

THE PAVILIONS ADMIRALTY HOUSE MOUNT WISE PLYMOUTH

Results of a Desk-Based Assessment
&
Historic Building Recording



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 111122
Date: 22.11.2011
Authors: E. Wapshott

The Pavilions, Admiralty House, Mount Wise, Plymouth

Results of a Desk-Based Assessment & Historic Building Recording

For

Thomas Wagner

Of

ADG Architects Design Group

On behalf of

Richard Keen

By



SWARCH project reference: PAP11
National Grid Reference: SX 4575 5428
OASIS reference: southwes1-113813
OS Map copying Licence No: 100044808
Planning application No: Pre-Planning
Project Director: Colin Humphreys
Desk-Based Assessment: Emily Wapshott
Building Assessment: Emily Wapshott
Report: Emily Wapshott
Report Editing: Deb Laing-Trengove

November 2011

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Written Scheme of Investigation.

Summary

South West Archaeology undertook a predetermination assessment of the standing Pavilion buildings on the site of Admiralty House, Mount Wise; the former 18th century governor's residence to the naval base. The Pavilion buildings lie to the east and west of the main Admiralty House building, within the large curtain wall surrounding the three structures and enclosing yards to the east and west. The West Pavilion was originally laid out as the kitchen and service rooms to the main house, the formal dining room being in the south-west corner of Admiralty House. The buildings have been much altered over the years, with the East Pavilion being converted into two cottages and the West Pavilion adjoined by the 20th century infirmary and converted to offices. The pavilions however do retain some historic elements. Substantially modernised in the 20th centuries to form the current layouts, the buildings have largely been redundant since for the past few years since the sale of the complex and both structures are now in a state of disrepair. It is proposed to demolish many of the interior walls and undertake conversion of the buildings to residential houses, although the exteriors will remain unchanged.

Contents	Page No.
<i>Summary</i>	3
List of Figures	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Project Background	6
1.2 Methodology	6
2.0 The Desk-Based Assessment	8
2.1 Cartographic Evidence	8
2.2 A Brief History of Admiralty House (Government House)	15
3.0 The Building Survey	17
3.1 General Description of the Buildings	17
3.2 The West Pavilion	18
3.2.1 Exterior Description	18
3.2.2 Interior Description	19
3.2.3 The West Courtyard between the Pavilion and Admiralty House	23
3.3 The East Pavilion	24
3.3.1 Exterior Description	24
3.3.2 Interior Front (South) Cottage	26
3.3.3 Interior Rear (North) Cottage	28
3.3.4 East Courtyard between the Pavilion and Admiralty House	29
3.4 Phasing and Development of the Buildings	30
3.4.1 Development of the West Pavilion	31
3.4.2 Development of the East Pavilion	31
3.4.3 Development of the Curtain Walls and Courtyards	33
4.0 Impact Report on the Proposed Plans	37
4.1 The Exterior of the Pavilions	37
4.2 The Interior of the Pavilions	38
5.0 Conclusions	40
6.0 Bibliography & References	41

List of Figures

Cover plate: View of Admiralty House and the pavilions from the southern garden side, viewed from the south-east.

	Page No.
Figure 1: Regional location.	7
Figure 2: The 1665 map of Plymouth.	8
Figure 3: 1698-1712 plan of Plymouth, drawn by G. Delehave.	9
Figure 4: The pre 1756 plan of the defensive lines around Plymouth dock, by D. Slack.	10
Figure 5: 1768 map of Plymouth and Devonport docks, by M. de Beville.	11
Figure 6: Map of 1788.	11
Figure 7: Map of Plymouth Dock dating from <i>circa</i> .1789.	12
Figure 8: The 1848 Map of Plymouth, showing the addition of the railway network.	13
Figure 9: Detail of the Mount Wise area from the 1860 Map of Plymouth, Devonport and Stonehouse.	13
Figure 10: The 1790 plan by James Wyatt.	14
Figure 11: Detail of Government House from an 1815 plan of Devonport.	15
Figure 12: The south elevation of the East Pavilion, viewed from the south-east.	17
Figure 13: The south elevation of the West Pavilion, viewed from the south-east.	18
Figure 14: The north elevation of the West Pavilion, viewed from the north-east.	19
Figure 15: The south wall of the former kitchen, viewed from the north-east.	20
Figure 16: The east side of the southern former kitchen in the West Pavilion.	21
Figure 17: The north wall of the northern office, with the large central window.	21
Figure 18: The stair hall in the centre of the West Pavilion, viewed from the west.	22
Figure 19: The large hornless sash window in the west wall of the West Pavilion.	23
Figure 20: The east elevation of the West Pavilion.	24
Figure 21: The north elevation of the East Pavilion, from the north-east.	26
Figure 22: The south wall of the south cottage in the East Pavilion, viewed from the north-west.	27
Figure 23: The north and west walls of the north cottage, viewed from the south-east.	29
Figure 24: The Courtyard between the East Pavilion and Admiralty House.	30
Figure 25: Corridor of the infirmary built to the west of the West Pavilion, viewed from the east.	32
Figure 26: The southern window in the east elevation of the East Pavilion, viewed from the west.	33
Figure 27: Ground floor phased plans of the East and West Pavilions.	35
Figure 28: First floor phased plans of the East and West Pavilions.	36

List of Appendices

Appendix 1: PCC Brief	42
Appendix 2: Written Scheme of Investigation	43
Appendix 3: List of Jpegs on CD-Rom to the rear of this report	46
Appendix 4: Proposed demolition plans for the buildings	49

Acknowledgements

Thanks for assistance are due to:

Mr Thomas Wagner
Mr Richard Keen

1.0 Introduction

Location: Admiralty House
Parish: Plymouth
District: Plymouth City
County: Devon

1.1 Project Background

South West Archaeology Limited (SWARCH) were commissioned by Thomas Wagner of the Architects Design Group (the Agent) on behalf of Richard Keen (the Client) to undertake a desk-based study and a historic building assessment of the site and standing Pavilion buildings at Admiralty House, Mount Wise, Plymouth (Figures 1 & 2) to be included as part of a planning application to re-develop the site and convert the properties to residential dwellings as part of the larger Mount Wise, 'Village by the Sea' complex. The work was carried out in accordance with a predetermination Project Design (Appendix 2) compiled with reference to a brief supplied by Mike Daniells, Archaeological Officer, Plymouth City Council Historic Environment Service (PCCHES) (Appendix 1).

Admiralty House is a Grade II Listed Building originally built for the Port Governor. It is an imposing limestone building in the Classical style distinguished by a largely symmetrical frontage containing two prominent pavilion-like structures. Planning permission and Listed Building Consent exists for the extensive refurbishment and reuse of the building.

1.2 Methodology

The building assessment was undertaken by E. Wapshott on 4th September 2011 in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The desk-based assessment was undertaken by E. Wapshott in accordance with IfA guidelines for desk-based assessments.

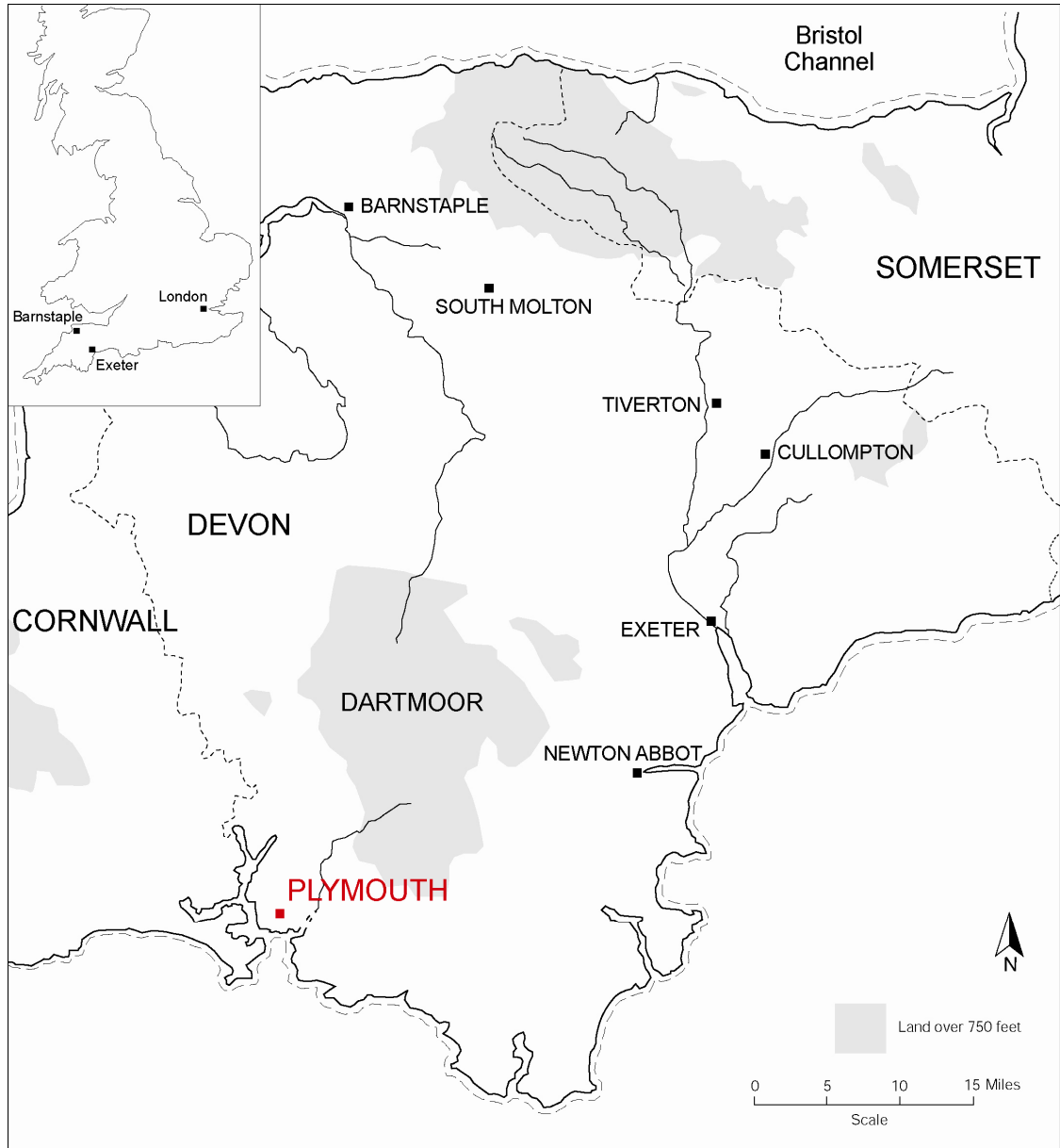


Figure 1: Regional location.

