it. Half landing has a semi circular archway facing northwest, to the rear servants' stair from the Kitchen.

4.22 Landing and Passage (see Jpeg 4)

Walls:

Two large three-centred timber arches divide stair hall from long passage aligned northwest to southeast.

Doors:

Seven in total, leading off to various surrounding rooms, all early 19th century date, all have ogee surrounds (late 18th -early 19th century). Door details are described with their respective rooms.

Northwest to southeast passage has pair of double doors in north-western end, heavily moulded, probably of 1860.

Cupboard under window in north-east wall behind lift with plain 19th century doors.

Windows:

Six over six paned hornless sash window to north-east.

4.23 Store and toilets**Windows:**

Six over six pane hornless sash window in south-west wall, early-mid 19th century.

4.24 Cowick Room (see Jpeg 13-15)**Doors:**

In south-west wall: Four raised and fielded panels with beaded surround and ogee and beaded frame. Probably dates to early 19th century and re-arrangement of first floor.

Windows:

Two hornless sashes in north-east wall with six over six panes, some crown glass.

Western partition has a large recessed panel above door with a heavily moulded frame, probably a window to allow borrowed light into the north-western end of the passage.

4.25 Isca Room (see Jpeg 10-12)**Walls:**

Beaded skirting. Picture rail with convex moulding and cavetto base (mid-late 19th century).

Doors:

19th century door covered in fireproof board, has ogee surround.

Windows:

Six over six pane hornless sash window with bead and cavetto glazing bars, some cylinder glass. Beaded frame, with ogee surround. Two panels below with beaded framing.

4.26 Service Stair

Inserted in 1860s, back to back with main stair, which lies immediately to south-east. Rises from extreme south-east corner of kitchen on ground floor: Two runs of steps with a half landing. Plain square newel post to base with domed cap and lightly chamfered sides.

Bead-moulded base to balustrade, plain square lightweight balusters. Mahogany handrail ramped at top and turned sideways into turned wooden newel posts, with a knob finial on half landing post. Upper rail rises a short distance, then ramped to horizontal landing rail. Top rail is in a different wood, with a rounded, squashed mushroom section, cavetto-moulded sides projecting to a chamfered base.

Added pine side rails on iron brackets, with similar mouldings but a beaded base, probably 1920s.

4.27 Rougemont Room (see Jpeg 17-19)**Windows:**

Two, eight over eight hornless sashes in south-west wall. Beaded glazing bars, with beaded frame and moulded, multiple surround, D-handles to upper sash, probably of mid 19th century date.

Fireplaces:

Chimneybreast in north-western wall with beaded arrises. Plain wooden fireplace surround, with narrow projecting bead-moulded pilasters. Mouldings terminate in pyramidal projections (at top and bottom) with plain chamfered bases below. Central projecting lozenge over fireplace. Overmantel with stepped shallow chamfered cornice, probably of 1920s date. Purple haze tile insert of 1960s date.

4.28 **In Touch Rooms** (see Jpeg 20-23)

Doors:

Beaded and chamfered frame to door in north-west wall. Door to northeast, up modern flight of steps, has relief moulded panelled inner case, with a bead and ogee surround.

Windows:

Three large two over two paned horned sashes, with stepped, half tear-drop moulded horns, in south-west wall, one within office. Stretched ovolo moulded glazing bars, heavy beaded case with bead and ogee surround. D-handles to top sash, finger loops to bottom sash, brass fittings for internal roller blinds. All late 19th-early 20th century.

Fireplaces:

Cast iron, tall, single piece fireplace with a square opening. Refined, moulded surround to top, containing large oval cartouche. Hardboard over opening, grate may survive within. Pseudo-classical slender flanking pilasters above, projecting cornice with a dentilled base above. Later timber overmantel.

Other:

Modern staircase on northeast side of room has an Edwardian six hole, spring-loaded, cast iron umbrella rack.

Ogee moulded circular bell-push for servant's bell located on left hand side of chimneybreast.

4.29 **Global Room (and North Western Lobby)** (see Jpeg 5-8)

Walls:

High skirting boards with bead and cavetto mouldings, respecting hearth and chimneybreasts which have vertical bead mouldings to arrises. Iron ventilator with operating knob intact in north-eastern wall. Cast iron ventilator doors between windows, probably intended to hinge out, with operating knobs sawn off., maker's mark is illegible.

Doors:

Originally had two doors in south-eastern end wall, northeast end door now blocked. Southwest one has four chamfered and ogee moulded relieved panels, bead-moulded frame with ogee and cavetto surround.

Door in north-western corner has ogee and cavetto surround.

North-western corner lobby has a four-panel door, with cavetto and ogee mouldings.

Windows:

Four substantial six over six pane, hornless sashes in north-east wall, bead-moulded frames/cases and triple vertical panels, surrounds are bead moulded with framing pieces, with ogee and cavetto moulding rising up to 70 cm higher than window frame itself. Annexe has six over six pane hornless sash window, with a moulded surrounding strip, bead-moulded frame and arris above. All 1862.

Fireplaces:

Two substantial chimneybreasts in southwest wall, fireplaces removed, but hearthstones of Purbeck limestone survive. Substantial chimneybreast to south-east; was formerly external protruding stack of the Period 1 house.

4.210 **Wash rooms and toilet**

Walls:

Complex moulded skirting boards. Cast iron ventilator in washroom wall (*CH England and Son, Manchester*).

Windows:

Six over six pane horned sashes on south-western angle and northeast walls. Lavatory structure in extreme north-western end has a six over six hornless sash window, fine bead and cavetto glazing bars, window possibly reset from one removed from north-east angle of northwest end projection.

4.211 The Heavitree Room

Walls:

Heavy cavetto and bead moulded picture rail on all walls, except on chimneybreast projecting from northern wall. Skirting boards are multiple bead and cavetto moulded.

