

THE COMMUNITY CENTRE ST. DAVID'S HILL, EXETER DEVON

Results of a Desk-Based Assessment



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The Exeter Community Centre, St. David's Hill, Exeter, Devon

Results of a Desk-Based Assessment

For

Andrew Field
of
Heighway Field Associates

By



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Summary

The Community Centre on St. David's Hill, Exeter, is a large and impressive Grade II listed red-brick building on the edge of Exeter city centre. At its core is a mid 18th structure, much extended in the later 18th and 19th centuries, and home to the Exeter Institute for the Blind from at least 1842. St. David's parish has maintained an active link with charitable institutions since the 17th century, when the merchant Thomas Flay donated land worth £48 per annum for charitable purposes.

This part of Exeter may have seen burial or settlement during the Roman period, and nearly continuous settlement from the medieval period, although most if not all medieval structures in this area would have been demolished during the Civil War.

For a structure of this size and complexity, the Community Centre contains relatively few features of architectural merit, and the proposed scheme of works does not pose a threat to the historical integrity of the building. Some care should, however, be taken to protect or preserve those surviving elements of merit, and ensure that an appropriate level of monitoring is undertaken when work does take place.

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Robert Waterhouse

The Staff of the West Country Studies Library

The Staff of the Devon Record Office

1.0 Introduction

Location: St. David's Hill
Parish: St. David's
District: Exeter
County: Devon
NGR: SX 915928
OS Map copying Licence No: 100044808
Oasis ID:

1.1 Background

This desk-based study of the building and courtelage known as the Exeter Community Centre, St David's Hill, Exeter, represents material adapted from a study and archaeological survey previously (2005) undertaken by South West Archaeology for King Sturge International Property Consultants, Bristol, on behalf of Sanremo Limited.

The original study covered the entire complex of buildings lying within the area known as Mount Dinham. This current version will restrict itself to the Community Centre, placing it in its historic and archaeological context and tracing the evolution of the building through an analysis of the historic cartographic evidence. It concludes with a summary of the building survey undertaken in 2005.

1.2 Location

The Exeter Community Centre, a substantial red brick building, occupies a position facing onto the west side of St David's Hill, Exeter. St David's Church lies to the north, and the commercial centre of Exeter lies to the south and south-west. The Exeter to London railway line passes through a tunnel beneath the road to the north, while to the south the road passes over a notable 19th century iron bridge. Immediately to the west lies the area known as Mount Dinham, a 19th century charitable creation comprising a primary school, an Anglican church (St. Michael's), a group of 'free cottages' and a former school known as the Episcopal Charity School, more recently housing Exeter College. This complex, lying on elevated land above Weir Cliff on the River Exe, is the creation of John Dinham and William Gibbs, two 19th century philanthropists.

1.3 Methodology

The sources of information for this study were the Devon Record Office (DRO), the West Country Studies Library (WCSL), the Exeter Urban Archaeological Database (EUAD), the Devon County Historic Environment Record as well as published and unpublished monographs and informal sources (see Sources and References below). The site was originally visited in autumn 2004.

The Exeter Community Centre is a Grade II listed building (Appendix 1).

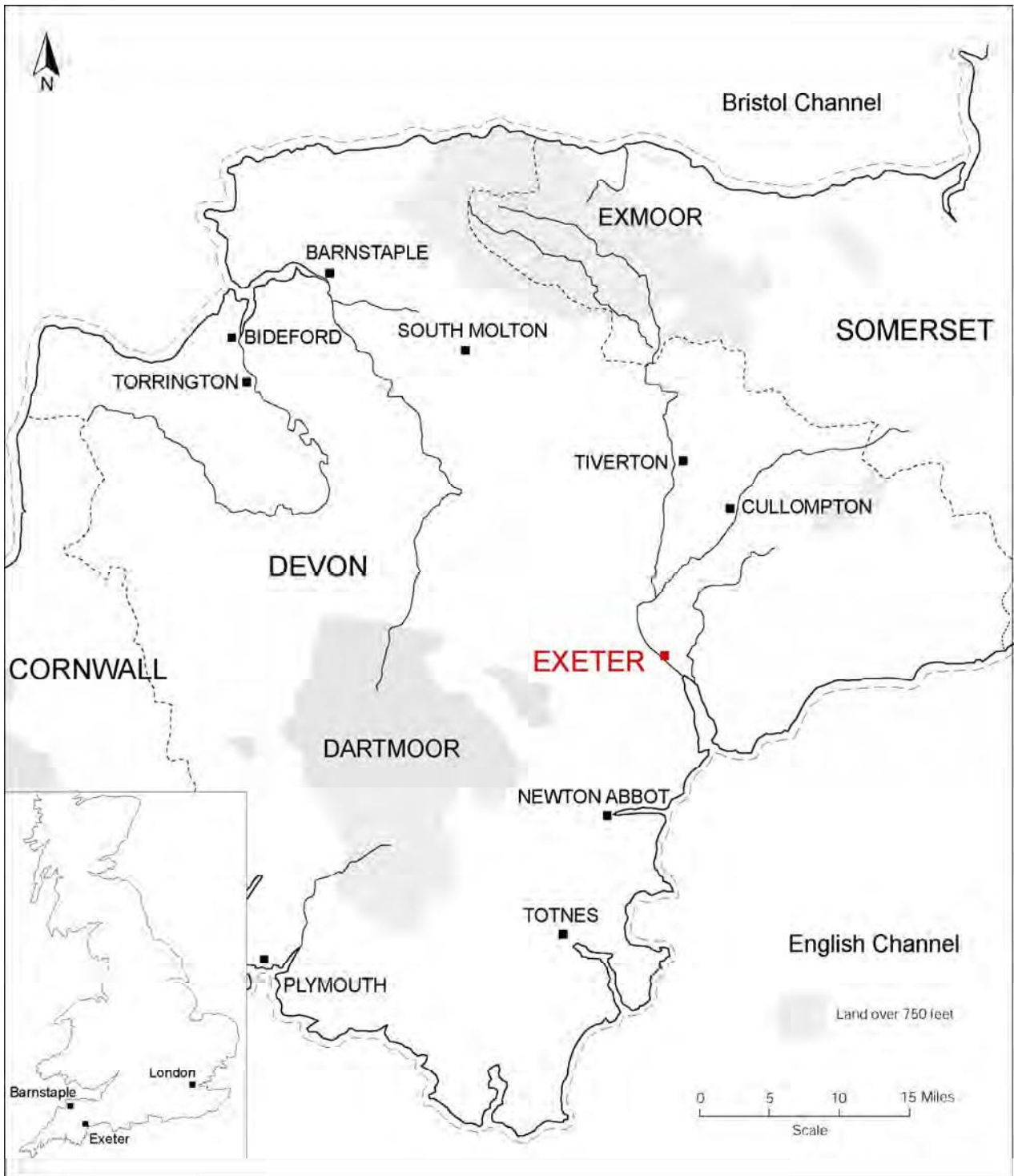


Figure 1: Regional Location.



Figure 2: Location of the site (indicated) within Exeter.

2.0 Results

2.1 The St. David's Area: Historical Development in Brief

This area lay just outside the north gate of the Roman city of Isca Dumnoniorum, and may have seen some suburban development during the Roman period (AD45 – AD410). Evidence of Roman burial or cremation has been found nearby (EUAD Monuments 10201.00 and 10148.00). In the early medieval period the area lying beyond the north gate was open country and part of a deer park, now commemorated in the name Duryard. 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 and it is possible that residential development along the route leading north from the city up St David's Hill began in that period. While this is a matter of speculation, a 16th century map of Exeter by Hooker clearly demonstrates such development by the 1580s at the latest (see Figure 3).