2.0 The Desk-Based Assessment

2.1 Cartographic Evidence

The Pavilion buildings at Mount Wise are part of the Admiralty House complex, formerly Government House, the official residence of the Military Governor in charge of the large naval base. The importance of the dockyards, naval base and port, at Plymouth, is such that historical documentary evidence for the development of the various areas is in abundance. The naval base, with the docks and shipbuilding, as well as defensive areas was to develop hugely in the 18th century, just outside Plymouth, along the coast in the small town of Devonport; the three main settlements of Devonport, Plymouth and East Stonehouse were merged in 1914, to form the county borough of Plymouth.

The early maps of Plymouth and its surrounding areas document the settlements which give the areas of modern Devonport their names today. Mount Wise, the site of Admiralty House and the Pavilion buildings is documented on the 1665 map by *Bernard de Gomme* (Figure 2), showing what appear to be fortified buildings and possibly a church and other buildings in a small pictogram. Churches and religious buildings near maritime settlements were often built in prominent positions overlooking the sea, the importance of the spiritual protection of sailors and fishermen being of vital consideration for the families and communities left on land.



Figure 2: The 1665 map of Plymouth, Mount Wise is arrowed.

Moving into the early years of the 18th century, in which the majority of development in the area was undertaken, we have the map of *G. Delehave*, dated between 1698 and 1712 (Figure 3). This map shows us Plymouth (*Plimouth*) to the east and the Devonport settlement with the docks to the west. Between these is the promontory of Mount Wise, shown as a square walled complex with a projecting building in its south-west corner, possibly the church indicated on the earlier map (Figure 2 above). Adjacent to this complex is a further rectangular walled area lying parallel to the creek leading along the coast to Stonehouse and containing a long rectangular building that also sits parallel to the coastline.



Figure 3: 1698-1712 plan of Plymouth, drawn by G. Delehave. Mount Wise is arrowed.

By the middle of the 18th century we have a plan of the defensive lines now enclosing the dockyards at Devonport (Figure 4). Drawn by *D. Slack* and dating to before 1756, this map provides a more detailed picture of the expanding dockyard areas and the increased militarisation of the site with the creation of the barracks to the north and east of the docks.

The raised promontory at Mount Wise map is clearly shown and the neighbouring Dodges Hill, both of which appear devoid of development or buildings at this time, although the 'old wharves' to the immediate south-east of Mount Wise, along the creek to Stonehouse, are marked.



Figure 4: The pre 1756 plan of the defensive lines around Plymouth dock, by D. Slack. Mount Wise is arrowed.

A later map of 1768 by Frenchman M. *de Beville* shows the same layout of the docks and the area of Mount Wise (Figure 5). However, it appears to suggest the area is not entirely empty as the mound is now marked with a cross, probably indicating that a lighthouse is positioned at Mount Wise by this time. For, a map drawn by R. *Sturt* in the late 1780s, under the direction of Lt COL *Durnford* the Commanding Royal Engineer appears to confirm the positioning of a lighthouse on the mound at Mount Wise (Figure 6). This map also shows that although the development to the north of Mount Wise appears to be creeping southward there is a continued lack of development within the area in question.

A more detailed plan was re-drawn by Lt COL *Durnford* himself the following year clearly showing the lighthouse on the mound (Figure 7). To the east of the mound and adjacent to the defensive lines, a long building or complex of buildings, that appear to be marked as Gov. T. House, are now apparent. There appears to be a main building with projecting wings to the east and west and that this building is Admiralty House there can be no doubt. The date of this plan is given as *circa*.1789 but this seems unlikely as it clearly documents Admiralty House when the architectural plans by the architect James Wyatt suggest it was built during the 1790s.

What does become clear from looking at these maps however is the increasing formalisation of the layout of the docks and the spread of development taking place between the 1750s and the 1780s mapping. The settlement has doubled in size and in the later maps we can see the rectilinear plan of the streets and avenues, broken only by the promontories of Dodge's Hill and Mount Wise. We can also see the increased fortifications to the lines as well as the strict division between the various barracks along the lines and the streets and housing laid out to the west and south, divided by what seems to be long wall, running like a spine up the eastern side of the civilian/residential settlement.

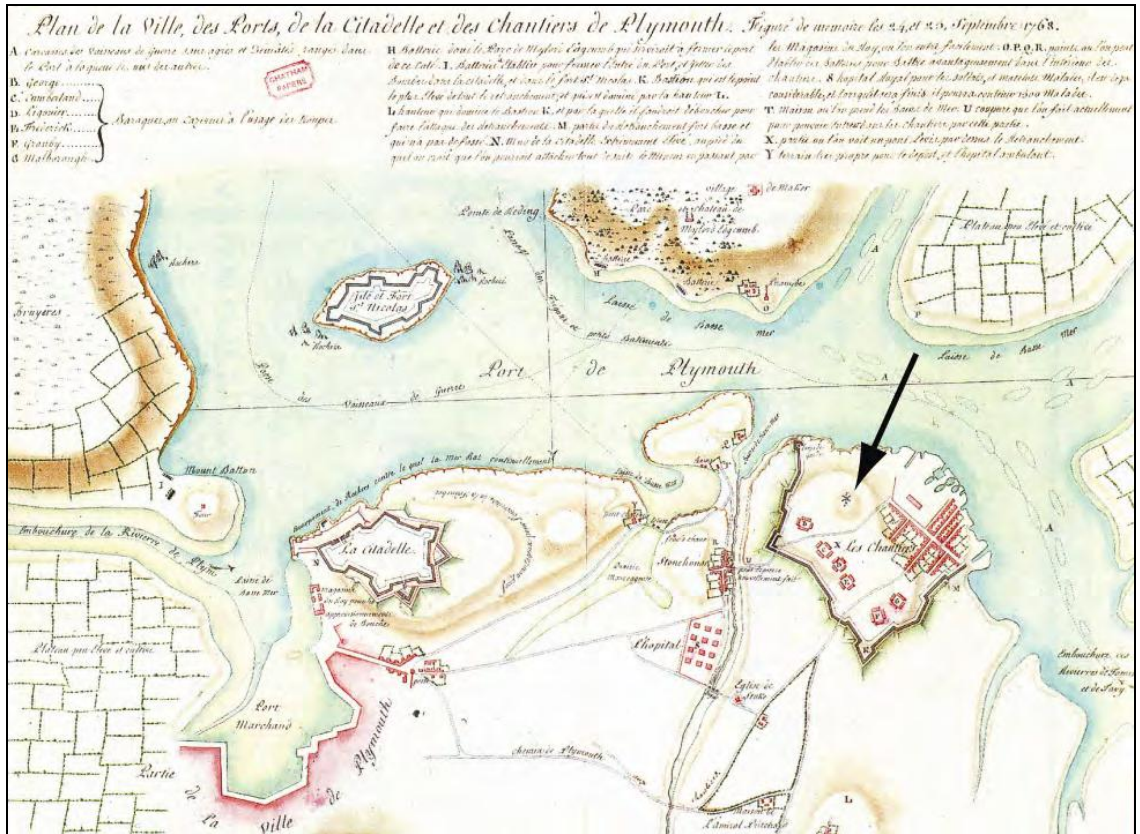


Figure 5: 1768 map of Plymouth and Devonport docks, by M. de Beville. Mount Wise is indicated.



Figure 6: Map of 1788. Mount Wise is indicated.



Figure 7: Map of Plymouth Dock dating from *circa*.1789, showing the first evidence of Government House, indicted in red.

Later plans of Devonport dockyards dating from the middle of the 19th century show how the former open common areas of Mount Wise were subsumed into the military complex and by this time formed parade grounds and decorative walks and gardens (see Figures 8 & 9). The building/s now known as Admiralty House are also shown in more detail, although the name of the building/s during this period was Government House, with, to the north-west, another smaller building called Admiralty House which was then the private residence of the senior Admiral. The complex of buildings at Government House had a more administrative role rather than a domestic and residential function at this time.

The 1848 plans of Plymouth, Devonport, Stonehouse and other surrounding communities, drawn up by W. H. Maddock for the recording of the addition of the railways and other improvements, show Mount Wise, the parade grounds and various important buildings, the largest of which is Government House (Figure 8). The layout of the complex is clear, with the central building flanked by the pavilions to east and west which are separated from the main building by small courtyards, with the whole enclosed within the large elongated curtain wall, creating further courtyards to the east and west of the pavilions.

On the 1860s map of Plymouth, drawn up by J. Rapkin, Government House is shown to the south of the Parade ground with the main building and pavilions to east and west clearly detailed (Figure 9). Interestingly it appears to show the curtain wall running only around to the north of the buildings which does not fit with the initial plans drawn up by James Wyatt or with



Figure 8: The 1848 Map of Plymouth, showing the addition of the railway network, drawn and published by W. H. Maddock, Plymouth. The position of Government House is marked with a ring on the large map and the building itself is highlighted in red with an additional arrow on the inset.