Doors:

Two doors flank the chimneybreast in the north-western wall, each of a varying size. All doors are 1860s in design with four panels each. Entrance door case has six multiple beaded panels each side; right hand panels recede in size, bottom to top. This door has multiple bead-moulded surrounds, heavy butt hinges, lightly beaded frame, with a stepped and bead moulded surround.

Windows:

All three windows are on north-east side, facing St David's Hill, of 1860s date. Six over six paned hornless sashes, delicate bead and cavetto moulded glazing bars, vertical brass sash fasteners formed as bronze urns, some crown glass. Originally had shutters; now removed. Heavy shouldered ogee and chamfered surrounds, with beaded splay arrises. Triple panels at base.

Fireplaces:

North-western wall holds a white marble fireplace, with multiple rib mouldings on front face of jambs and lintel. Outer face of lintel has raised central block containing an oval cartouche with a relief carving of a wheat sheaf. This is likely to be earlier, from the 1820s-30s (see Jpeg 9).

Top left and right hand corners have projecting square panels with stylised flowers in circular cartouches.

4.212 The Pennsylvania Room

Windows:

Two six over six paned hornless sash windows in north-eastern wall.

4.213 Stairs

Stairwell between first and second floor levels, at the rear of phase two build. This straddles junction between phase two and 1860 south-eastern wing of phase three. Tall stairwell inserted into a formerly floored area.

Bolted iron staircase, made by '*Hayward Brothers and Eckstein Ltd. Union Street, Borough, London*' (written on oval plaque on side of stairs). Stairs are supported on I-section RSJ girders. Sides are of iron plate, with cast-iron treads, bolted between sides. These contain a grid pattern of end-grain oak blocks. Risers of bolted wrought-iron, square section balusters rising to a convex hand rail, turned to the sides with a broad circular cap at the lower ends, moulded cast-iron newel posts. Stairs consist of two flights with half and top landings.

Second, straight run stair with a kinked top rises to south-eastern end of the landing from Social Rooms on ground floor. Moulded newel posts with acorn finials to tops. Rounded handrail and square baluster. Early 20th century framed timber child gate to top of stair.

Doors:

Three, serving rooms off first floor landing. Described with their respective rooms. From top landing to second floor rooms. Four panels with ogee moulded surrounds and beaded frames, 1860s.

Windows:

Three six over six paned sash windows in south-west wall (two on first floor, one on second floor). Lower pair have bead and cavetto glazing bars, hornless sashes, some crown glass panes. Upper window has a horned sash with beaded glazing bars.

4.214 Table Tennis Room No. 2 (see Jpeg 16)

Walls:

Unusual flue draughting flap set near the top of the chimneybreast. Top-hung, with a moulded circular flap, a lion's face finial on the top and a moulded surround. Hung from a curving bracket attached to a horizontal bar hinged on the exterior of the frame, this remains in working order.

Between two windows on the northeast wall is a rare survival of an 1860's gas lamp.

Wooden box over the gas valve with beaded frame to small locked door. A tube springs from an ogee-moulded circular boss on wall. Arched tube has a bead-moulded end, terminating in an upright threaded base for missing burner.

Windows:

Two windows to south-west flanking the chimneybreast, three windows to north-east. Six over six paned hornless sashes to northeast, some crown glass, stretched, ovolo moulded glazing bars, beaded cases and frames. Chamfered and ogee moulded surround.

Windows to south-west are of same pattern, but have glazing bars knocked out and have one over one panes.

Fireplaces:

Painted stone fireplace, with heavy pilasters either side with plain projecting bases, ogee and chamfered corbels which support a plain timber overmantel. Fireplace is boarded over; cast iron grate probably survives within.

4.215 Green Corridor

Windows:

Borrowed light panel on northwest wall, with a chamfered and ogee moulded surround.

South-east wall has a six over six paned hornless sash window, with bead and cavetto moulded glazing bars, bead moulded frame. Late 18th-early 19th century.

THE SOUTH WEST PARALLEL RANGE

4.216 Richmond Room (see Jpeg 1-5)

Windows:

Four windows on southwest side have eight over eight panes in horned sashes. Stretched ovolo moulded glazing bars, some crown glass panes, beaded cases and plain surrounds.

Single pane window in south-east end wall with plain surround.

Three windows on north-east side are a combination of styles, consisting of one central eight over eight paned hornless sash, with bead and cavetto glazing bars in a beaded case.

To south-east, is a one over one paned window, formerly an eight over eight paned window.

At extreme north-west end, a pair of one over one paned horned sash windows in bead-moulded frames.

4.217 Billiard Room (including Store to north-east)

(see Jpeg 6-9)

Walls:

Three honeycomb pattern iron ventilators.

Doors:

Three doors to south-east entering an under stairs cupboard, toilets and Richmond Room. Door to north-east accessing Green Corridor. All are described with their respective rooms.

Small, mid 19th century cupboard, located in eastern corner of room. Single panelled doors with internal wrought iron dogleg bolt.

Windows:

Three, two over two paned horned sashes (two to the south-west, one to the north-west).

North-east corner has an earlier window, with an ogee-moulded surround, now boarded over.

North-eastern window on northwest wall has eight over eight paned horned sash.

Storeroom to north-east has two over two paned horned sash in north-west wall.

NORTH WEST WING

4.218 Stairwell and lobby (See Jpeg 1 & 2)

Walls:

Match boarding on walls with bead moulding to top. Quarter round moulded skirting at base. Cast iron Queen Anne Revival radiator.

Windows: (see Jpeg 1 & 2)

Doorway to south-west is flanked by one over one paned horned sash, with ogee-moulded horns, D-handle and finger loops.

Two over two paned horned sash on north-west wall with ogee-moulded horns, D-handle and finger loops.

To southeast, within stairwell, pair of two over two horned sashes with ogee-moulded horns, D-handles and finger loops.

4.219 ICT Room (see Jpeg 3)

Walls:

Queen Anne Revival radiator as above.

Windows:

Two pairs of two over two paned horned sashes, with a wide central mullion, to south-west and north-east sides.