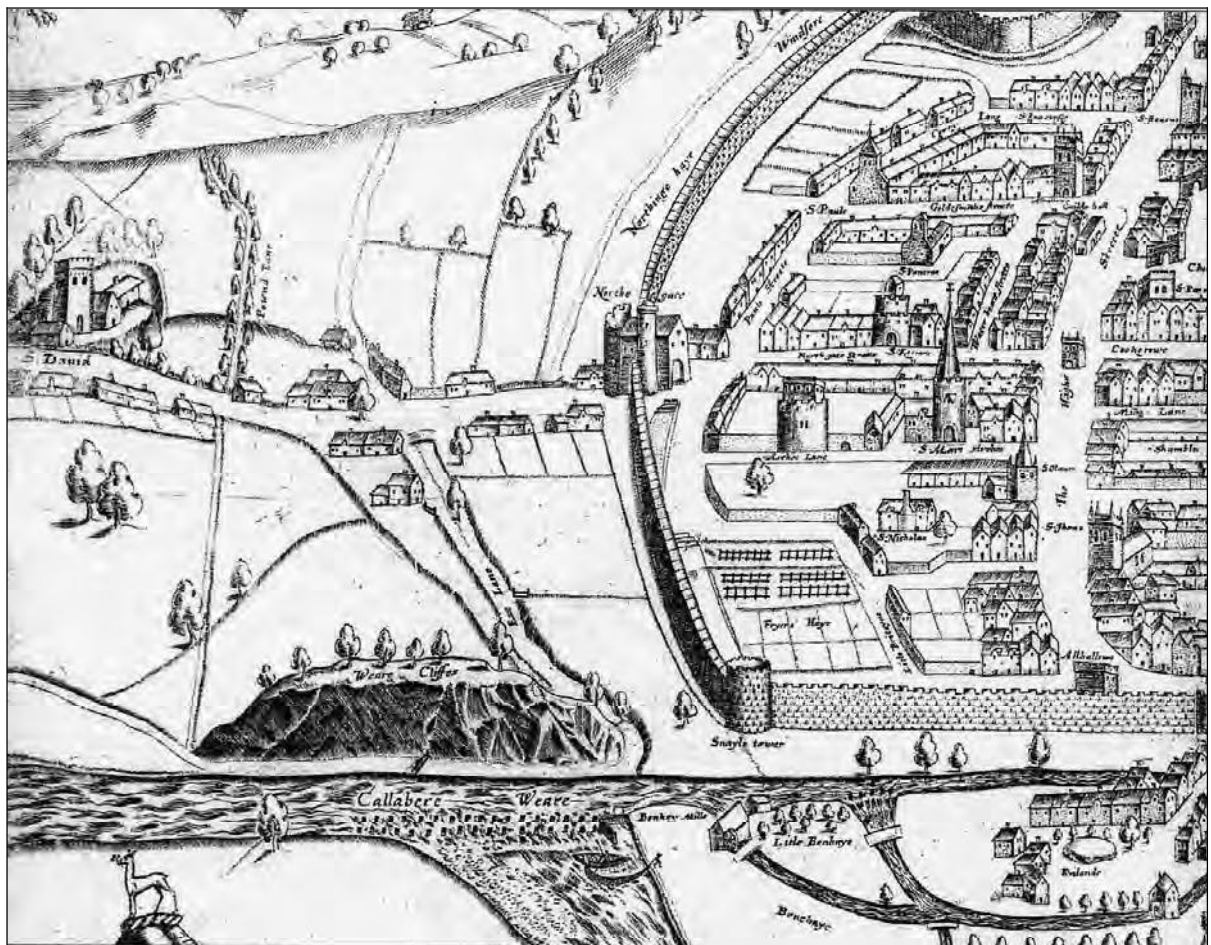


Figure 3: Extract from Hooker's Map of Exeter c.1587.

In the 1640s development was interrupted by the demolition of buildings in order to secure an open field of fire during the Civil War. From the mid-17th century residential development recommenced and nursery gardens began to be developed. The land above Weir Cliff was leased from the City Chamber by cloth merchants for the use of drying racks.

Road improvements in the late 18th/early 19th century, and the construction of the Iron Bridge in the 1830s, 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 was 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

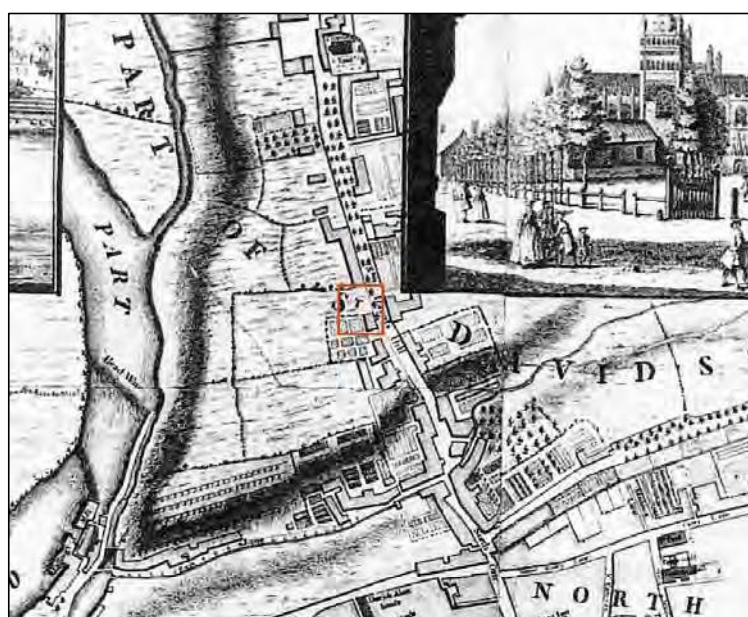
The building now known as the Exeter Community Centre was formerly the Blind Institute. This is important for the history of the building and it is therefore appropriate to place it within its social and historical context, more specifically the history of local charitable foundations.

In the 16th and 17th centuries certain merchants of Exeter created endowments for charitable purposes, placing the administration in the hands of the City Chamber. Among these 17th century merchants was one Thomas Flay, who bequeathed land to the value of £48 per annum above Weir Cliff (St David's Down) for the support of a charity in his name. Part of his bequest was a tenement on St David's Hill, which probably came to house the "Blind Asylum" in 1838.

In the 1850-60s John Dinham, merchant and philanthropist, and William Gibbs, merchant and sponsor of a number of ecclesiastical projects, came together to establish a charitable 'village' that became known as 'Mount Dinham'. The coincidence 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 Cartographic History: Origins and Development of the Building

The area is well supplied with cartographic records. These indicate that up until the mid-19th century the area bounded on the east by St David's Hill, to the south by Exe Street (formerly Exe Lane) and lying above Head Weir (on the Exe) to the west, was open ground, though part of the land



immediately to the north of Exe Lane was taken up with drying racks for the cloth trade. A pre-Civil War map or plan by Sherwood and dated 1625 seems to indicate residential development on both sides of St David's Hill, but it is too sketchy to be of any use in identifying a specific location and in any case presumably represents buildings that were cleared away during the conflict. A plan of 1709 also implies extensive development, but is also too schematic to be useful. Not until 1744 are we provided with a reasonably informative map of the area (Figure 4).

Figure 4: Extract from a map of Exeter by Rocque, 1744 (EUAD).

This does not show uninterrupted residential development, but rather a number of individual groups of buildings and a probable terrace interspersed with open spaces and gardens. A map of 1758 taken from the Chamber Map Book and locating properties of the Thomas Flay Foundation (Figure 5) indicates the location on St David's Hill of a 'Tenement belonging to this charity'.

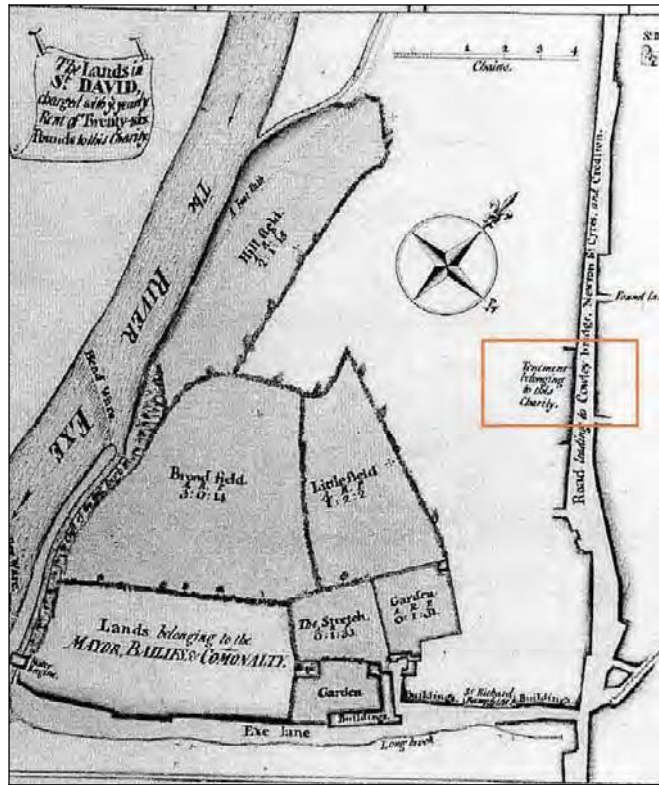


Figure 5: Map of lands in St David's parish held by the Flay Charity, Chamber Map Book, 1758 (EUAD).

Comparison with the previous map makes it possible to identify what may be the same tenement at the earlier date. Differing cartographic standards together with changes over time make identification of the property on subsequent maps uncertain, so the location suggested on the maps Figures 6-9 should be treated with caution.



Figure 6: Extract from a map of the City of Exeter by Tozer, 1792 (EUAD).



Figure 7: Extract from a map of Exeter by Hayman, 1805 (EUAD).



Figure 8: extract from a map of Exeter by Coldridge, 1813-19 (EUAD).