Figure 9: Detail of the Mount Wise area from the 1860 Map of Plymouth, Devonport and Stonehouse, by J. Rapkin, published by Whitehall Press, London. Government House is indicated in red.

the building as it stands today. The original plans indicate symmetrical facades to north and south with matching sections of curtain wall to both, as exist at present.

For the buildings themselves the plans drawn up by James Wyatt in 1790 are our best source for the original layout and function of the Pavilions within the complex (Figure 10). We can see that the two pavilions are separated from the main house by the open courtyards, with curtain wall to north and south. The West Pavilion is designated as a kitchen block, with a large main kitchen to the south and two small service rooms to the north and with two small rooms, possibly dairies or stores, built within the western courtyard against the north curtain wall. The inclusion of a central stair hall between the kitchen and the service rooms suggests a first floor in this building. The East Pavilion, is set up as a Court Martial room, designed as a single open space, accessed from the main building via a stone passageway along the south curtain wall, with two small cells for holding the defendants built within the eastern courtyard against the east wall of the main house. The functions of the pavilions are led by the divisions within the main house, to the west there is a largely domesticated focus with a dining room, servants hall, butler's pantry and drawing room, with to the east offices serving the various aspects of management of the naval base.

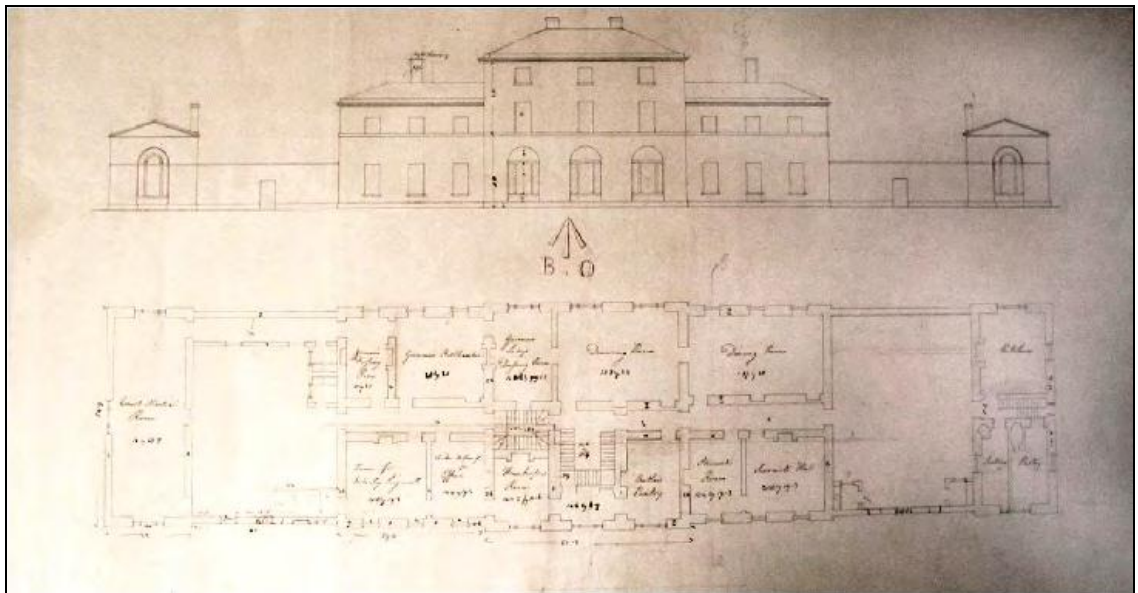


Figure 10: The 1790 plan by James Wyatt, showing the original design for the exterior north elevation and the interior layout and function of the rooms; it is especially noticeable how the two pavilions have widely varied uses. (PRO:MPHH 1/538)

A map dated 1815 shows the addition to the main building of the semi-circular porch on the north side, with the pavilions remaining the same (Figure 11). Drawn as a plan, this clearly shows the wide corridor leading to the court martial room to the east and the small square buildings within the western courtyard, serving the kitchen to the west.

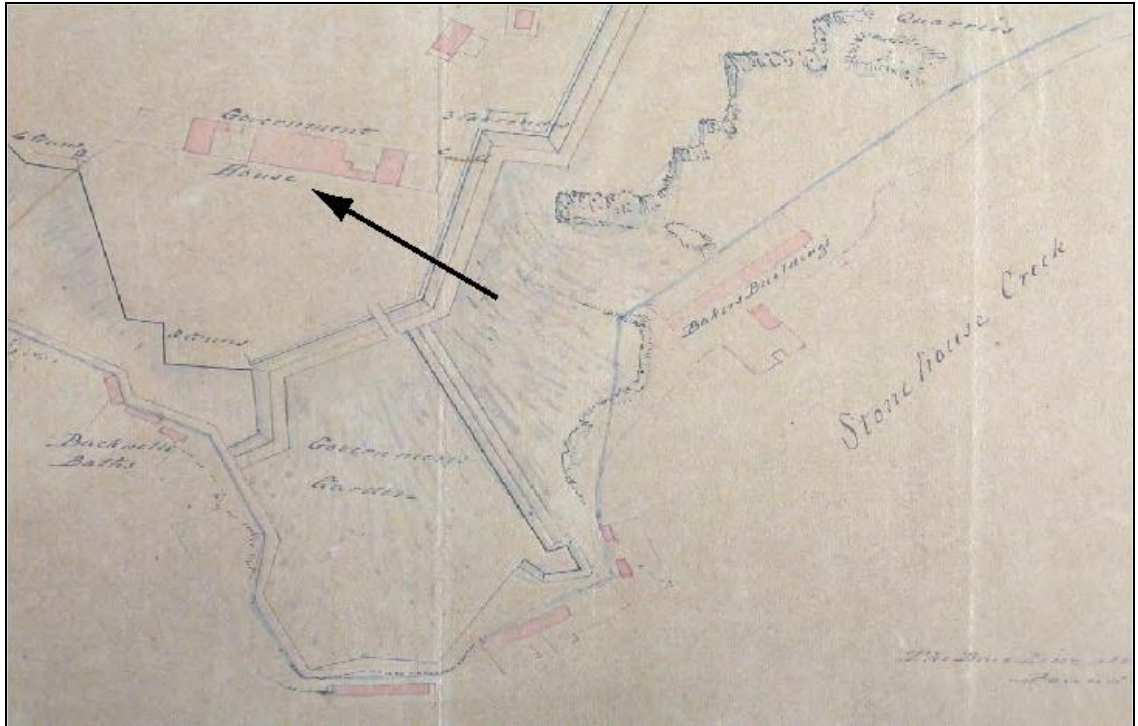


Figure 11: Detail of Government House from an 1815 plan of Devonport. The building is arrowed. (PRO: WO 55/797).

2.2 A Brief History of Admiralty House (Government House)

The naval base and dockyards at Plymouth were of such importance to Britain that they were under the control of both the army and navy, who protected and worked the site from both land and sea. Naval control was exercised by the senior Admiral of the Plymouth fleet, who presided over the naval aspects of the site from his Flagship which was moored in the Hamoaze anchorage. The dockyards themselves, wharves and the shipbuilding areas were under the control of an Admiral Superintendent, who lived within the residential area of the dockyard. The garrison and military elements of the site, including the manning of the substantial defensive lines was under the control of the Military Governor, who administered from the old Plymouth citadel, to the east of Plymouth Hoe. The merchant port of Plymouth was kept separate from the naval and military areas and was managed and controlled by a civilian local government. The three branch management system for Devonport continued until the later 18th century when the site expanded and became more organised and segregated, the various areas and functions being defined by their usage and occupants.

In the 1790s part of this formalisation and expansion of the site saw the construction of a large new building named Government House to house the Military Governor, the senior official on land, and also to provide an administrative and social focus for the site. James Wyatt was the architect commissioned to produce the building and which he undertook in the severe, yet gracious and proportioned style which was becoming popular at the time, when architectural style was moving away from the excesses of the Rococo and the Baroque. For a few decades Government House stood alone within the Mount Wise precinct, with the parade grounds to the north, gardens to the south, Mutton Cove to the south-west, Limehouse quarries to the south-east and with Mount Wise directly to the west. In the early 19th century another large building was constructed to the north-west of Government House, facing it across the parade grounds; this building was Admiralty House, built for the senior Admiral of the fleet, known as the Port Admiral, who moved ashore from his Flagship.

This set-up remained, with the two officials occupying what soon became the focus of the site for both services and the operational heart of Devonport, with the area retaining the name of Mount Wise. In the middle of the 19th century (1842) the need for the intricate and somewhat replicated levels of governance and officialdom was dispensed with and the role of Military Governor was dissolved. Government House took on a less Devonport specific role; handed over to the army for the occupation of the General Officer Commanding the Western District, in charge of all the military presence and garrisons in the wider area . By the early 20th century however the presence of the army within the Devonport base was diminishing, with the removal of the Western District headquarters in 1915, by then renamed the Wessex District, to Wilton in Salisbury, Wiltshire. The Mount Wise administrative and official area and the redoubt and the rest of the military sites were handed back over to the Admiralty. At this point Government House was renamed Admiralty House and the senior Port Admiral, the naval Commander in Chief of Plymouth moved from the old Admiralty House. Old Admiralty House was renamed Hamoaze House and became the official headquarters and residence of the Major General of the Royal Marines. Both buildings remained in use until the 1990s/2000s when they were sold by the Admiralty.