4.220 Store

Walls:

Three panel Queen Anne Revival radiators to north-west and south-east.

Windows:

Single one over two paned horned sash window to north-west, now boarded up.

Half of a two-light horned sash window to south-east is shared with ICT Room (also boarded up).

4.221 Employability Office (see Jpeg 4-6)

Walls:

Match boarding on all walls. Plain, quarter round skirting. Iron ventilator in chimneybreast in northwest wall. 1920s cast iron radiator in front of fireplace (see Jpeg 6).

Windows:

Two windows to north-west, and one to south-east. Windows in north-western wall have two over two paned horned sashes, ogee moulded horns, beaded frames and glazing bars, D handles to upper sash and bead moulded surrounds. Window to south-east has pair of two over two paned horned sashes.

Fireplaces:

Fireplace surround has a bolection-moulded inner surround, with stepped bead-moulded frame surrounding fire grate. Ogee and cavetto fret-sawn horizontal panel above, supporting a multiple moulded cornice with stepped ogee and bead mouldings, and a straight-sided overmantel. Flat panel cornice above is relieved by a projecting dummy keystone which is parallel sided, with raised, ogee-moulded central panel. Cast iron grate survives within, but front bars are missing. Fireplace probably dates to c.1890-1920.

4.3 THE SECOND FLOOR

4.31 Staircase and Landing (see Jpeg 1 & 2 / 20 & 21)

Walls:

Right hand partition wall of boxed stair to attic has framed panelling, same pattern as mouldings on doors, with a multiple, bead-moulded strip to the corner. Early 19th century.

Doors:

Four, to series of rooms off landing, two raised and fielded panels with ogee framing strips and heavy beaded surrounds, HL hinges. Mid-18th century.

Two pairs of doorways on southwest and northeast sides of landing, all doors with four panels, stepped and beaded surround, with two fixed borrowed-light panes above doors. Right hand door under the stairs, leads to a cupboard. On left, doorway accesses stairs to Attic. Both doors have four panels, stepped and beaded surround, with two fixed panels above doors, early 19th century.

4.32 Bedroom No. 4 (see Jpeg 10 & 11)

Walls:

Mirror above fireplace is genuine, of silvered glass, early 19th century.

Doors:

Door to the south-west has two raised and fielded panels, with ogee framing strips and heavy beaded surrounds. Mid-18th century.

Cupboard in northwest corner, with a bead moulded coat hook rail inside. Door is two panelled with a beaded frame, fire proof board over it, may conceal raised and fielded panels.

To right of fireplace is a cupboard door in wall, part covered with soft board.

Windows:

North-east wall has two hornless sash windows, with three over six panes, ovolo-moulded, heavy glazing bars c 1730-50, bead moulded sash cases which are of later date than inserts (see Jpeg 11).

4.33 Bedroom No. 3 (see Jpeg 8 & 9)

Doors:

Door to south-west, with two raised and fielded panels, stepped and beaded surround, evidence for HL hinges replaced with butt hinges. Mid-late 18th century. Now covered with fire retardant board.

North-west door is earlier 18th century with two panels, probably raised and fielded, now covered with fire retardant panels, beaded doorframe with ogee surround.

Cupboard door in northwest corner, probably early 19th century, beaded arris to corners, beaded door opening, ogee corner strip to ceiling, raised and fielded two-panel door with fire proof board on exterior. Beaded plank shelves inside.

Two panel, late 18th-19th century cupboard door nailed up in south-east wall. Beaded surrounds to flat panels, beaded frame attached to timber lacing in door jambs.

Windows:

Three over six pane hornless sash window has chunky ovolo moulded glazing bars, containing some thin crown glass, now cracked (see Jpeg 9). Circa 1730-50.

4.34 Bedroom No. 5 (see Jpeg 12 & 13)

Doors:

Door from landing has two raised and fielded panels, beaded on outside only. Plain frame, and an ogee surround, traces of HL hinges. Mid-C18. Now covered with fire retardant board on interior.

Papered-over cupboard in northern corner, framed and panelled (appears to have plank and beaded surround under paper).

Windows:

Window to south-west is six over six hornless sash, with lightweight bead and cavetto glazing bars, probably early-mid 19th century.

4.35 Kitchen (see Jpeg 14-19)**Doors:**

Two raised and fielded panels. H-L hinges survive on inside, although nailed on the inside and screwed on the front, suggesting later addition. Replacement rim lock of late 19th century date, re-used brass knobs of earlier 19th century. Brass key plate added before new lock (nailed over old lock). Three holes drilled in top panel of door for ventilation. Built-in cupboards to southwest with two bays, beaded plank frame, central scratch moulded rib. Cupboard to left in its original form; two box-fronted drawers below, one with turned wooden knobs surviving. Pair of single panel doors above, with drilled holes for ventilation, 1920s brass catch.

Cupboard to right has enlarged modern bottom drawers. Upper single doors are reused (late 18th/early 19th century). Door has two panels, with beaded surrounds to flat panels, beaded brass edge and button knobs. Nailed brass key plate, lock removed.

Windows:

Six over six pane, hornless sash window to southwest, with a lightweight bead and cavetto glazing frame, dates to early-mid 19th century.

4.36 Painting for Pleasure Room (see Jpeg 3-7)**Walls:**

Bead moulded skirting and beaded arrises. In northeast wall are two ornamental cast-iron ventilator plates with complex geometric and floral patterns, and a rotating central control wheel. One steel-tilting ventilator in south-east part of room. Gas lighting control box in north-east side of central stack support; 1860s. 1920s curtain support hooks over southwest and northeast openings between rooms, with decorative brass mushroom on fronts.

Doors:

North corner has fire door to fire escape at northwest end of building, set in a complex stepped bead and ogee surround, probably late 19th-early 20th century.