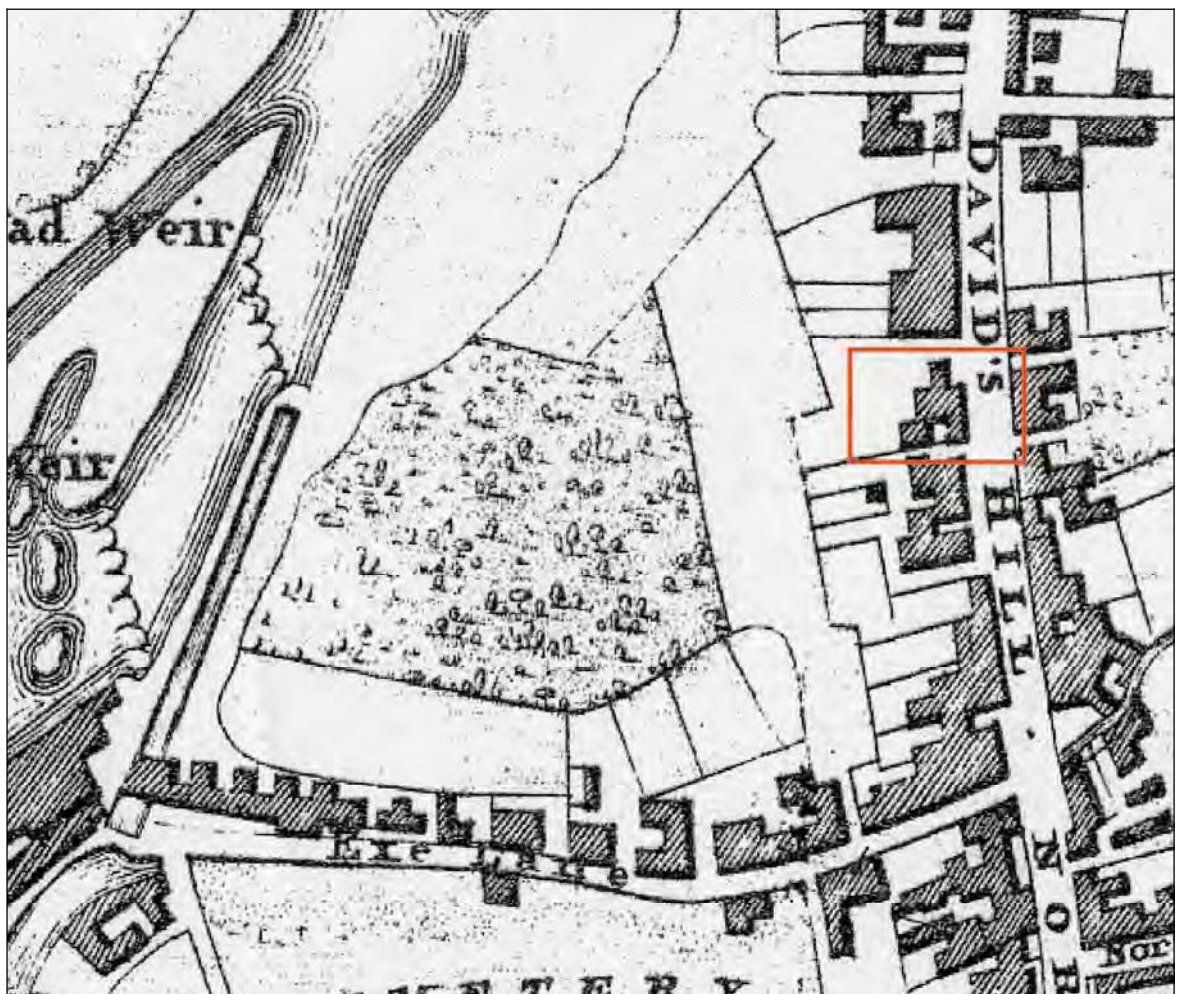


Figure 9: Extract from a map of Exeter by Brown, 1835 (EUAD).

However, when we come to the St David's tithe map of 1842 (Figure 10) there is no doubt about the location of what, by this date, was the 'Blind Institute': The tithe apportionment identifies the owners of the property numbered 262 as 'Trustees of the Deaf, Blind and Dumb Institution'. Ten years later in 1852 a map produced by Rapkin (Figure 11) clearly identifies the 'Blind Asylum'. We are told by Pollard (1894, 38) that this institution was established in 1838.

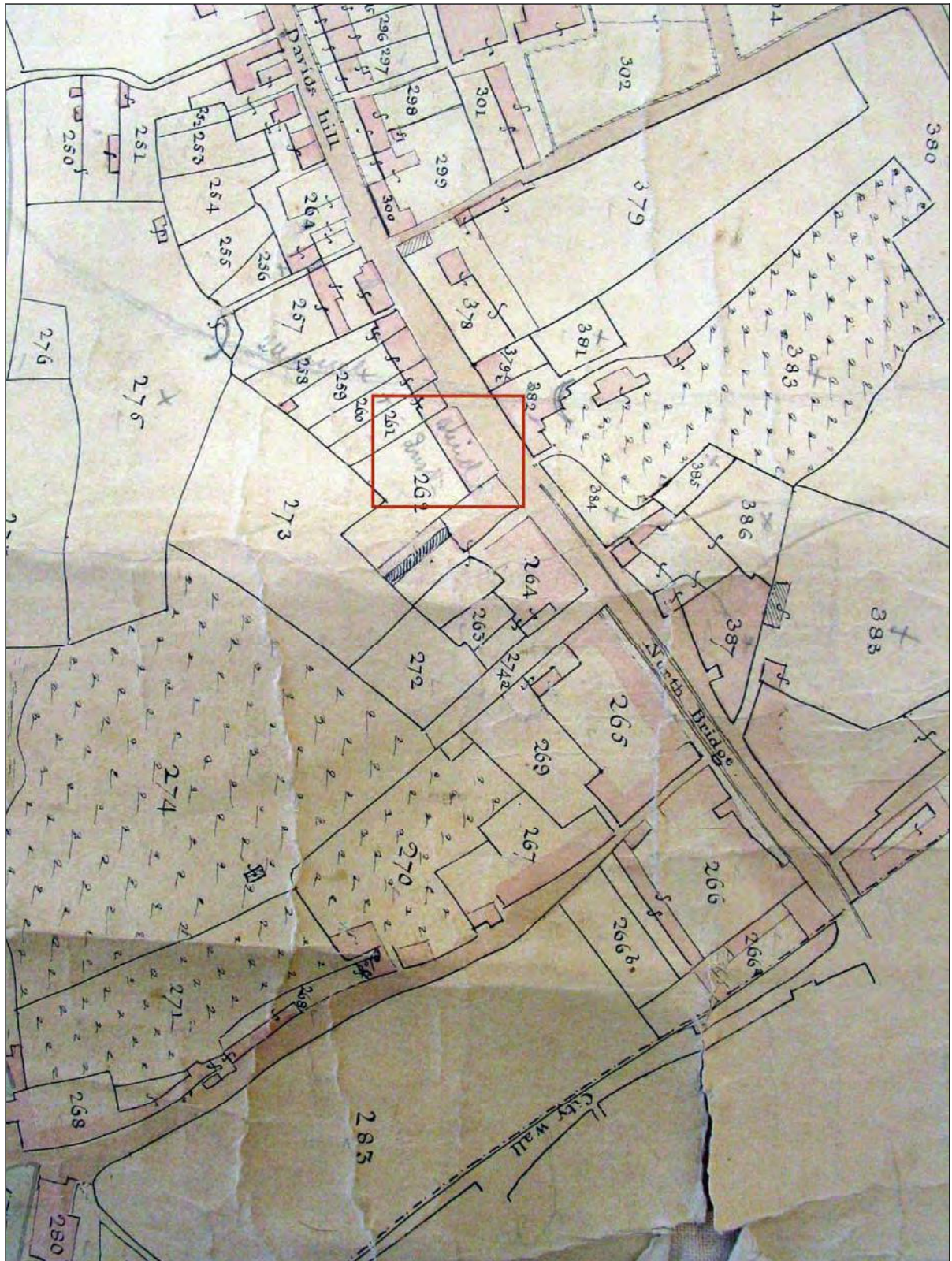


Figure 10: Extract from the Exeter St David tithe map, 1842 (DRO).

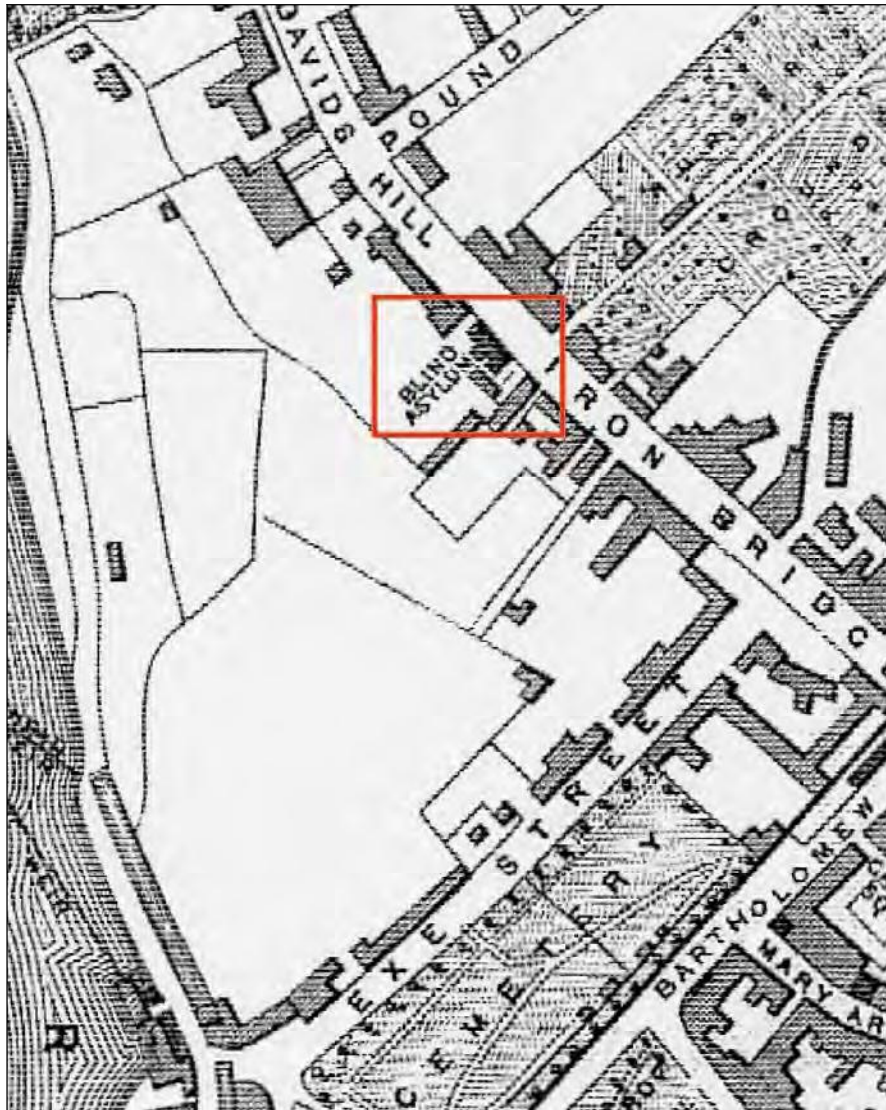


Figure 11: Extract from a map of Exeter by Rapkin, 1852 (EUAD).