3.0 The Building Survey

3.1 General Description of the Buildings

The pavilion buildings at Admiralty House were constructed for very specific purposes, both of which required some separation from the main house but which were integral to the complex as a whole. The complex at Admiralty House lies on an east-west axis, with the main house in the centre with long curtain walls stretching away to the east and west, accessed to the far east and west through large gateways with huge square capped pillars. Almost half way along these substantial stone walls lie the matching pavilion buildings, one to east and one to west; separated from the main building by enclosed courtyards. The pavilions project slightly from the line of the curtain wall and are built with formal symmetrical north and south façades that mirror the façade of the main building, with shallow triangular pediments to the gable-end apex and large arched window openings. Also built of the dark grey stone, as the main house, these pavilions have large ashlar quoins to their east and west corners on both elevations and sit on a large rustic-faced block plinth. Both have been modernised and converted to suit the requirements of differing governors and apropos the use of the main building. The West Pavilion was incorporated into the infirmary which was built up against it in the 20th century and the East Pavilion was converted in the 19th century to residential accommodation. Both pavilions are now empty.



Figure 12: The south elevation of the East Pavilion, viewed from the south-east.



Figure 13: The south elevation of the West Pavilion, viewed from the south-east.

3.2 The West Pavilion

3.2.1 Exterior Description

The West Pavilion, is abutted on its west side by the 20th century infirmary which extends to the west, filling the further section of courtyard between the curtain wall. To the east between the pavilion and the main building the eastern open courtyard has been filled with a range of small brick single storey outbuildings. To the north lies the parade ground and to the south the gardens of Admiralty House. As with all the buildings in the main Admiralty House complex, the pavilion is built in large blocky dark grey stone, very closely set in fixed courses, with ashlar quoins to the corners and openings and providing a very formal, plain, austere appearance. The north and south elevations are designed to be identical with a pedimented gable-end to the pitched slate roof. The gable-end pediment has cavetto moulding to the interior with an outer stepped ogee moulding to the upper outer edge; this moulding continues around the building at eaves height as a form of stylised drip course.

Both elevations have a large central window opening with an arched top with a large segmental arch above, built in small square ashlar blocks. Cutting the base of the arches is another stepped drip course of a single row of projecting ashlar blocks. To the north the arched upper portion of the window has been blocked with the insertion of a first floor. (Figure 14). In the north elevation this central opening contains a central sash window with 2x3 panes and a slim sash with 1x2 panes to either side, all are replacement horned sashes. To the south the central window has been replaced by a pair of narrow double French doors, with a 2x3pane light above, again the arched section above has been boarded (Figure 13). The west upper portion of the south elevation has been patched with cement render. The north elevation has had two small rectangular horned sash windows forced into the first floor to either side of the main arched ground floor opening. Both north and south elevations have substantial ashlar quoins to the east and west corners and a large deep row of more rustically faced blocks form a plinth to the base of the formal north and south elevations.

The west elevation is obscured by the abutting building but there are two first floor hornless sash windows to the north end. The eastern elevation is partly obscured on the ground floor by the small brick buildings in the courtyard; however, to the north side there is a remnant of a segmental stone lintel for a former window opening. There is a covered corridor, with small storage rooms to the north and south, leading to the main door, on the east elevation, into the central stair hall. There is also a long horned sash window at first floor level at the northern end, the same as the small rectangular windows on the north elevation. There are two chimney stacks, one to the south, which serves the fireplace in the large south room, the former kitchen, and one to the north which would have served the now blocked fireplace in the front north office. Both stacks have been capped.

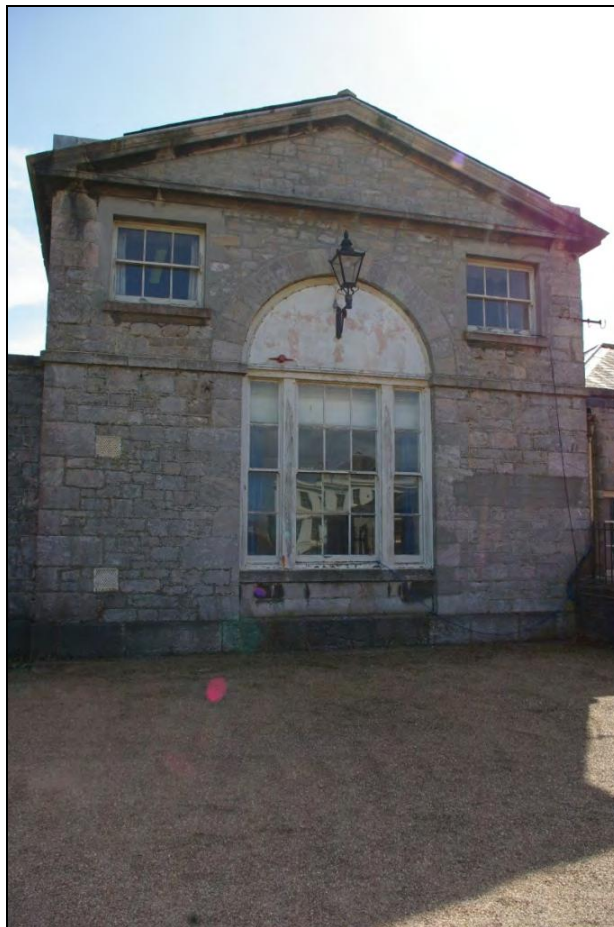


Figure 14: The north elevation of the West Pavilion, viewed from the north-east.

3.2.2 Interior Description

The West Pavilion is divided into two sections, the north and south, with a central staircase, to the first floor. The south side of the building overlooks the gardens down to the sea; this contains one large double height room, formerly the kitchen (Room 1) for the adjacent Admiralty House (Figure 15). The room has undergone much alteration since it was a kitchen and now has been stripped and cleared of all fittings. The ceiling is false fibre tiles, the floor carpeted and the walls are plastered and papered, there is a deep skirting to all the walls with a large stepped bead to the top. The room is accessed via opposing doors in the east and west walls at the north end. The doors are set in elaborately moulded architraves; the door to the

west is of six panels with the top two glazed, the six panel door to the east is heavier and moulded. Both doors appear to be of later 19th century style and the openings are probably forced, there is a scar of a larger blocked opening immediately adjacent to the east door on the north wall. To the south is the large floor to ceiling opening with, set into the centre, a pair of double partially glazed French doors leading out to the front terrace, with a large six pane tilting window above and two 2 x2 pane narrow sashes to the sides set on inset dwarf walls. The frame of the doors, the side sashes and the tilting window all have different variations of ogee and ovolo mouldings as well as simple chamfers; this suggests that several phases of development replaced the original arched window set in this opening. A large curtain pediment is attached above the window. In the centre of the east wall is a large projecting chimney stack now with a small fireplace with a moulded timber surround and tiled hearth (Figure 16). This is a later addition to the chimney stack, probably from the early 20th century, there is a scar above the mantle which suggests a larger former opening. This room opens to the east onto a small lobby, with a modern skylight, leading onto a long enclosed corridor to the north and onto small modern brick-built toilets to the east. To the west the room leads into the attached 20th century infirmary, with a large central corridor.



Figure 15: The south wall of the former kitchen, viewed from the north-east.

To the north of the central stair (Room 2) is a large office with a false fibre tile ceiling, plastered and papered walls and with carpeted floor (Room 3). The room has a blocked corner to the south-east, forming an angled corner wall; this is likely to be a blocked fireplace or hearth. There is cornicing to all walls but none of the lengths along the walls match and are clearly sections of earlier cornicing which have been reused. There is also deep skirting with a simple chamfer. The main feature in the room, is the large window in the north wall which looks out over the parade grounds and cricket pitch (Figure 17). The window is separated into three sashes with thick mullions between, a wide central 2x3 pane sash with narrow 1x2 pane sashes to the sides. Below the window is a panelled inset, partly obscured by a modern radiator, with a simple stepped ogee moulding with a long central panel and two small panels to either side mirroring the window mouldings above. The south wall of the office backs onto the stair

hall, this wall is unusually thick; the access to the room is through this thick wall, a low wide doorway with a large panelled door.



Figure 16: The east side of the southern former kitchen in the West Pavilion, viewed from the south-west.



Figure 17: The north wall of the northern office, with the large central window, viewed from the south-west.

The central stair hall (Room 2) is accessed from the west from the infirmary corridor and from the east through a large doorway with a thick panelled door with moulded fielded panels. The stairs run up against the south wall from east to west with timber stair, with square set newel posts and moulded handrail. The stairs have a long main flight, with a short dog-leg and half landing. The moulded handrail may be original to the building and been reused for this early 20th century staircase. Under the stairs is large panelled stair cupboard, with narrow plain panels. The north wall of this stair hall is panelled; with the door to the large north office to the west side and a blocked doorway to the east which is boarded over. The panelling has large rectangular panels arranged in two rows of three, in a beaded frame, between the doors, whose frames are also beaded and integral to the panelling. This north wall is of unusual width and taking into account the second blocked doorway, it would suggest the large north office may have formerly been two service rooms to the kitchen.



Figure 18: The stair hall in the centre of the West Pavilion, viewed from the west.

On the half landing there is a large sash window in the west wall, set in a moulded beaded frame, with moulded glazing bars, the sash is horned. The half landing leads to the short dog-leg flight of steps up to an enclosed first floor landing area (Room 4); to the south-east the landing has been partitioned, with a small office or storage cupboard, with timber planking and glazed panels above. Within this office is a brick structure against the east wall, this has been partially demolished but seems to have been a fireplace (Room 5). This planked partition is obviously a later addition to the landing area and probably dates from the early to mid 20th century. To the north of the landing are two small rooms, to the east side (Room 6) the room

has two windows, to the north wall a small horned sash which overlooks the parade grounds to the east another matching sash with exterior bars which overlooks the courtyard and brick outbuildings. Otherwise the room is empty, the walls plastered and papered, the floor carpeted, the ceiling plastered. To the west, (Room 7) the room is again empty, with a deep alcove built over the stairs to the south-west. There is another small horned sash window to the north wall, which matches the other windows in the small room to the east. To the west wall is a larger sash window in a moulded timber frame. The window frame is moulded to the exterior, with a corbelled plinth window sill, the window splays are panelled with shutters to either side. The window frame has a large bead to the opening and the sash window is hornless with thick moulded glazing bars, with stepped ogee mouldings. (See Figure 19) This elaborate window is original to the first phase of construction, proving that there was a first floor within the western pavilion structure. Possibly further service rooms to the kitchen, or accommodation for kitchen staff.