Southeast wall has large built-in tall wardrobes in three sections (three and a half bays to south-west). Three bays have a wide drawer to base, with two turned wooden knobs. Pair of tall wardrobe doors above. Smaller pair of doors below, with brass swivel catches. Full height framing, fixed plank infill to beaded framing. All openings are bead moulded on frame, with a bead moulded arrie. Originally had recessed brass fasteners, now replaced by modern steel fasteners.

To left is a built-in chest of drawers with three drawers, two turned knobs per drawer. Later than main cupboards.

Windows:

Southwest wall in southern part of room has three, two over two paned horned sashes with stepped tear drop horns, beaded glazing bars and frame. Outer cases are bead and ogee moulded as northern corner door (late 19th-early 20th century; Queen Anne Revival).

Two, eight over eight paned hornless sash windows in southeast part of room, on southwest wall. Bead and cavetto moulded glazing bars, beaded frames, with chamfered and ogee surrounds, probably 1860s. Beaded glazing bars have replaced lower leaves on both sashes.

4.37 The Dressing Room (see Jpeg 22-30)**Window:**

To south-east, six over six paned hornless sash, with lobed glazing bars, and heavy beaded frame. Probably mid-19th century.

Other:

The north-west wall has full height wardrobe cupboards in a lightly beaded frame with moulded cornice with plain two panelled doors; others are the same but three quarter height with compartment below. Probably of 1860 date.

THE MEZZANINE FLOOR

4.38 Mezzanine Landing (see Jpeg 31)

Doors:

To the south-west, framed with one panel, late 19th-early 20th century bead and ogee mouldings, beaded plank frame.

Other:

Cupboard with two doors, each with two plain panels, butt hinges, iron rim locks and beaded plank frame.

4.39 Bedroom No. 1 (see Jpeg 32 & 33)

Windows:

Early-mid 18th century window in north-eastern wall, three over six paned hornless sash; chunky, ovolo moulded glazing bars above and below, bead-moulded mid 19th century case and bead moulded plank surround, some crown glass panes.

4.310 Bedroom No.2 (see Jpeg 34 & 35)

Doors:

Four ogee moulded panels, framed with an ogee surround, iron rimlock, early 20th century. Blocked door inside cupboard with two plain panels and a beaded frame, probably early-mid 19th century, beaded jambs and lintels inside cupboard to original wall face.

Other:

Built-in cupboard to the northwest with pair of two narrow plain panelled doors below square pair above, turned wooden knobs with toggle fasteners, left leaf has fine re-used early 19th century spring bolt, iron rim lock to the right hand door. All contained within a cruciform beaded plank frame. Various 1920s iron coat hooks, applied to the inside of cupboard.

Windows:

To north-east, with three over six paned hornless sash, upper leaf replaced, lower leaf is early-mid 18th century with heavy ovolo-moulded glazing bars, mid 19th century beaded sash case and beaded plank frame.

4.311 Tea Room (see Jpeg 36-38)

Walls:

One iron grid ventilator and one tilting ventilator in northeast wall, also a small Queen Anne Revival cast iron radiator (see Jpeg 38). This has a fluted ring tube, stepped out at the corners with scalloped decoration within, forming a quarter circle, circular disks to the top and bottom, with fluted vertical bars forming the central part, moulded wrought iron brackets. Turned brass bleed valve to the top with turned Bakelite handle marked HOT and COLD, cast brass ring in the centre.

1860s gas fitting in south-east wall for gas light (as that in the first floor Table Tennis Room No. 2). Branch removed and blocked off.

Doors:

Four panels, with a chamfered and ogee surround, turned wood doorknobs with brass ferrules.

Windows:

Six over six paned horned sash to north-east, with beaded glazing bars and frame, plain outer case. In south-eastern partition is borrowed light window from Table Tennis Room No. 1. Six over six paned horned sash with stepped ogee horns and finger loops, wrought-iron roller blind supports.

4.312 Table Tennis Room No. 1 (see Jpeg 39-42)

Walls:

Tilting iron ventilators, three in the north-east wall and two in the south-west wall.

Windows:

Five windows in the northeast wall (street front). Six over six paned horned sashes with ogee-moulded horns, stretched convex mouldings to the glazing bars, D-handles and finger loops. In bead-moulded frames, plain surround.

Single window to south-west, same design, some cylinder glass surviving.

Fireplaces:

On north-east wall, cast-iron, but boxed in with projecting wooden overmantel.

SOUTH WEST PARALLEL RANGE

4.313 Dinham Room (see Jpeg 3-6)

Walls:

Two tilting iron ventilators, made in Manchester.

Windows:

Two to the north-west wall and two to the southwest wall flanking the chimney breast.

Two over two over two panes, with horned sashes in lower part, ogee-moulded horns, D-handles and finger loops. Two paned top lights, which are bottom-hinged with a top latch.

One window to the south-east wall as above. All windows have plain surrounds.

4.314 The Staircase, Lobby and Dark Room

Walls:

1920s round sectioned stair rail with balled ends. Wrought iron tie bar visible.

Windows:

Lobby has two over two paned horned sash window to south-west wall.

Dark Room has a one over two pane window in the northeast wall.

4.315 Polsloe Room and lavatory (see Jpeg 7-10)

Windows:

There are four windows to the southwest, flanking the chimneybreast. There are two windows to the northeast wall. The windows to the northeast are one over one, and two over two horned sashes, with bead mouldings. Those to the south-west are four over eight hornless sashes, with stretched ovolo moulded glazing bars. Some of the windows have cylindrical glass. The fourth window to the north on the southwest wall is two over two as the northeast wall.

Cloakroom and lavatory have a two over two horned sash (see Jpeg 10).

4.316 Link corridor to the North-east (see Jpeg 11)

Walls:

Moulded tile ventilator.

Windows:

Six over six paned horned sash to the north-west, a pair of one over one pane fixed windows to the southeast. Shower room has one over one paned pair of sashes to the south-east.

NORTH WEST WING

4.317 Office (including lobby and kitchen) (see Jpeg 1)

Walls:

Pierced iron ventilators, consisting of two in the northwest wall, one in the southeast wall, one in southeast wall of kitchen.