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 be the premises indicated on the title map. Whether or not Mrs Wilkinson was connected with the Thomas Flay Foundation is not clear, but as the location approximates to that of the earlier 'tenement belonging to this charity' it seems likely that there is a connection.

Two maps produced in 1852 – the Rapkin map mentioned above and one by Featherstone (Figure 12) – show that the 'Blind Asylum' was not a large building and as numbers were growing all the time, larger premises were probably required. 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 to lay out a garden and a playing-field. The Rapkin and Featherstone maps of 1852 show to the north of the Blind Asylum a long structure which probably represented a terrace of houses and which was already identifiable on Roque's map of 1744 (

Figure 4). This terrace may represent the premises bought by the Committee in the 1850s. The date of 1860 still to be seen on the front of the present building (the Community Centre) coincides 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, as is evident from the Ordnance Survey 1:500 map of 1876 (Figure 13).

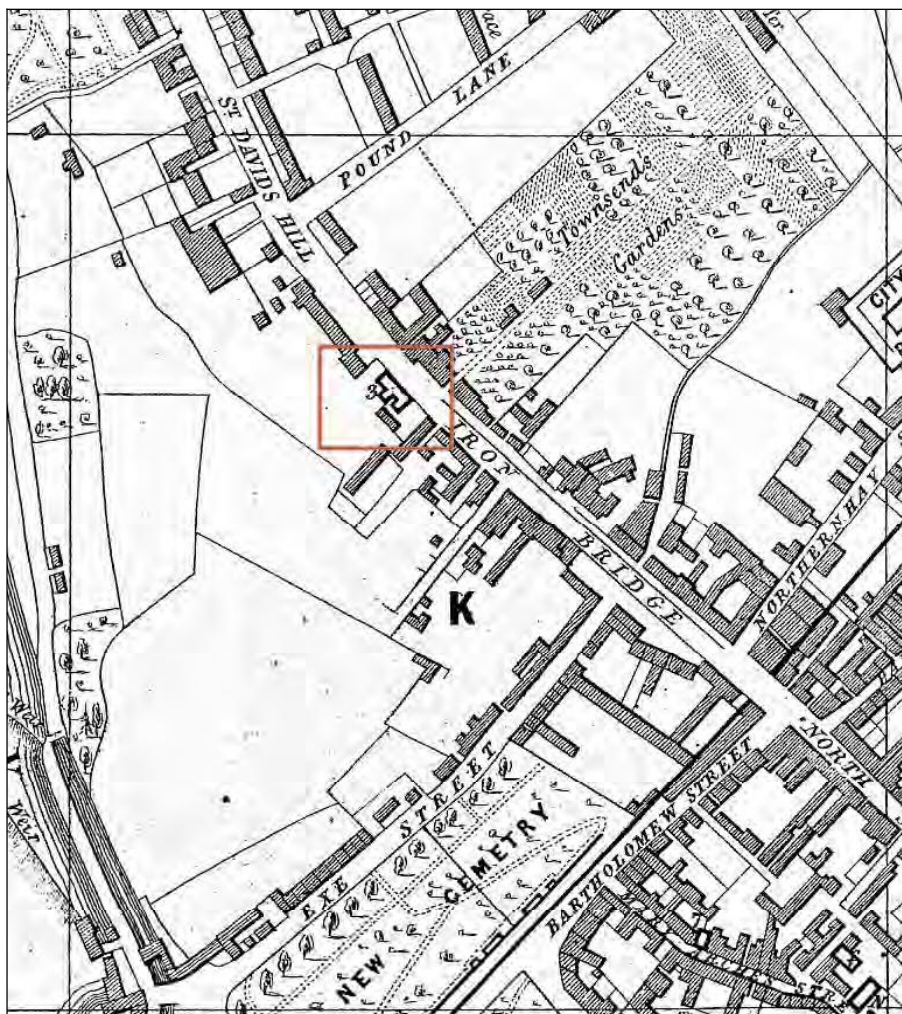


Figure 12: Extract from a map of Exeter by Featherstone, 1852 (EUAD).

The expansion extended the footprint of the building both north and south, either taking in existing neighbouring properties (including the terrace noted above) or causing their demolition and replacement. Parker (2004, 46) suggests that 18th century house(s) form the core of the present building, a finding confirmed by a South West Archaeology survey. 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.

Obligingly the mapmakers of 1876 supply us with a guide to the internal ground-floor arrangements of the Institution for the Blind (Figure 13). 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.

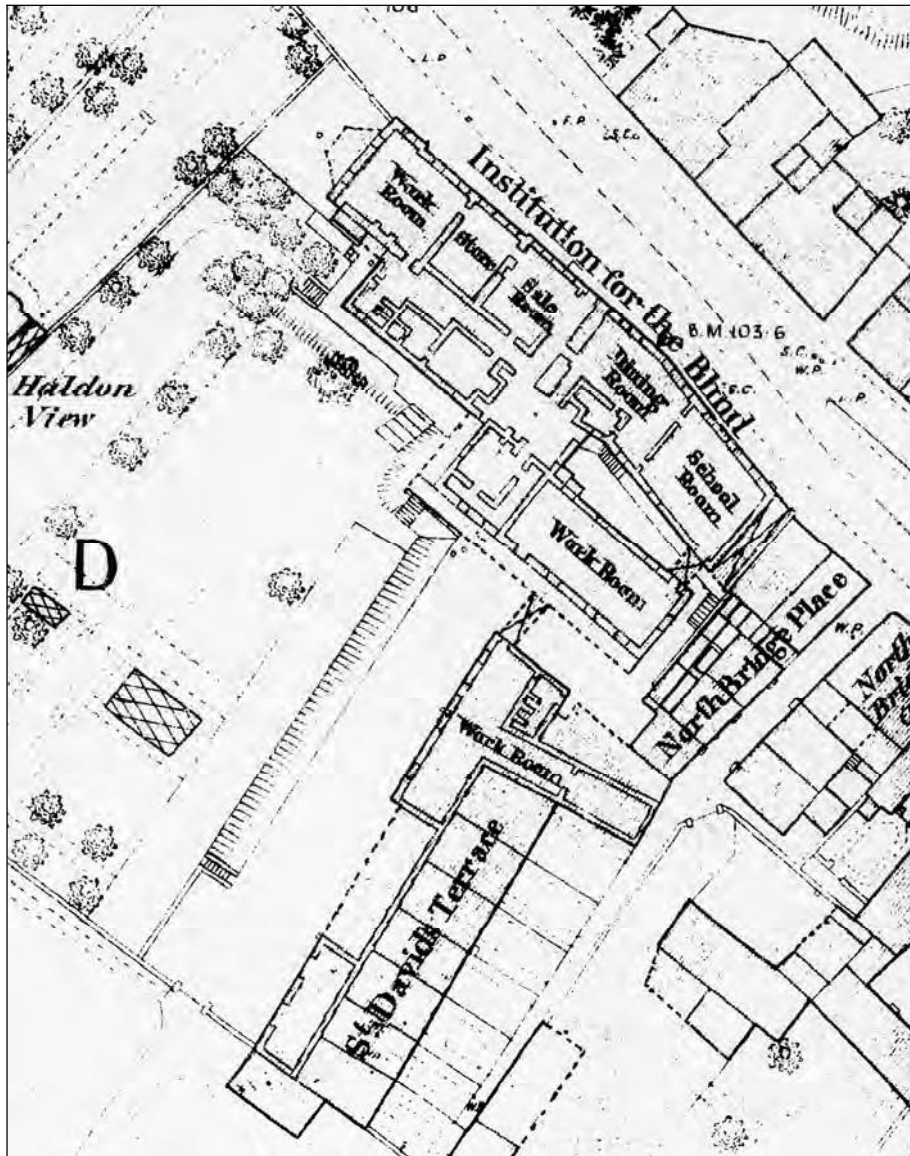


Figure 13: Extract from the Ordnance Survey map at 1:500, 1876.
Devonshire sheet 80.6.11 (EUAD).

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 (see Figures 14-16).

The West of England Institution for the Blind moved away in the 1960s, 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.



Figure 14: Extract from the Ordnance Survey First Edition map at 1:2500, 1890.
Devonshire sheet 80.6 (WCSL).