Figure 19: The large hornless sash window in the west wall of the West Pavilion, at first floor height, in a deep moulded architrave with painted shutters to either side, viewed from the south-east.

3.2.3 The West Courtyard between the Pavilion and Admiralty House

This courtyard (Figure 20) is bounded to the north and south by the curtain wall. This north section of the wall has a central doorway with formal ashlar quoin reveals and ashlar segmental lintel, this doorway is integral to the build of the structure and would have provided service access direct to the courtyard; to the west end of the wall is a small forced opening with a timber boarded hatch. The curtain wall has the large stone block plinth to its base, which respects the doorway opening. On the south section of wall there is also one central doorway identical to that on the north section and a small horned sash window which has been forced into the wall to the west end. This courtyard would formerly have been open, providing storage space and work areas and has been filled during the 20th century by modern brick buildings, with a covered walkway from the pavilion to the main house running across the centre from east to west, with storage rooms to north and south as well as toilets and additional service

buildings. Much of this building appears to date from the addition of the infirmary to the west of the pavilion. The buildings obscure any historic features which may have survived in the courtyard, relating to servicing the main house such as food processing, washing or butchery. However a gap between buildings at the north end does reveal a blocked window on the east elevation of the pavilion, this has an ashlar segmental lintel and would have served the small service room with the corner hearth which is now part of the large north office. The courtyard also provides a clear view of the capped chimney stacks on the east elevation. There are possibly stone built structures surviving within this courtyard but obscured by the modern buildings.



Figure 20: The east elevation of the West Pavilion, showing the blocked window opening overlooking the courtyard, viewed from the east.

3.3 The East Pavilion

3.3.1 Exterior Description

The east pavilion is separated from the main building by the eastern courtyard which is bounded to the north and south by the curtain wall. This courtyard has been partly filled in with a range of small single storey timber outbuildings, with some brick structures to the north, built up against the north curtain wall (Figure 24). There is also a stone corridor built against the south curtain wall which was formerly a passageway between the main house and the pavilion Court Martial room. To the north lies the parade ground, to the south the gardens of Admiralty

House and to the east is a further large courtyard, bounded to north and south by the curtain wall and divided into two small yards by a concrete block wall on an east-west axis and which are accessed through narrow timber doors/gates. Further to the east is a large entranceway within the curtain wall framed by substantial capped pillars which lead through to the Admiralty House gardens to the south and the parade ground to the north. Other service buildings and possible accommodation structures fill the rest of the courtyard within the curtain wall beyond the entranceway, to the east.

As with the west pavilion and Admiralty House, the east pavilion is built in large dark grey blocky stonework, closely set, in formal courses providing a very plain, classical appearance, with ashlar architectural details. The north and south elevations are as on the West Pavilion, designed to be identical, with a pedimented gable-end to each slate pitched roof. The gable-end pediment has cavetto moulding to the interior with an outer stepped ogee moulding to the upper outer edge; this moulding continues around the building at eaves height as a form of stylised drip course. The pediments are identical to north and south elevation. Both north and south elevations have substantial formal ashlar quoins to east and west corners and a large deep row of rustically faced blocks form a plinth to the base. Both elevations share a large central opening, a window, with arched top, a three light sash, with narrow fixed lights to either side and wide central light, both of which now are now fitted with horned sashes which are replacements. The arched top to the windows, on both north and south elevations are boarded in; this on the East Pavilion is because of the insertion of the first floor. Below the main arched window on the north elevation there appears to be infill of large paler stone blocks (Figure 21).

The ground floor west elevation is obscured by the abutting buildings but there are four narrow rectangular first floor horned sash windows, two are grouped to the north end and two to the south, all of these show disturbance to the surrounding stonework which suggests they have been forced into the elevation. The eastern elevation is partly obscured at the north end by the small brick and concrete block extension, built to accommodate an additional set of stairs. To the south end the elevation overlooks one of the small enclosed courtyards, bounded to the south by the large stone curtain wall and to the north by the concrete block dividing wall. There are three first floor windows in the east elevation, one small and square to the centre of the elevation and one to the south end, of shallow rectangular shape, both are horned sash windows with ashlar reveals and segmental lintels, however they have both been forced into the elevation, repairs to the stonework are visible around both. There is one further window to the north end of the east elevation, beyond the stair extension also with ashlar detailing and appearing to be forced into the elevation. The staircase extension has a single light window at first floor height in the shallow south wall, which abuts the east elevation of the pavilion, and there is a fire escape door on the ground floor of the east elevation at the north end which opens into the small north yard. A further small building abuts the stair extension at its north end, built up against the north curtain wall, this has a horned sash window in its south wall again overlooking the small north courtyard. Access to this room and the stair extension is through a doorway with segmental flat stone lintel which has been forced in the north curtain wall, immediately to the east of the north elevation of the pavilion. There are also two chimney stacks which extend through the roofline in the centre of the building; one to the south, which serves the large chimney in the south cottage and one to the north, which serves the chimney stacks in the north cottage. The roof is of shallow double pitch, hidden by the pediment to north and south and the east and west sides are partly raised to give the impression of a flat roof.



Figure 21: The north elevation of the East Pavilion, viewed from the north-east.

3.3.2 Interior Front (South) Cottage

The south cottage is entered through the large modern glazed door and glass panel frame which fills the earlier opening on the east wall of the pavilion, formerly another large three light window, and enters into the stair hall (Room 8). A moulded and turned newel post and turned balusters serve the dog leg stair which rises to the first floor; the stair dates to the 20th century, or possibly the late 19th and has an understairs boarded cupboard. To the south, entered down a narrow corridor, is the large open sitting or reception room (Room 9), to the west is another doorway to the kitchen. This south reception room is dominated by the early three light sash window in the centre of the south wall; there is also a single window to the east wall, a large doorway to the former passageway in the south-west corner and a door to the kitchen in the north-west corner. The three light window has a wide central light with two narrow single lights to either side. The lights are divided by substantial hollow mullions which contain the full height matching sets of shutters to the central sash and two side sashes. The casement, mullions, window frames and shutters are all moulded, with double-beaded fielded panels. The sash windows themselves are horned replacements from the 19th or early 20th centuries. The top of the panelled window casement is truncated by the first floor and clearly once rose to respect the original arch of the opening which is now blocked and boarded. The original plans appear to show that there was once some form of fanlight or fixed arch glazed panel above the windows. The single light window to the east with 6x6 paned horned sashes have panelled casements and shutters to match the large three light window. This window is also truncated at the top.

The large doorway leading to the small bathroom and toilet has an elaborate moulded architrave which echoes the ogee mouldings and double bead elements of the windows, with modern shallow double doors. Within the bathroom is a small shallow rectangular sash window with modern horned sash which has been forced into the south section of curtain wall; the bathroom and toilet are brick built modern extensions, constructed within and partitioning off part of the original passageway to the main building (Room 10). There is a chimney stack on the north wall of the south reception room with a modern gas fire inserted into the fireplace, however

there is a stone hearth, which is respected by the timber suspended boarded floor. The door to the corridor leading to the corridor to the stair hall (Room 8), to the east and the door to the kitchen (Room 11), to the west are smaller, of matching simpler moulded architraves, with simple plain four panel 19th century doors.

The kitchen (Room 11) sits back to back with the reception room and shares the chimney stack with a small fireplace, off-set from that in the reception room; it is entered at the south-west corner from the reception room and from the north-east by the door to the stair hall. There is a small cupboard built under the stairs to the north side and a small modern fixed sink unit in the south-west corner. There is a stone hearth to the fireplace, which is again respected by the suspended boarded timber floor. A large late 19th or early 20th century glazed timber frame and doorway has been forced into the west wall leading out to a small open yard area within the eastern courtyard and to several small timber store rooms. The floor boards had been lifted in a section of this room exposing the brick-built foundations of the inserted internal walls and also the large stone footings of the former central fireplace against the west wall that was demolished upon the conversion of the building to two cottages.



Figure 22: The south wall of the south cottage in the East Pavilion, viewed from the north-west.

The first floor is accessed via the central stairs that lead to a narrow landing (Room 12) with a cupboard to the north, formed from a blocked doorway with a four panelled 19th century door. There is a small square sash window in the east wall lighting the landing. Another four panelled door leads through to a short narrow section of corridor, which leads to the second central

bedroom to the west (Room 13), through another four panelled 19th century door and to the large south bedroom (Room 14) to the south through another matching door. The second central bedroom (Room 13) is built around the dog-leg of the stair and has a long shallow rectangular horned sash window in the west wall and a blocked fireplace in the chimneystack which rises against the south wall that has a stone hearth which is respected by the timber boarded floor. The south bedroom (Room 14) has a shallow long rectangular horned sash window in the east wall adjacent to the south wall and a small square horned sash window in the west all which overlooks the south section of the curtain wall. There is a small cast-iron register grate in the chimney stack, with a foliate decorated arched surround and a curving fire basket and separate ash pan, which is missing.