Windows:

Two horned sashes in the north-west end wall, flanking the fire escape, two over two paned lights. All others are the same pattern. One two light window in the southeast wall; a pair of two over two paned windows in the southwest wall; two over two paned window in the southeast wall.

The lobby has two of the same, and the kitchen has one of the same.

4.318 Corridor (see Jpeg 2 & 3)**Walls:**

Ovolo moulded dado rail. Bead moulded skirting.

Windows:

Pair of two over two paned horned sashes in south-east wall, single two over two paned window to the south-west.

Single, one over one paned window in north-east end wall.

4.319 Toilets and Office**Walls:**

Ladies' lavatory has dado rail as passage, iron honeycomb ventilator in north-west wall.

Windows:

Ladies' lavatory - Two over two paned horned sash in north-west wall.

Gents lavatory - One over one paned horned sash in north-east wall.

Office has linked pair of two over two paned horned sashes in north-west wall.

4.4 ATTIC FLOOR**4.41 Stairway and top landing** (see Jpeg 1)

Narrow two run wooden stair with a wooden boarded half landing.

Window: In northeast wall, reused with a now fixed sash leaf from a horizontally sliding Yorkshire sash. Nine panes, with bead and cavetto moulded glazing bars. Three crown glass panes at least.

4.42 Bedroom No.1&2 (see Jpeg 2, 3)**Ceiling:**

Flat lath and plaster, with short slopes to south-west and north-west. Hip trusses visible to northwest and northeast, with roughly adzed pine purlin, cargo-marks evident, with an interfaced W and I or number 1. Roof structure is visible between partition walls and eaves.

5.0 Conclusions

The Community Centre building developed from a town house of mid 18th century date. This took the form of an L-shaped building probably with the formal entrance in the south-east wall opposite the extant 18th century stair case. The current doorway fronting St David's Hill was probably inserted in the position of a window when the extensions were added to the building in 1862.

Later in the 18th century an extension was added to the building filling the angle of the 'L'. The style replicates that of the earlier work but the change in build can be identified by the straight join to the lower side of the current entrance on St David's Hill. A further extension was added to the north of the building some of which is likely to have been demolished during later work.

During the 18th century documentation suggests that building was used for charitable purposes, either in function or by rental, however by the mid 19th century it has become the 'Blind Asylum'.

In 1862 the building extensions are added to the north and south fronting St David's Hill. A more imposing entrance is inserted in the centre of the original 18th century fabric giving access to an entrance hall and the main stair.

Further extensions are added to the building during the late 19th and the early 20th centuries.

Apart from the general scatter of 18th and 19th doors and sash windows that reflect the development of the building the features that could be considered of having historic merit are:

- The fanlight in the entrance hall (although reset is assumed to originate from the building).
- The leaded fanlight at the rear of the entrance hall.
- The wall panelling and ceiling coving in the entrance hall.
- The main stair case and associated features (panelling etc.).
- Other stairs case structures which reflect the development of the building.
- All the extant fireplaces.
- Wall vents of different types.

Considering the size and complexity of the building there are few features of historic merit however, the general development of the building is reflected in the windows, fireplaces and doors (although some are reset) a feature which should be maintained if the development were to proceed.