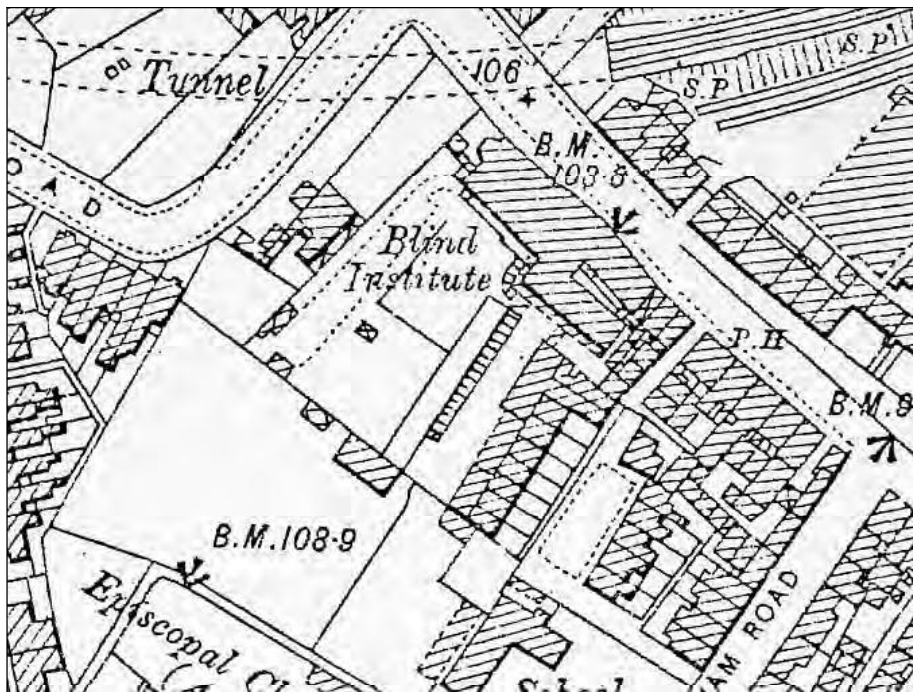


Figure 15: Extract from the Ordnance Survey Second Edition map at 1:2500, 1905.
Devonshire sheet 80.6 (WCSL).

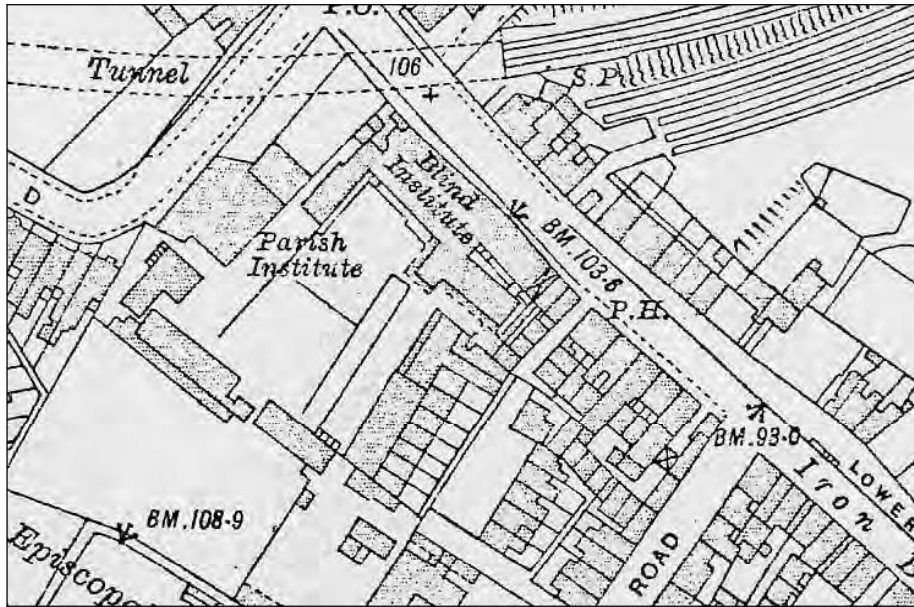


Figure 16: Extract from the Ordnance Survey Revised map at 1:2500, 1932.
Devonshire sheet 80.6 (WCSL).

3.0 Summary of Archaeological Potential

Figure 17 indicates, outlined in blue, the footprint of pre-19th century buildings in their probable relationship to the current Community Centre building. The presence of fabric of an 18th century dwelling is already identified within the existing structure. Ground disturbance beyond the footprint of the existing building has the potential to uncover vestiges of the earlier structures. In addition ground works in this general area *may* turn up evidence of medieval and/or post-medieval activity and potentially evidence of Civil War clearance.

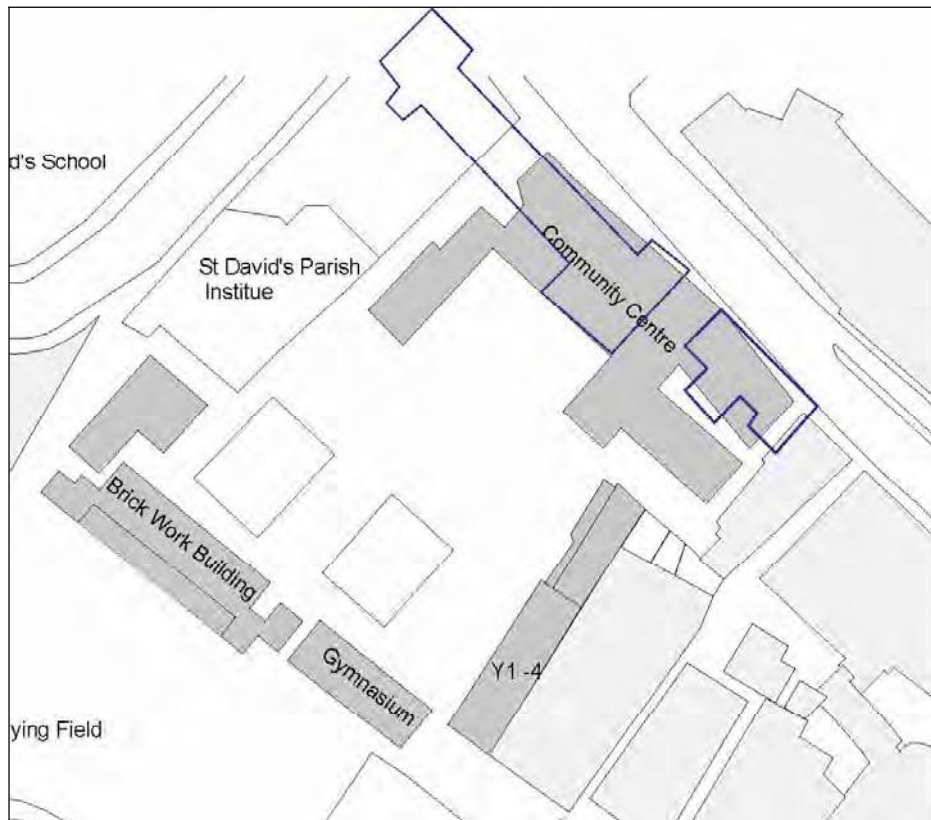


Figure 17: Current plan of the building with approximate location of footprint of predecessor buildings.

4.0 Summary of Main Findings

1. This area on the west side of St David's Hill may have already seen residential development in the medieval and/or early post-medieval period.
2. Removal of buildings during the English Civil War (1642-51) should have destroyed any such buildings.
3. Parts of the land in this immediate area, including a tenement flanking St David's Hill, belonged to the Thomas Flay charitable foundation which was established in the 17th century.
4. A tenement identified on a map of 1758 as belonging to the Thomas Flay charitable foundation may be the ancestor of the now existing building (the Community Centre).
5. By 1842 Trustees of the Deaf, Blind and Dumb Institution were in possession of a property on St David's Hill, which is probably the same as or successor to the tenement identified in 1758.
6. In the 1860s the Institute for the Blind on St David's Hill was considerably extended being specifically designed for educational purposes. This development coincided with the establishment of 'Mount Dinham' as a charitable 'village'.
7. The facilities for the education of blind children were extended during the later 19th and early 20th centuries.
8. What was now the West of England Institution for the Blind moved out of the premises on St David's Hill in the early 1960s.
9. The building was adapted for use as a Community Centre in 1965.

5.0 Building Impact Assessment

5.1 General points:

The following, taken in conjunction with Appendix 2, should be taken as a guide to the potential impact of proposed alterations to the historic fabric of the Community Centre. In addition to the specifics noted below, it should be borne in mind that small but pervasive alterations may take place as a result of re-plumbing or rewiring.

Rooms are referred to by number (e.g. [23], as shown on the supplied plans), and by previous and proposed name/use (where appropriate and possible).

5.2 Exterior

All those architectural, period and structural features integral to the appearance of the building and important within the 'story' of the structure must be retained. For example, the sash windows and stone parapets.

5.3 Basement Level

Cellar 1:

The cellar is positioned beneath the front of the Phase 1 central block (1740-60) and is accessed from the underside of the main staircase in the entrance hall via a quarter-spiral stone stair to a small sub-rectangular split-level cellar space. Features of note are the raised barrel stand to the south-east and the north-west wall and staircase which contain evidence of earlier stone buildings on the site, predating the central block. Impact in this area this should be minimised.

Cellar/Pottery Kiln:

There is a further cellar beneath the 1862 wing; this fronts the street and is accessed from the street via a wide double-doorway, shared with a narrow through-passage to the rear yard. A feature of note is the staggered stone wall within the kiln room on its northwest side, which forms the plinth of the Phase 2 (1790-1820) house. To the rear of the second cellar, running the full length of the south-west side wall of the 1862 wing, is a narrow passage below the level of the current rear yard, originally open to the sky, but now roofed in. Features of note are the several small brick-vaulted coal cellars which lead off this passage. Removing the stairs to these cellars could render them redundant and impact on an important feature relating to the historic development of the building.