3.3.3 Interior Rear (North) Cottage

The interior of the north cottage is accessed through the door forced into the north curtain wall adjacent to the north elevation, to the east is the small additional room, used as a guards security room; this has a small sash window which overlooks the north of the two small yards, to the east of the pavilion (Room 15). A further doorway has been forced into a possible former window opening at the north end of the east elevation; this opening has a panelled casement and shutters which match those of the windows to the north and south elevations, this leads into the north reception room (Room 16). To the south of this doorway is another matching opening, also for a former window, which is blocked by the modern stair extension. This too has matching moulded panels and painted shutters. To the north is the large dominating window with a wide central light with two narrow single lights to either side. The lights are divided by substantial projecting hollow mullions which contain the full height matching sets of shutters to the central sash and two side sashes. The casement, mullions, window frames and shutters are all moulded, with double-beaded fielded panels. The sash windows themselves are horned replacements from the 19th or early 20th centuries. The top of the panelled window casement is truncated by the first floor and clearly once rose to respect the original arch of the opening which is now blocked and boarded. The original plans appear to show there was once some form of fanlight or fixed arch glazed panel above the windows. To the west wall at the northern end is the possible alcove, which again has matching moulding and panelling to the windows. There is a dado rail in this room, which respects the various moulded casements and is highly moulded.

There is a central chimney stack on the south wall with a modern gas fire inserted into the fireplace and with a surviving stone hearth. To the east of this is a blocked doorway which leads through to a small enclosed lobby area which may once have led to the former set of stairs. To the west side a four panelled 19th century door in a moulded architrave leads through to the back-to-back kitchen (Room 17). The kitchen (Room 17) has a door in its north-west corner to the north reception room and a door in the east wall to the enclosed lobby and then the modern stair extension. To the south-west there is a large timber and glass door leading to an enclosed section of the eastern courtyard and small brick built outbuildings containing a toilet and bathroom. There is a further understairs cupboard in the south-east corner which runs under the stairs of the adjacent south cottage. The opening in the central chimney stack to the north wall is partly blocked by a shelving unit.

The modern stair hall (Room 18) contains the stair and a down stairs toilet, there is also a fire exit to the exterior on the east wall at the north end. The stairs are of 20th century date, and rise to the south in a dog leg with a half landing before the forced opening in the east wall of the pavilion which leads to the bedrooms, via an enclosed corridor. Both bedrooms are accessed through simple four panel 19th century doors. The second central bedroom (Room 19) to the south has a shall long rectangular horned sash window in the west wall, overlooking the courtyard. To the north is the chimney stack with blocked fireplace but surviving stone hearth. To the large north bedroom (Room 20) there is a long shallow horned sash window to the east side which over looks the stair extension and curtain wall. To the north-west corner is a small

square horned sash window which overlooks the north section of curtain wall and parade grounds to the north. There is the central chimney stack on the south wall, with the partly blocked fireplace with cast-iron register grate which matches that found in the south cottage. There is a modern cupboard built into the alcove to the west of this chimney stack. The roof structure in the north pavilion is also of timber, with king post A-frames, with substantial purlins and boarding to the exterior side of the rafters.



Figure 23: The north and west walls of the north cottage, showing three light central window in the north wall and the possible blocked door or window in the west wall, from the south-east.

3.3.4 East Courtyard between the Pavilion and Admiralty House

The eastern courtyard lies between the main building to the west and the pavilion to the east and is bounded to the north and south by the curtain wall. To the south runs the stone passageway (Room 10) which is built up against the south section of curtain wall, linking the main building directly with the pavilion (Figure 24). To the south the curtain wall contains a central doorway opening with an ashlar segmental lintel with raised moulded stone step, as seen on the south section of curtain wall adjacent to the west pavilion. There are also two window openings with segmental ashlar lintels and formal quoined reveals as the doorway. These horned sash windows may have been forced into the elevation which has now been heavily repointed although the openings may be original lighting the passageway to the court room in the East Pavilion. This layout would however ruin the symmetry of the overall design and it may be more likely that light was provided to the passageway from internal windows, looking onto the courtyard. To the north the curtain wall has been breached with four large horned sashes and a doorway forced into the elevation, to the west, adjacent to the main building. This north part of the courtyard contains modern offices which have been built up against the north curtain wall.

The eastern courtyard served a very particular function in the complex as we know the East Pavilion was built as a court room to hold court martial hearings within. The courtyard once

contained the small square stone built cells which held the prisoners before they were taken to the court room for their hearing. The cells are shown on the plans of the building as adjacent to the east side of the main building, accessible from the passageway. The courtyard is now filled with largely temporary timber buildings, all of one storey, these were presumably for storage. These modern buildings obscure any view of the cells, which might survive and also largely hide the passageway and any other historical features which the courtyard may contain. To the north-east side, some more permanent structures built of brick provide a ground floor toilet and bathroom to the north cottage.



Figure 24: The Courtyard between the East Pavilion and Admiralty House, showing the south curtain wall and the passageway built up against it, viewed from the north-east.

3.4 Phasing and Development of the Buildings (See Figures 27 & 28)

The first construction phase of the pavilions created service wings for the main house which on the exterior looked identical and formed a symmetrical cohesive architectural scheme; the interiors however were markedly different. The west pavilion was a kitchen block and the east pavilion was a court martial court room. We know the original layout of the buildings from the 1790s James Wyatt plans which are very detailed, with the main rooms being clearly marked. The secondary phase of pavilion buildings seems to have occurred in the mid 19th century when the eastern pavilion was converted to two small cottages, with a dividing wall running east-west, for the Steward and Head Gardener; two chimney stacks were inserted into the building, with the dividing wall between, the large chimney stack formerly against the west wall was removed to allow this dividing wall to be built. The cottages were designed to have kitchens in the centre of the building, back to back with the living rooms to the north and south, lit by the large three light windows. The third phase affected the west pavilion which ceased to be a kitchen at the beginning of the 20th century and was converted to offices for the newly constructed infirmary, the work on which occurred some time during the period 1914-1934; the

most historically significant change occurred when the two service rooms to the north of the kitchen were demolished forming one open space for offices (Room 3), presumably during this time and the kitchen (Room 2) was obviously also stripped of any fittings, stoves etc. Later modern additions or modernisations in the 20th and 21st century's updated features like kitchens and bathrooms but these were largely superficial changes and haven't been included as a construction phase.

3.4.1 Development of the West Pavilion

The West Pavilion was built as a kitchen wing to the main building; although its exterior appearance was identical to that of the East Pavilion. It is situated at the west side of the main house, to serve the formal dining room which was positioned in the south-west corner of the building, overlooking the gardens and sea. The servant's hall, butler's pantry and other service rooms were also positioned at this end of the house, separated from the formal reception rooms by the main spine corridor which ran east-west through the building. This corridor opened into the western courtyard, which contained two small stone structures built against the north curtain wall and was accessed from the exterior through a central doorway in this section of curtain wall, with access to the pavilion being from the central ground floor doorway on the east elevation. Entered through the central stair hall (Room 2), the pavilion was divided into two sections; the large open room containing the main kitchen (Room 1) to the south, overlooking the gardens and the two small service rooms to the north (Room 3), designed for specific uses. There was also a first floor, with a fireplace and window, which may have been further service rooms, or even accommodation (Rooms 4, 5, 6 & 7). The kitchen had a large chimney stack on its east wall which probably contained the cooking range, there was also a small corner hearth or copper in the eastern of the two small service rooms.

It appears from the documents and mapping that the pavilion remained as the kitchen until the beginning of the 20th century when it was moved into the main building; presumably upon the development of new technologies and the need for less staff and space. The infirmary was built to the west of the pavilion some time between 1914-1934 and the pavilion was converted to offices, treatment rooms and the courtyard developed for storage and service rooms. The upheaval of the 20th century with two World Wars meant there were many senior officers who were injured and required treatment in the special facility at Admiralty House. (Figure 25) It was at this point that the kitchen fittings were removed and the fireplace was filled by a simple hearth and surround, forming a large office, waiting room or treatment room. The doorway to the stair hall was blocked and the stairs were altered. The wall dividing the two small service rooms to the north was demolished and the hearth blocked and other built in features removed or blocked in, the doorway to the eastern room was blocked and the window was also blocked onto the courtyard. Upstairs, the fireplace on the eastern wall was blocked and removed, the two small rooms to the north were formed and the landing was partitioned. The pavilion appears to have continued in its capacity as support offices to the infirmary until the 1990s/2000s when the buildings were sold by the Admiralty, it has been derelict for some years.

3.4.2 Development of the East Pavilion

The East Pavilion was designed and built as one large heated open space with a fireplace in the centre of the west wall, the footings of which are visible under the floor of the kitchen (Room 11) of the southern cottage. The room was accessed in the south-west corner along the passageway (Room 10) against the south curtain wall, leading past the holding cells. The only entrance to the passageway was from the main building, although it was lit by internal windows overlooking the eastern courtyard. The court room had large three light windows to the north and south, most probably the intricate windows which survive in these positions today. They show signs of being truncated at the top by the insertion of a first floor and must therefore date

from an earlier time when the room was open to the ceiling. There was also a large opening with a matching three light window on the east wall of the pavilion overlooking the courtyard further to the east, which survives today as the entrance to the south cottage and is filled with a modern glass panelled door and glazing unit (Room 8).



Figure 25: Corridor of the infirmary built to the west of the West Pavilion, viewed from the east.

There was a possible alcove in the west wall at the north end (Room 16). The beams which ran along the length of the building from north to south were boxed in with beading to their lower edges, the ceiling was raised in a shallow vault. As a small sub-phase, two matching windows were inserted into the east elevation to the north and south ends; wide 2x3 panes sash windows with independent sets of shutters (Figure 26) in Rooms 9 & 16. The moulded shutters and panelled casements match those of the large windows on the north and south elevations, with moulded beaded fielded panels. The southernmost of these windows survives in Room 9, the north window was blocked on the addition of the later stair extension to the north cottage, in Room 16. A possible further window or doorway was forced into the east elevation, beyond the northernmost of these matching windows, also in Room 16; this too shows matching elements to the earlier windows in the north and south elevations. All of these inserted openings display truncation at the top where the first floor of the cottages was inserted; suggesting the designs were copied when the room was still a large open court room and it was necessary for all of the elements to match.