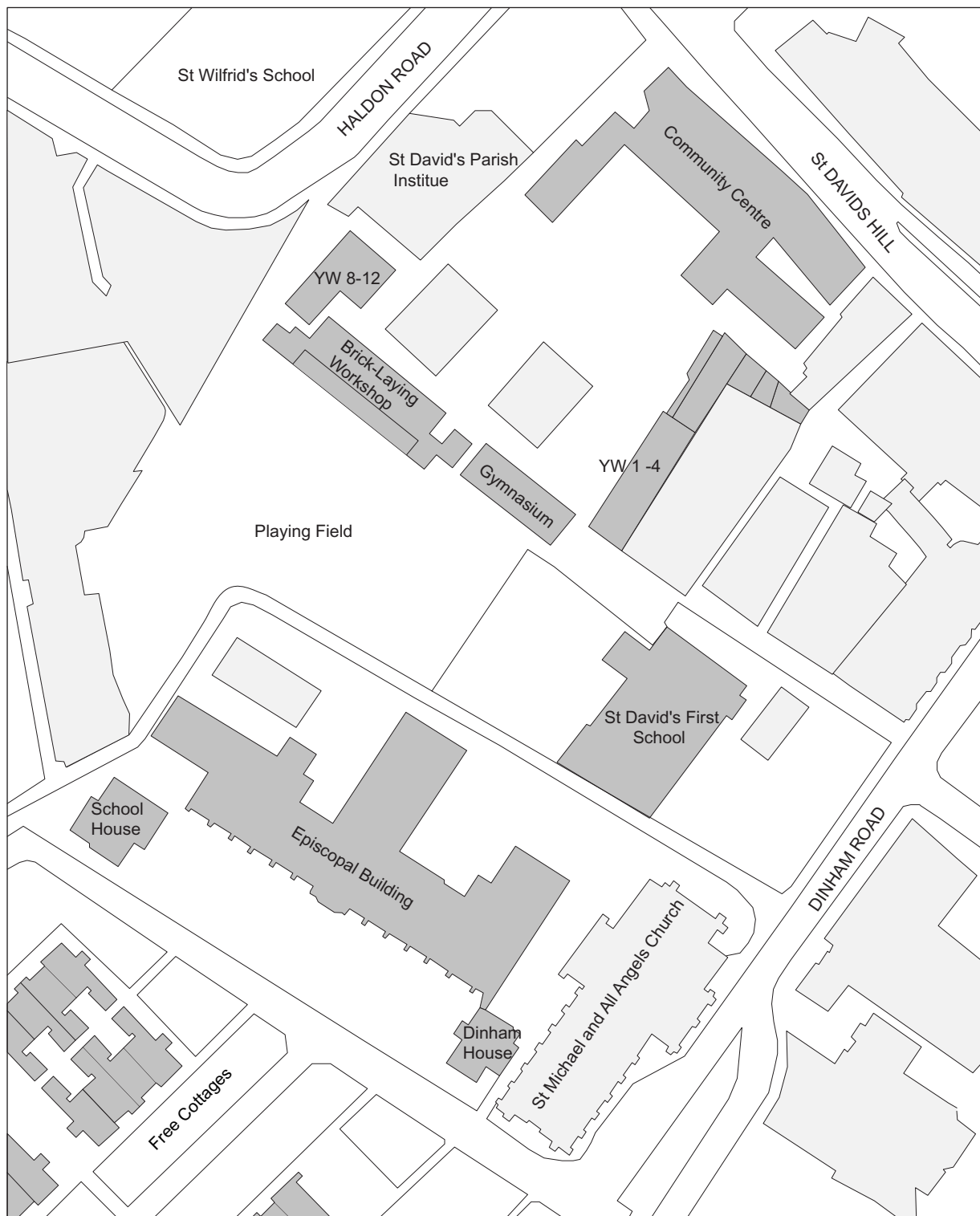


Fig 1. Location map of area and buildings (in gray) covered in this study. (Not to Scale).

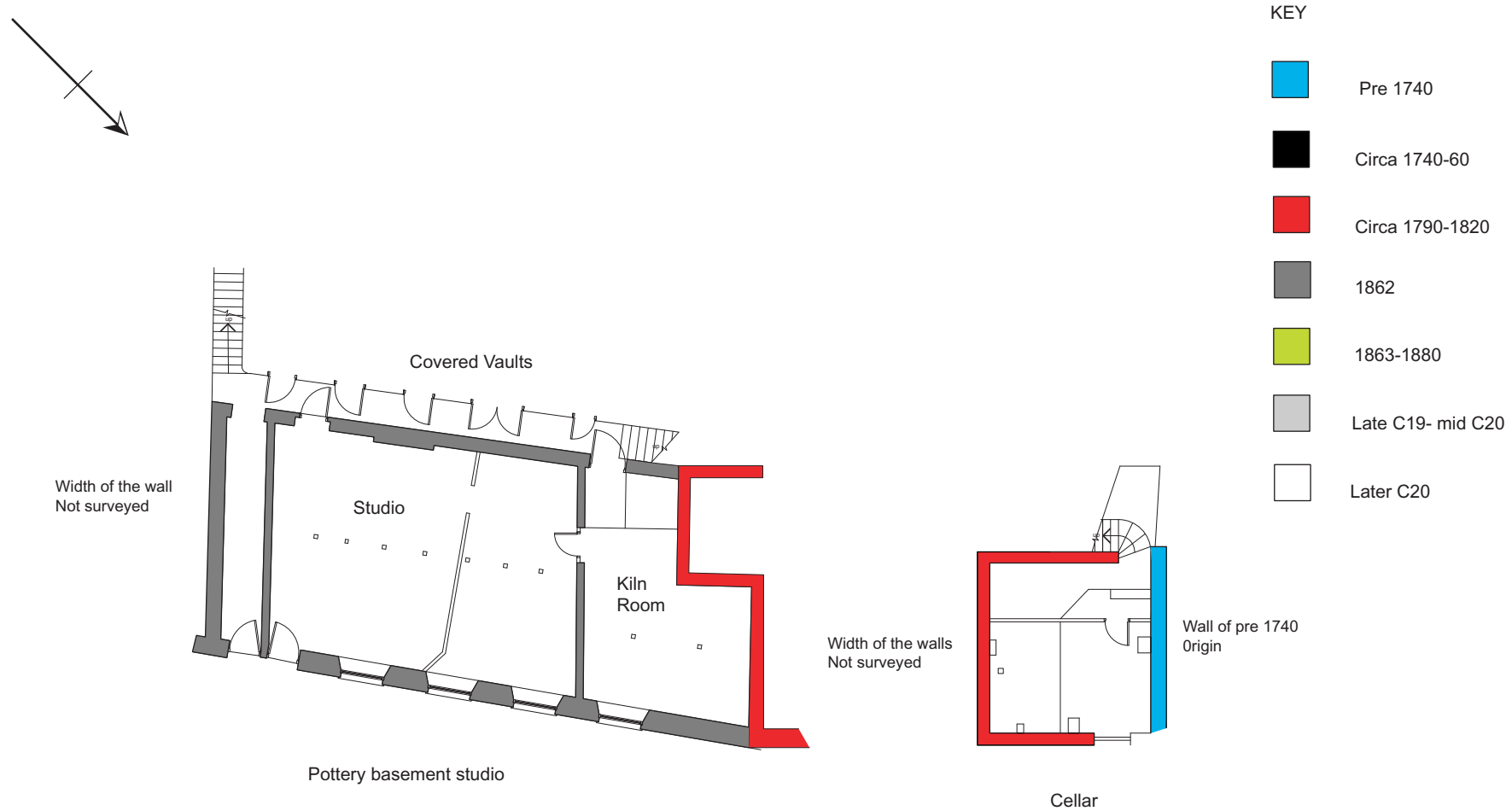


Fig 2: Community Centre, basement and cellar plan, based on drawing supplied by King Sturge (Bristol).



Fig 3: Community Centre, ground floor plan showing historic phasing, based on drawing supplied by King Sturge (Bristol), areas outlined in red, Not to scale.