5.4 Ground Floor Level

Central Main Range

Porch/Portico:

18th century core of building (1740-1760). Existing access to be retained with noted features: Portland stone steps and door surround, possibly *in-situ* from Phase 1. Edwardian relief-panelled timber casing to portico and double doors with relief paneling, moulded surrounds and shaped brass butterfly hinges. As highlighted in the previous South West Archaeology report (2005), above the inner door is a fine 18th century fanlight from Phase 1 (although this has probably been moved from another doorway during a later phase). It is important to minimise the damage to this delicate structure when the new lift and associated fixtures are fitted.

[4] Preparation Room [Kitchen]:

A further wall is being built adjoining this doorway to create a Reception Office. The construction of this office must also take note of the fragility of the fanlight and the cornicing and paneling on the walls, continued from the Entrance Hall.

Entrance Hall:

The proposed removal of the existing wall for the placement of the reception desk could threaten some of the only surviving architectural features within the 18th century core of the main building. Described in the 2005 report as: 'Complex plaster cornice with cavetto-moulding below a projecting egg and dart frieze. A sequence of flat corbels above support a modillion cornice with floral paterae facing downwards in square relieved panels between the corbels. Above is a vertical-faced floral band with stepped ogee coving to ceiling. It dates to circa 1740-60.' There is also paneling within this area adjacent to the staircase which also dates from Phase 1 and could also be affected by the removal of this wall. The doorway to the rear lobby within the wall proposed for removal also contains one of the other features of note. As quoted in the 2005 report: '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.' The doorway to be blocked at the bottom of the stairs is of early 19th century origin and probably inserted into the original 18th century wall. The door to Social Room 1, soon to be multi-purpose room, is also to be blocked and is of mid-19th century date and displays some beading and detail on both surround and door. These 19th century doors are representative of the phasing of the building and its developing architectural style and fashion. The stairs are unlikely to be directly affected by the creating of fire lobbies on the respective landings. The stairs are part of the first phase of the building and display corresponding moulding and details to the cornicing and paneling in the entrance hallway. Any works undertaken should take care to avoid damage to the existing balusters and handrail as well as the dado and paneling below.

[1][2] Café [Offices, Female WC]:

Multiple internal partition walls are to be inserted to create offices and toilet facilities. The two doors leading back into the entrance hall and those described above will be impacted by the works and this should be considered. The existing fireplace should be retained.

[9] Reception Office [Doctors Surgery]:

Two features of note: the 19th century moulded (high ogee) and chamfered skirting and moulded picture rail (1860s), and the early-mid 19th century panelled splays and soffits to full height window in north-east wall. These will not be affected by the proposed insertion of a wall and toilet to the north corner of the room. This will, however, impact upon the fireplace, which was described in detail in the 2005 report and is described as: '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.'

[8] Store & Safe [Surgery Waiting Room]:

The 19th century store cupboards and early 19th century safe, described in 2005 report as: '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.' These features will be affected or removed by the proposal to remove the walls and create a treatment room and secure store.

[7] Kitchen [Café]:

No features of note will be affected by the proposed works in this area.

No. 1 Social Room [Multi-Purpose Room 1]:

There are a number of doors within this room, referred to in the 2005 report as: 'Three four-paneled doors on south-western wall, two of which access cupboards; two more on south-eastern wall, one of which accesses understairs cupboard. All have plain panels and beaded frames, probably 1860s.'

These features are an important part of the ‘story’ of the development of the building and the proposed works would remove the majority of these for blocking. There are also four windows on the north-east wall, described as: ‘Four, six over nine pane hornless sash windows of 1860s.’ These also have associated side-shutters. These should remain unaffected by the creation of internal partition walls.

No. 2 Social Room [Multi-Purpose Room 2]:

The floor in this room is a pine parquet, but the proposed works should not affect this. The doorways in this room lead through to Social Room 1 and to the stairs to the first-floor; all of these doors date to the 1860s-1870s. Several of these are proposed for blocking or removal. Three of the windows in the south-east wall are of the same style as those in Social Room 1. These are not impacted upon by the proposed works. A new doorway is proposed in the north wall and care must be taken not to damage the parquet during this work.

South West Parallel Range

[10] *Model Railway Room & Store [Playgroup 2]:*

The former Victorian kitchen; the most notable feature here is the surviving fireplace, described in the 2005 report, as: ‘Fireplace in north-east wall, wide and suitable for a kitchen range. Projecting angled hood above, probably made of sheet metal, now painted.’ This should not be impacted by the removal of the internal walls and re-opening of the former doorway.

[11] *Canteen [Playgroup 1]:*

There are several surviving original doors within this room that date to the 1860s-70s, described in the 2005 report, as: ‘Four plain panels, beaded frames. South-western door has original door bolts and single pane top light.’ One of these will be impacted upon by the building of the store partition wall at the eastern end of the canteen and by the creation of the glazed partition blocking the doorway. The paneling comprises tongue and groove boarding from the early 20th century; this should not be affected by the blocking of the hatches or the construction of a partition wall to create toilet facilities. One of the sash windows in the north-east wall is proposed for removal.

Rear Lobby/Storeroom/Toilets [Changing Room/WC]:

This room has a notable doorway feature, recorded in 2005 as: ‘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.’ The door itself is early 20th century in date but the archway will date to the 1862 construction of this portion of the building. This area will be extensively altered, with the removal of the majority of the walls and the construction of a staff toilet and changing room.

5.5 First-Floor Level

Central Main Range

Stairs:

This is covered in some detail in the 2005 report: ‘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 landings have semi-circular archways facing north-west, to the rear servants’ stairs from the Kitchen.’ Minimal impact to this staircase must be observed as it is one of only very few features remaining from Phase

1 of the building. The proposed blocking and removal of the servant's staircase and the blocking of the archway on both half-landings will impact upon on the historic narrative of the building.

Landing:

The large open landing leading to the former main 'reception' rooms of the original residence has an arched division described in the 2005 report: 'two large three-centered timber arches divide stair hall from long passage aligned north-west to south-east. This is proposed for part-blocking to create the fire-lobby and will consequently impact on this typically Georgian internal feature. Part of the Phase 1 build forming both the corridor to rooms [12] & [13] and the shaped corridor wall forming the 'green corridor' (seen on Figure 19) are proposed for removal. This again impacts directly on the original plan of the Phase 1 (1740-1760) Georgian building. The 1862 partition wall separating the servant's stairs and rooms [12] & [13] is also proposed for removal.

[12] Table-Tennis Room 2 [Multi-Purpose]:

There are two very unusual features within this room. Firstly, the flue draughting flat, described in 2005, as: '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.' Secondly, the 1860s gas lamp surviving on the north-east wall, described in 2005 as: '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.' Also in this room is one of the few surviving fireplaces, described in 2005 as: '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.' The wall between rooms [12] and room [13] is being totally removed and rebuilt; this work will not directly affect any of the identified features but it is vital during this work that any impact is minimised.

[13] Pennsylvania Room [Office/Meeting Room]:

Substantial works are proposed to this section of the building: removing the wall between room [13] and room [12]. There is also the proposed removal of the stairs on the landing outside this room which were described in the 2005 report, as: 'Stairwell between first and second floor levels, at the rear of Phase 2 build. This straddles the junction between Phase 2 and the 1860 south-eastern wing of Phase 3. 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.' A second staircase also rises in this part of the building from Social Room 2 below. This is also to be removed and walls built up to form an internal store room. This second staircase is described in the 2005 report as: 'Moulded newel posts with acorn finials to tops. Rounded handrail and square baluster. Early 20th century framed timber child gate to top of stair.' These secondary stairs are from Phase 3 and are part of the historic narrative of the building. The iron stairs are of later, probably 20th century, date.

[14] Heavitree Room [Office/Meeting Room]:

This room's most notable feature is its fireplace. Described in 2005 as: '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. Top left and right hand corners have projecting square panels with stylised flowers in circular cartouches.' Although no works are directly associated with this room, the insertion of the new lift is directly adjacent to this wall to the north-west. Care must be taken that vibrations and other factors do not compromise this feature.

[15] Cowick Room [Office/Meeting Room]:

Features of note in this room are: '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.' This feature is potentially going to be affected by the insertion of the lift and the removal of this wall. All doors leading off the landing are of late 18th/early 19th century origin and several are proposed for removal or blocking. The doorways within this section of the building are of interest as they reflect its growth and development.

[16] Global Centre (Main Hall, Multi-Purpose):

This room would formerly have been the main 'reception' room of the 1862 (Phase 3) house. There are a number of important features remaining in this room. The 2005 report describes: 'Two substantial chimneybreasts in the south-west wall, fireplaces removed, but hearthstones of Purbeck limestone survive. Substantial chimneybreast to south-east; was formerly external protruding stack of the Phase 1 house.' These features will be unaffected by the proposed works. At the north-western end of the room, within the 1862-1880 (Phase 4) apse/annex, several internal walls will be inserted to create toilet facilities. The late 19th century extension will be removed and the Phase 4 gable end restored with a newly inserted window. All of the original windows (six over six pane, hornless sashes) will be unaffected. The door in the north-west corner described in the 2005 report as having 'ogee and cavetto surround,' is proposed for blocking, leaving only the south-eastern double doors from the landing to provide access to the room.

Servant Staircase:

This will be totally removed, with all openings and arches from main stairs to be blocked off. It was described in the 2005 report as: '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.'

[17] Rougemont Room [FF Office 1]:

One feature of note is the fireplace in the north-western wall, described in 2005 as: '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.' The wall separating the room from the servant's stairs is from the 1862 phase but the remainder of the wall creating the passage dates to the later 19th century. The whole of this wall is to be removed with the stairs; this will not affect the fireplace.