The secondary phase of the east pavilion was the conversion in 1857 to residential housing for the senior gardener and the house steward. The building was divided into two cottages,

however how the staircase of the north cottage was inserted is unknown as the current extension is a later development (Room 18). The main features from this phase are the two central chimney stacks containing the fireplaces and the walls built across to the east and west forming two bedroomed cottages, with a kitchen and reception room. The small cast-iron grates in the most southerly (Room 14) and northerly (Room 20) bedrooms of the two cottages and any other serving fireplace features which lie behind the blocked fireplaces in the secondary bedrooms and in the sitting rooms and kitchens date from this phase; the majority of these have surviving stone or slate hearths.



Figure 26: The south window in the east elevation of the East Pavilion, viewed from the west.

The later phases of additional modernisation and conversion, such as the moving or rebuilding of internal walls, staircases and forced openings are not dealt with as individual phases as the majority of this work dates from the 20th century.

3.4.3 Development of the Curtain Walls and Courtyards

20th century changes to the curtain walls have meant that the southern sections between the pavilions and main building, which were designed to be plain, have doorways forced through in an attempt to increase practicality of access. These openings were copied from the design of the

original symmetrical doorways on the north sections of curtain wall. Both southern sections then had windows forced through on the construction of buildings within the courtyards; or, as to the east, the conversion of the passageway to the court room into accommodation rooms. The passageway is shown on the plans as being very substantial with two internal windows facing onto the courtyard and wide doorways to the pavilion court room to the east and offices in the main building to the west. There is also access shown from one of the cells to the passageway and from the other cell into the courtyard and the main corridor in the main building. The cells were built back-to-back with small windows overlooking the courtyard and it appears they had a stone or wooden bed or fixed sleeping structure to the back of each.

The north sections of curtain wall were designed with a central doorway to each section, possibly flanked by windows or access hatches. To the east it seems these hatches may merely have been alcoves, designed to provide the visual effect of symmetry. To the west, two small rooms were originally built up against the curtain wall, with opposing doorways, possibly small dairies or larders. The possible hatches on this western section have been filled in and the other more western hatch has been forced at a later date, although some effort was made to build it in a similar style to the originally designed doorway. To the eastern section the central doorway on the plans has possibly one hatch to the east side and an alcove to the west to balance the effect. In the later years of the 19th or early in the 20th centuries the main building was expanded into this eastern courtyard and offices built along the north section of curtain wall, forcing in windows to some of the designed openings and adding new window openings to light the new rooms. Both courtyards were filled in the 20th centuries by single storey service buildings or store rooms. To the western courtyard these buildings were built of brick all with matching blue barge boarding and painted timber doors and a large covered walkway was constructed between the main house and the pavilion. The buildings were associated with the infirmary built between 1914-1934 with other buildings added during the later years of the 20th century. To the eastern courtyard brick outside toilets and bathrooms were built for the north cottage and other brick or concrete block offices were built up against the north section of the curtain wall. To the south the passageway was walled across, providing toilets and bathroom for the south cottage. The rest of the courtyard was filled with largely semi-permanent timber structures which were probably accessed from the main building, although a few appear to provide storage for the two cottages.

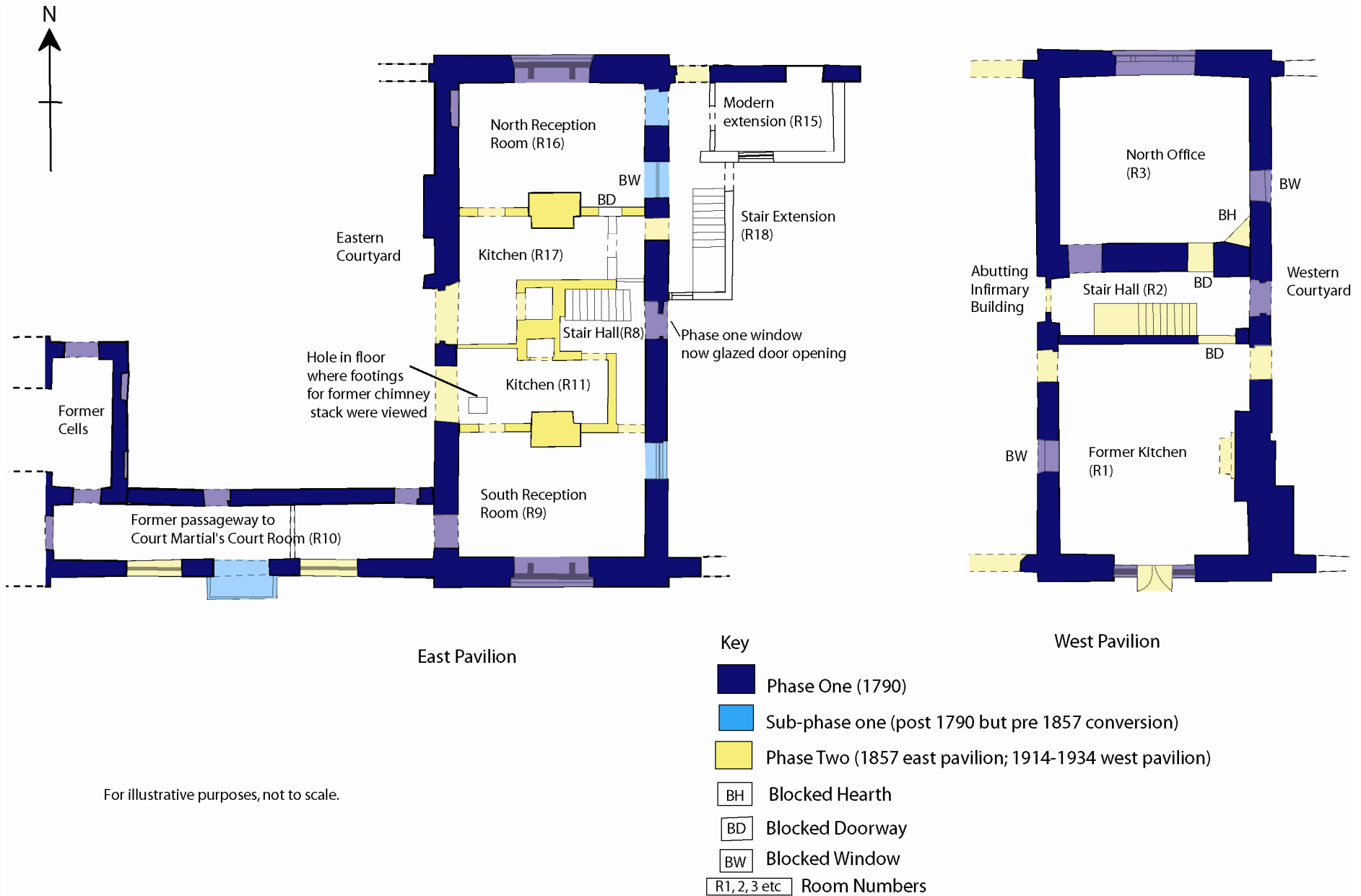


Figure 27: Ground floor phased plans of the East and West Pavilions (not to scale).