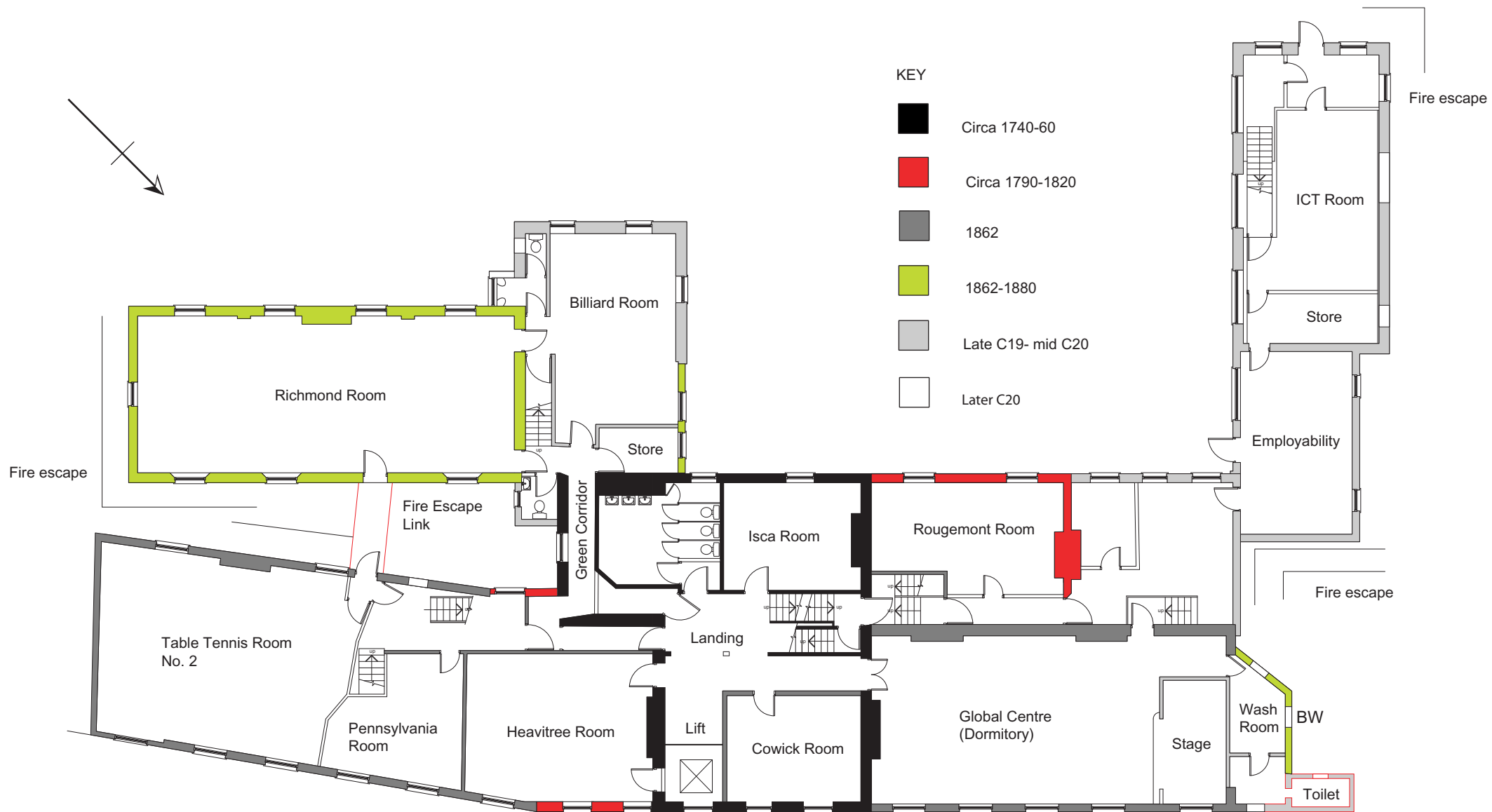


Fig 4: Community Centre, first floor plan showing historic phasing, based on drawing supplied by King Sturge (Bristol), areas outlined in red, Not to scale.



Fig 5: Community Centre, Second floor plan showing historic phasing, based on drawing supplied by King Sturge (Bristol), areas outlined in red, Not to scale.

APPENDIX 1

Location: EXETER, DEVON

IoE number:

Date listed:

Date of last amendment:

1.

1092

SX 9192 NE

2/117

II

St Davids Hill (west side)

No. 17 (Institute for the blind)

Established 1839, additions 1853 and 1860. Long 2 storey and 3 storey, red brick frontage much altered and added to, but making dignified whole. Centre part shows signs of having adapted from a good early C18 5 window house with stone cornice.

2nd floor sash windows with wide glazing bars. Reading from left to right three are six bays of four storeys, the top one being modern; five bays of three storeys, and five bays of three storeys with a panelled parapet. Sash windows with keystone heads and glazing bars. Cornice, parapet, roof not visible.

APPENDIX 2 Jpegs on CD-rom

Community Centre

Exterior

1. Aerial view of community centre and surrounding buildings.
2. South-eastern end of 1860-1861 phase of community centre from north-east.
3. Doorways accessing basement and corridor from north-east.
4. Community centre from east.
5. Central primary 1740-60 phase from north-east.
6. Central block (phases 1740-60/1790-1820) of community centre from north.
7. Community centre from north.
8. North-western end (phases 1860-61/late 19th-mid 20th century) of community centre from north-east.
9. Late 19th-mid 20th century extension to north-west from north-east.
10. North-west elevation of main range from north.
11. South-east elevation of 1860-1861 build from east.
12. North-west elevation of main range and north-west wing from north.
13. North-west elevation of the first floor 1860-1861 phase and south-west elevation of late 19th-mid 20th century section from west.
14. North-east elevation of the north-west wing from yard from north-east.
15. Fire escape accessing second floor of north-west elevation of main rear range from north-west.
16. North-west elevation of the north-west wing from north-east.
17. North-west elevation of the north-west wing from south-west.
18. South-west elevation of north-west wing from south-west.
19. South-west and south-east elevation of north-west wing from south.
20. South-east elevation of north-west wing from south-east.
21. South-west elevation of rear main range (phases 1740-60/1790-1820/1862-1880) from south-west.
22. Re-entrant angle between rear main range and south-west parallel range from west.
23. South-west parallel range from south-west.
24. South-west re-entrant angle of south-west parallel range from south-west.
25. South-west parallel range from west.
26. As above.
27. Door accessing ground floor (canteen) of south-west range from south-west.
28. Fire escape accessing first floor (Richmond room) of south-west parallel range from south.
29. Fire escape accessing second floor (polsloe room) of south-west parallel range and second floor (table tennis room No. 2) rear (south-west) elevation (1862-1880 range) from south-west.
30. Courtyard and fire escape between front main range and south-west parallel range from south-east.
31. Angle between south-west parallel range and c. 1790-1820 section from east.
32. Angle between first and second floors of c. 1790-1820 section and front main range from south.
33. Angle between ground and first floors of c. 1790-1820 section and front main range from south.
34. South-east elevation of c. 1790-1820 section from south-east.