[18][19] [Office]:

The 20th century internal partition creating this room is to be removed, combining rooms [18] & [19] and forming a passage through to the north-west wing. Late 19 or 20th century stairs lead up to the second floor from this point and are proposed for removal. They were formerly accessed from the Main Hall (room [16]) but this is proposed for blocking. The door and part of the wall linking to the north-west range proposed for removal in room [19] to aid with 'circulation'. There is a fireplace set into the back of the chimney stack of the Rougemont Room which was described in 2005 as: '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.' There is also a bell bull located on the chimney breast; 'Ogee moulded circular bell-push for servant's bell located on left hand side of chimneybreast.' Neither this nor the fireplace should be affected by

the removal of the internal partition. However, there is a feature associated with the staircase that will be lost: 'Edwardian six hole, spring-loaded, cast iron umbrella rack.'

[22] Isca Room [Office/Meeting Room]:

The door as previously mentioned will be blocked by the creation of the fire lobby around the central staircase. This door is described in the 2005 report as: '19th century door covered in fireproof board, has ogee surround.' There is a 20th century tiled fireplace. No other works are proposed for this room.

South West Parallel Range

[24] Richmond Room [Office]:

Blocking up of fire escape is proposed, as is the blocking of the doorway to room [17]. A small internal partitioned porch is proposed to be built in the north-west corner of the room.

[17] Billiard Room/Store [Office]:

This room will undergo substantial changes. The wall of the store room will be taken down and toilet facilities built in the north-west corner. The stairs to the north-east will also be removed. The existing entrance to the room will be enlarged with part of the back wall of the Phase 1 building being taken down. This will involve removing part of a chimney stack (currently blocked). The current toilets and wall in the south-east will be removed. All of the internal partitions are late 19th to mid 20th century in date and are not of concern.

North West Range

[20] Employability [Kitchen/store/WC]:

Several new partition walls will be inserted to create extra rooms, with little impact on features. A doorway will be knocked through the north-east wall to connect with the new access stairway to offices. Insertion of walls should seek to avoid the fireplace described as: '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.'

[21] ICT Room/Store [Office]:

Removal of a number of internal partitions and staircase to form a single large room; all partitions of 19th to 20th century date, and are of little concern.

5.6 Second Floor Level

Central Main Range

Stairs/Hallway:

Stairs as before. Stairs to attic boxed in by partition wall, described in 2005 as: 'Framed panelling, same pattern as mouldings on doors, with a multiple, bead-moulded strip to the corner. Early 19th century.' This will not be directly affected by the fire lobby built into the landing. The doors off the landing on this level are of particular note as they are some of the earliest in the building. They were described in the 2005 report as having: 'two raised and fielded panels with ogee framing strips and heavy beaded surrounds, HL hinges. Mid-18th century.' The majority of these doors will be moved or blocked in the proposed plans, to create the fire lobby, with obvious impact to the layout of this landing.

[25] Table tennis Room 2 [Multi-Purpose]:

Fire escape to be blocked. Fireplace on north-east wall, described in 2005 as: 'cast-iron, but boxed in with projecting wooden overmantel.' Not affected by works.

[26] *Changing Room/Store:*

Wall to be built creating two rooms from one. 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. This should not be affected by the partition wall, care should be taken to retain. Stairs to be removed in lobby outside (as mentioned, above).

[27] *Warden Room/Store [Office Meeting Room]:*

Mezzanine Floor, part of the Phase 2 (1790-1820) structure. Wall between this area and the Table Tennis Room 1 will be removed, allowing access. Opening between this area and landing enlarged. Partition wall once forming Bedroom 1 & 2 to be removed creating one larger room. Built-in cupboard to the north-west wall, described as: '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.' Door to room [29] (inside cupboard) to be properly blocked, described as: 'two plain panels and a beaded frame, probably early-mid 19th century, beaded jambs and lintels inside cupboard to original wall face.'

[29] *Warden Room:*

Partition walls will be built to create a separate room for the new lift. Features of note in this room are the doors, mentioned above but in detail described as: '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.' There is also a cupboard in the north-west corner, described in 2005: '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.' It is not clear if the building of partition walls will affect the original entrance onto the landing. The door to room [30] as mentioned below will be lost through blocking. The cupboard will presumably be lost due to the insertion of the lift. A further cupboard exists on the south-east wall, described as: '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.' This too will presumably be lost.

[30] *Warden Room [Office]:*

The door to room [29] will be blocked. Door to landing will be blocked and moved. It was described in 2005 as: 'Door to the south-west has two raised and fielded panels, with ogee framing strips and heavy beaded surrounds.' There is also a fireplace with decorative wooden surround and cast-iron grate with a mirror above, described in 2005 as: 'Mirror above fireplace is genuine, of silvered glass, early 19th century.' There is also a cupboard in the north-west corner, described in 2005 as having: '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.' There is also another cupboard partly blocked to the right of the fireplace. These other features will not be affected by the proposed works.

[31] *Warden Room [Office]:*

Partition wall between this and room [32] to be removed (see below). Within Phase 1 of building with some Phase 2 internal structures (such as a cupboard, now papered over but which is framed and paneled) that should remain unaffected by the proposed works. The door from the landing is to be blocked to create fire lobby. It was described in 2005 as: 'Two raised and fielded panels, beaded on outside only. Plain frame, and an ogee surround, traces of HL hinges. Mid-18th century. Now covered with fire-retardant board on interior.'

[32] *Warden Room:*

The partition wall with room [31] is to be removed. This wall has built-in cupboards, described in 2005 as: 'Built-in cupboards to south-west 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.' The door to the landing is also proposed for blocking, this is described as: '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.' All of these features will be lost during the proposed works to this room.

Former Dressing Room [WC]:

In 2005 this area was surveyed and described as having: (north-west wall) '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.' This is not shown on the proposed plans and may have already been removed.

[34] *Studio [Office]:*

Arch to servants stair, wall and stairs to be removed. Fire escape blocked.

South West Parallel Range

[38] *Polsoe Room [Art Room]:*

Fire escape blocked. The former dark room, lobby, lavatory and staircase will all be removed and replaced with a further toilet facility and wet room. More toilets will be created in the lobby and corridor area. This will require the removal of the store room walls and the blocking of some doorways. This is not of concern.

[37] *Dinham Room [Office]:*

Doors to room [38] and corridor/lobby blocked. Door to lobby moved. Not of concern.

North West Range

[35][36] *Offices/Kitchen/Toilets [Offices]:*

Door to be blocked to lobby and partition to be removed making it one large room. Removal of stairs and partitions of 20th century origin, not of concern.

5.7 Attic Floor Level

Stairs/Bedrooms 1&2:

Stairs to attic described in 2005 as: 'Narrow two run wooden stair with a wooden boarded half landing.' Two bedrooms on this level, described as wholly early 19th century in date: '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.' No works are to be undertaken here.

6.0 Summary of Building Survey (see Figures 18-20 & Appendix 2)

The following account is a summation of the full standing building survey carried out by SWARCH in 2005.

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 staircase 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 doors and windows (although some are reset) a feature which should be maintained if the development were to proceed.

A full list of features of import can be found in SWARCH report 050220, and are reproduced here as Appendix 2.

In light of the above, a review of the proposed works would suggest that the planned alterations would not compromise the historic integrity of the Community Centre, providing reasonable steps were taken to retain and protect, and/or possibly reuse, those architectural elements of merit liable to damage or removal. Changes and additions to the structure should respect and complement the existing character of the building.

In addition, reasonably extensive alterations have been proposed within the 18th century core of the building. As such, care should be taken, where possible, to minimise the impact of renovation on the historic fabric of the structure, and that additional monitoring, proportionate to the extent of the works, should be undertaken.



Figure 18: Community Centre, ground floor plan showing historic phasing, based on drawings supplied by King Sturge (Bristol) (not to scale).