35. Detail of window on first floor of south-east elevation of c. 1790-1820 section from south-east.
36. Detail of window on second floor of south-east elevation of c. 1790-1820 section from south-east.

Basement and Cellar

1. South-eastern room from east.
2. South-eastern room from south.
3. Central room from south-west.
4. Central room from north-east.
5. North-eastern room from south-west.
6. North-eastern room from north.
7. South-eastern corridor/passage from south-west.
8. Cellar from west.
9. Barrel stand flooring from above.

Ground floor

1. Porch/portico doors from north-east.
2. Porch/portico doors from south-west.
3. Fan light above porch/portico doors from south-west.
4. Entrance hall from north.
5. Stairs from entrance hall to first floor from south-east.
6. Entrance hall from east.
7. Detail from staircase.
8. Complex plaster cornice in entrance hall from south-east.
9. Narrow fanlight topped door from entrance hall from north-east.
10. Narrow fanlight topped door from back from south west.
11. External door from back hall from north-east.
12. Wide semi circular plastered arch from south-east.
13. Reception office from south.
14. Reception office from east.
15. Reception office from west.
16. No. 1 Social Room from north.
17. No. 1 Social Room from east.
18. No. 1 Social Room from south.
19. No. 1 Social Room from west.
20. No. 2 Social Room (Nursery) from west.
21. No. 2 Social Room (Nursery) from north.
22. No. 2 Social Room (Nursery) from east.
23. No. 2 Social Room (Nursery) from south.
24. Kitchen from east.
25. Kitchen from south-east.
26. Kitchen from north-west.
27. Kitchen from north-east.

First floor

1. Landing; view of stair to second floor.
2. As above.
3. As above.
4. As above.
5. Global centre from south.

6. Global centre from east.
7. Global centre from north.
8. Global centre from west.
9. Heavitree room; detail of fireplace.
10. Isca room from south.
11. Fire surround in isca room
12. Isca room from west.
13. Cowick room from south.
14. Cowick room from west.
15. Cowick room from north.
16. Table tennis room No. 2 from west.
17. Rougemont room from north.
18. Rougemont room from south.
19. Rougemont room from south-east.
20. In-touch office (north-west of rougemont room) from north-east (doorway).
21. In-touch office fireplace from west.
22. In-touch waiting area from north.
23. In-touch waiting area from west

Second floor

1. Stairs to painting with pleasure room from east.
2. As above.
3. Painting with pleasure room from east.
4. Painting with pleasure room from south.
5. Painting with pleasure room from south.
6. Painting with pleasure room from north.
7. Painting with pleasure room from west.
8. Bedroom No. 3 from south-west.
9. Bedroom No. 3 from east.
10. Bedroom No. 4 from south-east.
11. Window in bedroom No. 4 from south-west.
12. Bedroom No. 5 from east.
13. Bedroom No. 5 from west.
14. Kitchen from north.
15. Kitchen from west.
16. Kitchen from south.
17. Kitchen from north-east.
18. As above.
19. Detail of door and lock of cupboard.
20. Doors accessing attic and cupboard from north-west.
21. Panelling under-stairs in cupboard.
22. Dressing room from east.
23. Dressing room from north.
24. Dressing room from south-west.
25. Dressing room from north.
26. Interior of north-west cupboard.
27. As above.
28. As above.
29. As above.
30. Bottom compartments of north-west cupboard.
31. Mezzanine landing and cupboard from south-east.

32. Bedroom No. 1 from north-east.
33. Bedroom No. 1 from south-west.
34. Bedroom No. 2 from south-west.
35. Bedroom No. 2 from north.
36. Tea room from south.
37. Tea room from north.
38. Decorative radiator on north-east wall of tea room from south-west.
39. Table tennis room No. 1 from south.
40. Table tennis room No. 1 from east.
41. Table tennis room No. 1 from west.
42. Table tennis room No. 1 from north.

Attic

1. Attic landing from south-east.
2. Attic bedroom No. 1 from east.
3. Attic bedroom No. 2 from north.

North West Wing

First Floor

1. Window in lobby from east.
2. Staircase to second floor from south-west.
3. ICT room from east.
4. Employability from south.
5. Employability from east.
6. Radiator in employability from east.

Second Floor

1. Office from east.
2. Corridor from north-east.
3. Corridor and window from west.

South West Range

Ground Floor

1. Model railway south-western room from north-east.
2. Model railway room from south-west.
3. Hood on north-east wall of model railway room from south-west.
4. Hood on north-east wall of model railway room from west.
5. Store to south-west from north-east.
6. Store to south-west from north.
7. Store to south-west from south-west.
8. Washroom to north-east from south-west.
9. Served from west.
10. Served from north.
11. Canteen from north.
12. Canteen from south.

First Floor

1. Richmond room from north.
2. Richmond room from west.

3. Richmond room from north.
4. Richmond room from south.
5. Richmond room from east.
6. Billiard room from west.
7. Billiard room from north-east.
8. As above.
9. Billiard room from north-west.

Second Floor

1. Passage to main range from west.
2. Bathroom and washroom from south-east.
3. Dinham room from north.
4. Dinham room from west.
5. Dinham room from south.
6. Dinham room from east.
7. Polsloe room from east.
8. Polsloe room from west.
9. Polsloe room from south.
10. Lavatory to north from south.
11. Link corridor to north-east from south-west.