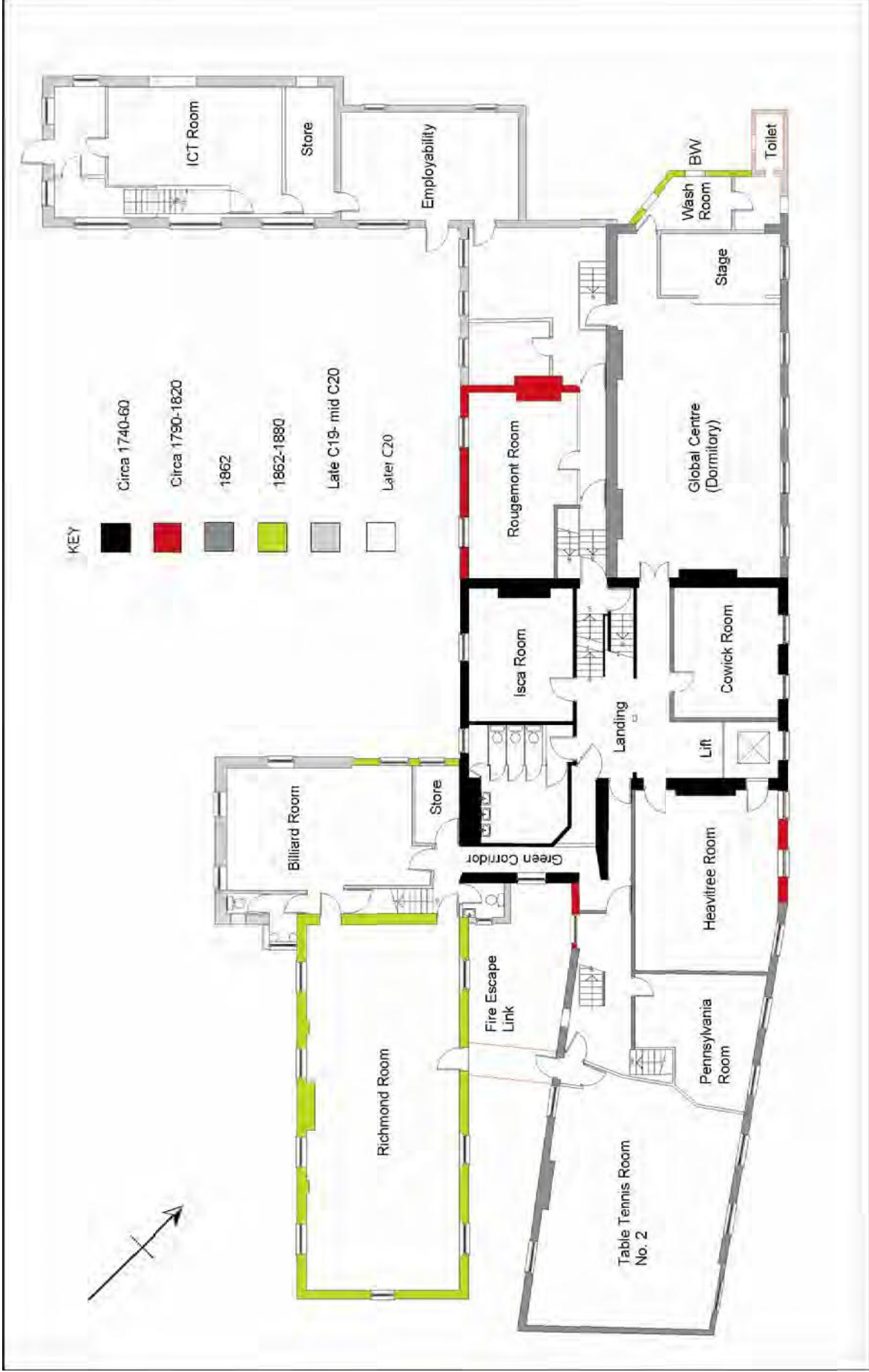


Figure 19: Community Centre, first floor plan showing historic phasing, based on drawings supplied by King Sturge (Bristol) (not to scale).

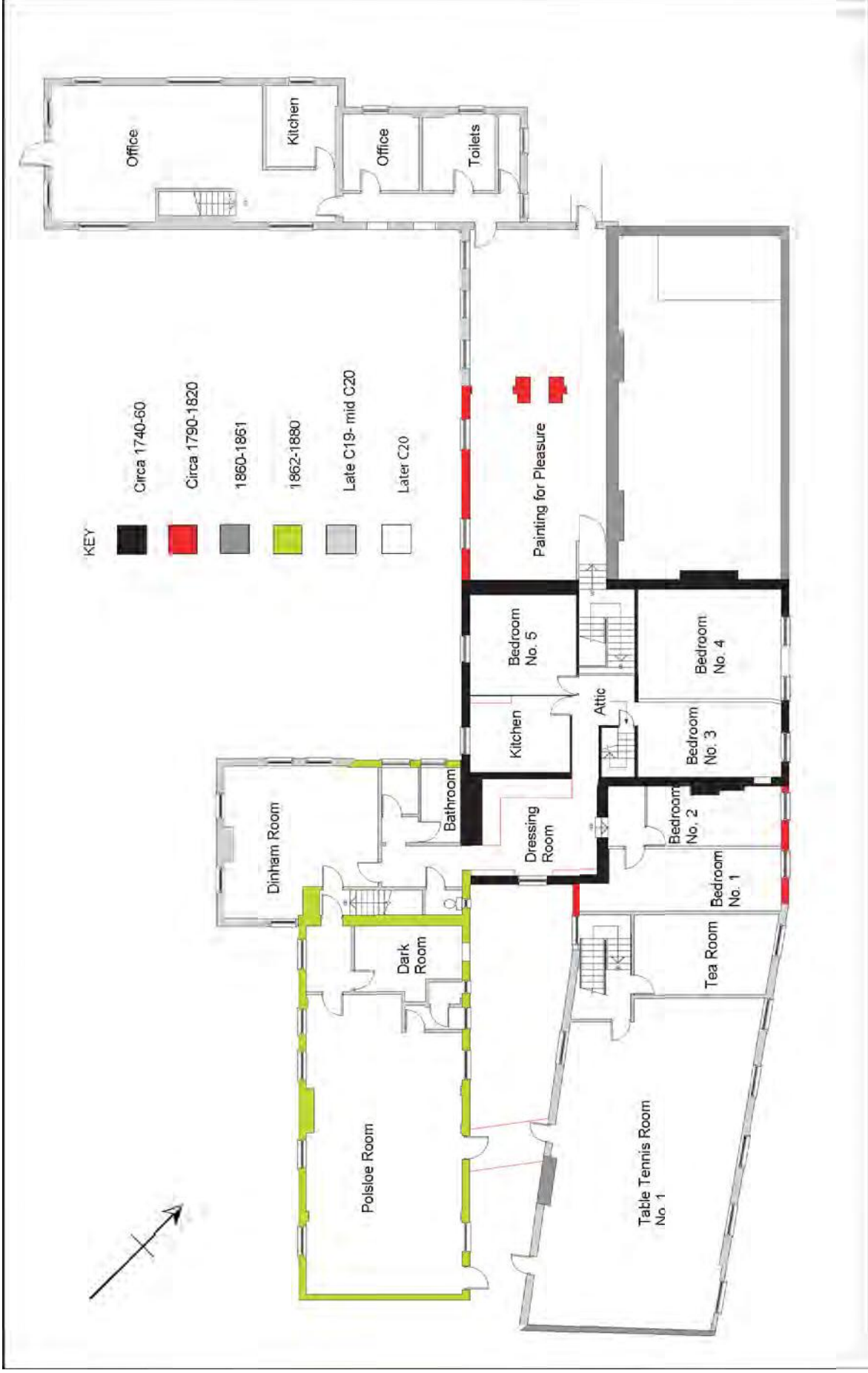


Figure 20: Community Centre, second floor plan showing historic phasing, based on drawings supplied by King Sturge (Bristol) (not to scale).

7.0 Sources and References

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Greenaway, J. 1981: *Discovering Exeter: Part 1: St David's*, Exeter.

Hoskins, W.G. 1935: *Industry, Trade and People in Exeter, 1688-1800*.

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Pollard, W. 1894: *Official History and Guide to Exeter*.

Unpublished Sources:

SWARCH 2005: *The Community Centre, St. David's, Exeter, Devon: Results of an Archaeological Building Survey*. SWARCH report 050220.

- A Short History of the West of England School for Young People with Little or no Sight.

- Exeter Urban Archaeological Database (EUAD) Monuments 10201.00, 10148.00.

Appendix 1:

EH Listing

17 St David's Hill (Exeter Community Centre)

IoE Number: 418988

Date listed: 18 June 1974

Date of last amendment: 18 June 1974

Grade II

ST DAVID'S HILL 1. 1092 (West Side) No 17 SX 9192 NE 2/117 II 2.

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 been 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 two storeys with a panelled parapet. Sash windows with keystone heads and glazing bars. Cornice, parapet, roof not visible.

Appendix 2:

Features of Architectural Interest (see Figures 18-20)

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.

GROUND FLOOR, CENTRAL RANGE

Porch/Portico

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. 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.

Entrance Hall

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.

Stairs:

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.

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.

Rear Lobby

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.

Reception Office

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.

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.

Kitchen

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.

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.

Office [entered off north side of shop]

Windows:

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

No. 1 Social Room

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.

No. 2 Social Room (Nursery)

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

Model Railway Room/ Original Kitchen

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.

Storeroom

Walls:

Moulded tile ventilator in southern corner.

Windows:

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

Storeroom to northwest of Servery - Former washroom

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.

Servery

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.

Canteen

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.

FIRST FLOOR, MAIN RANGE

Stairs

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.

Landing and Passage

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.

Store and toilets

Windows:

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

Cowick Room

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.

Isca Room

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.

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.

Rougemont Room

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.

In Touch Rooms

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.

Global Room (and North Western Lobby)

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.

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.

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.

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

The Pennsylvania Room**Windows:**

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

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.

Table Tennis Room No. 2**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.

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

Richmond Room

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.

Billiard Room (including Store to north-east)

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

Stairwell and lobby

Walls:

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

Windows:

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.

ICT Room

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.

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).

Employability Office

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.

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.

THE SECOND FLOOR

Staircase and Landing

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.

Bedroom No. 4

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.

Bedroom No. 3

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. Circa 1730-50.

Bedroom No. 5

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-18th century. 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.

Kitchen

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.

Painting for Pleasure Room

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 southwest). 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.

The Dressing Room

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

Mezzanine Landing (Mezzanine Floor)

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.

Bedroom No. 1 (Mezzanine Floor)

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.

Bedroom No.2 (Mezzanine Floor)

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.

Tea Room

Walls:

One iron grid ventilator and one tilting ventilator in northeast wall, also a small Queen Anne Revival cast iron radiator. 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.

Table Tennis Room No. 1**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**Dinham Room****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.

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.

Polsloe Room and lavatory**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.

Link corridor to the North-east**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

Office (including lobby and kitchen)

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.

Corridor

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.

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.

ATTIC FLOOR

Stairway and top landing

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

Windows:

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.

Bedroom No.1&2 entirely early 19th century

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.