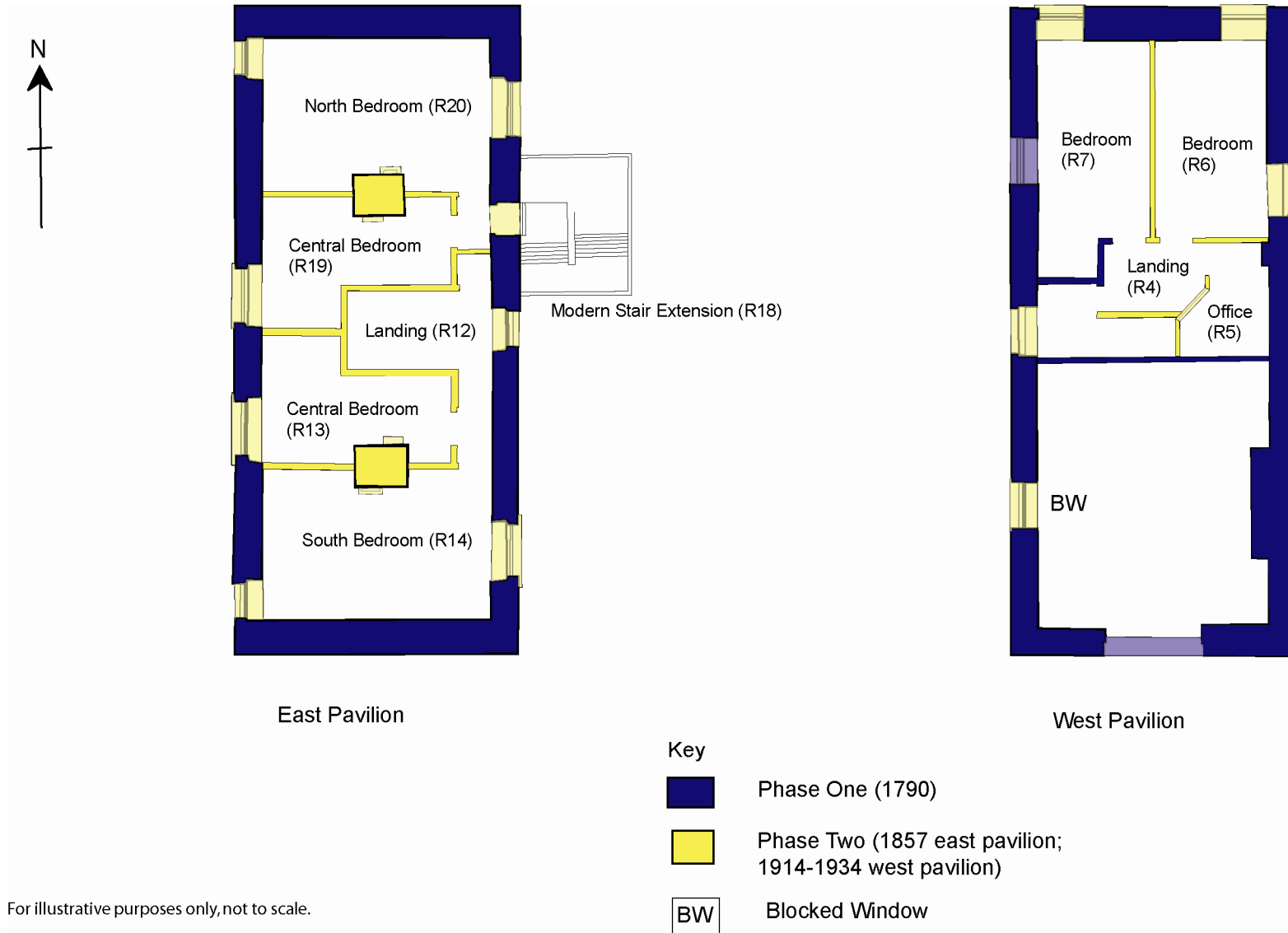


Figure 28: First floor phased plans of the East and West Pavilions (not to scale)

4.0 Impact Report on the Proposed Plans

The proposed works on the pavilions will result in the removal of most of the internal structures and make some changes to the exterior in an effort to convert both buildings to residential use as part of the wider development of the Mount Wise site. This brief impact report will analyse the building survey results in relation to the proposed plans and how these plans may affect the extant historical features of the pavilions.

4.1 The Exterior of the Pavilions

The main visual impact of the buildings lies in their austere, rigidly symmetrical north and south elevations which frame the main Admiralty House building, with Palladian inspired clean lines, mathematically arranged openings and classical elements such as the pediment gables. However through many phases of modernisation and conversion much of this symmetry has been sacrificed. There are now windows in the first floor of the north elevation of the West Pavilion (Rooms 6 & 7), the chimneys on the inner east elevation of the West Pavilion have been capped and the chimney on the inner west elevation of the East Pavilion (Room 11) has been removed and replaced with two central chimney stacks. There is also the staircase extension to the east side of the East Pavilion (Room 18) and the infirmary building abutting the West side of West Pavilion. The arched top of the main windows in both pavilions on all north and south elevations have been boarded over and the curtain walls linking the main house and pavilions have been breached by windows and doors and buildings now fill the courtyards. It is interesting therefore that the strength of the original James Wyatt design is such that the over-riding effect is still that of a balanced symmetrical late Georgian building.

The main arched central openings are the key elements of the north and south elevations of the pavilion buildings; these have undergone some alteration since their inception by James Wyatt in the 1790s. However, although the windows which are incorporated within the arches are possibly not original to the first phase of construction on all of the elevations, on the East Pavilion the windows are of significant age and historical importance, (Rooms 9 & 16). The East Pavilion has the same form of windows to both north and south elevations and to both east and west side walls. The mouldings on these openings match those of the dado rail in the north room and the door casement in the west wall of the south room, suggesting this was a cohesive decorative scheme throughout the building before it was divided. All of these panelled window casements with fielded stepped beaded panels to both casement and shutters are truncated by the insertion of the first floor (See Figure 26), suggesting these windows certainly date from when the East Pavilion was an open space. The elaborate double beaded, fielded panels hark back to a style more reminiscent of the Regency period in the first decades of the 19th century rather than the late Georgian period in which the building was built. These windows may be an almost immediate modernisation of a fairly recent building thirty years into its life or they may be a forward looking herald of the styles to come twenty to thirty years before common use; the architect James Wyatt, used to fashionable London architectural styles, may certainly have introduced these newer forms to his important commission for the Royal Navy. What makes the windows special in the East Pavilion is not merely their 200 plus years of history but also their three light form, with wide central mullions separating the narrow side lights from the central window. The mullions contain the shutters; there being a pair for each of the three window lights. This stylish and ingenious space-saving design is unusual and certainly of historical note; highlighting the thought that went into designing every detail of the Admiralty House complex. It must be noted that it is the window cases which hold the historic value, the sashes themselves have all been replaced with 19th century horned sashes.

The windows in the West Pavilion are markedly different; to the south side there are double doors inserted into earlier window frames (Room 1), with a possibly an original Georgian tilting window above, a design seen in other windows in the main Admiralty House building. This window identifies a number of phases within the life of the West Pavilion but any features of real historical significance have been removed. The windows to the north (Room 3) however show a much simpler and plainer form of the windows in the East Pavilion; they have a panelled and beaded casement with large panels below the windows with simple ogee mouldings. The window is again of three lights, narrow to the sides and with a wide central casement. This pavilion building we know was the kitchen block to the main house so the simplicity we see in the mouldings reflects its service status, however the fact the windows still have panelling suggests, as we already know, the great social significance of the complex as a whole. The first floor window in the west wall in the north-west room (Room 7) described in detail in the survey is the only hornless sash remaining in either pavilion, the others having been re-fitted with horned in the mid to late 19th century sashes or modern copies.

Both the East and West Pavilions are having their central arched openings breached, to both north and south elevations, to allow for doorways for access to the new houses when converted. The doors will be glazed, or half glazed to echo the architectural styles of the pavilions and to minimise the visual effects. Although the windows in the pavilion buildings, especially in the East Pavilion, are possibly some of the very few historical features left within the structures, which have received much modernisation and conversion of use, the architects and designers of the new project have gone to great lengths to achieve an effect which will minimise the damage to the visual aspect of the exterior and attempt to maintain the symmetry of the historic buildings within the new development. All of the sash windows, of both 18th and 19th century provenance are being removed to be replaced with double glazed specialist copies.

4.2 The Interior of the Pavilions

The Eastern Pavilion was converted in the mid 19th century to accommodation and this was later expanded and re-organised to provide the two cottages to the north and south today. The East Pavilion was formally one large open space, the court room of the Court Martial Office; including cells in the courtyard and the stone passage between the pavilion and the main house. This room would have had court furniture; benches, tables, desks and a dock. We know the court room had a central fireplace on its west wall, as the chimney stack is marked on the plans and the remains of the stone walls which supported the hearth can be seen under the floor of the kitchen in the south cottage (Room 11). All the other interior walls date from the 19th century and later 20th century phases which converted the open building to cottages and all are largely of brick. The two central chimney stacks on the first floor to their north and south sides have two cast-iron register grates (Rooms 14 & 20), with rounded foliate decorated arches and raised curved fire baskets; both are missing their ash boxes. The fireplaces date to the mid to late 19th century and tie in with the documentary evidence which informs us of the conversion of the building in 1857.

The provisional plans are to convert the East Pavilion to a single house, retaining the chimney stacks but removing all internal walls and reorganising the interior space (See Appendix 4). Some side openings to the east and west elevations on the ground floor are to be blocked, to allow the building of other houses and flats to either side. Features that will be lost during this process are the eastern panelled casement shuttered window in the south reception room of the south cottage (Room 9) and the former door to the passageway to the main house, which has an elaborate moulded architrave. To the north side the eastern windows were lost on the addition of the stair extension and are now alcoves (Room 16). With the construction and demolition of the buildings infilling the courtyard the cells against the east wall of the main building may be exposed, as they are now built over and around precluding access or even observation of their survival; if these features do survive they will also be lost on the construction of the new houses

and flats. The same goes for the passageway (Room 10) to the south of the courtyard; this is built in stone and is a substantial structure that can be viewed from the exterior, inside it has been converted to the east to provide a lobby and downstairs bathroom and toilet for the south cottage. To the west where it should enter the main building it has not been surveyed. These two further features may possibly warrant further recording during the demolition of the eastern courtyard buildings due to their significance to the layout and primary use of the building as the headquarters of the Governor of the Naval base.

The interior of the West Pavilion has also undergone substantial changes; this was the former kitchen block, the large open southern room was the kitchen itself (Room 1); this has obviously changed beyond all recognition and all former 18th or even 19th century kitchen fittings and features have been removed. The room is now set up as an office or waiting room with a mid 20th century make-over, including a 1930s fireplace in the former opening for the Range oven/stove and late 19th century opposing doors for access. The stair hall (Room 2) has also changed with the former access to the kitchen at the bottom of the stairs and the second wide low doorway on the north wall being blocked. The stairs themselves are late 19th century or 20th century possibly using the original 18th century moulded handrail which shows ramping to the first floor landing and a curve as if to terminate in a curtail step, although the current stair end is truncated with the insertion of a newel post. The panelling beneath the stairs is simple, possibly too simple when one considers the panelling below the north arched window; this panelling most probably dates to the modernisation of the stairs. The panelling between the two doorways on the north wall, the open doorway to the west and the eastern blocked doorway is also simple, yet this has beading and more decorative treatment than that of the stairs. The blocked doorway led into the eastern service room (Room 3) from the stair hall.

The north wall of the stair hall is of great thickness and contains to the east the corner hearth from the eastern former service room, possibly a scullery (Room 3). There may also be another hearth or related 18th century structure within the blocked section of this wall further to the west in what would have been the western service room, possibly a bakery or pantry (Room 3). The walls of the stair hall are original to the design as it can be seen on the original plans of the building that it was built with a central hall, stairs and a first floor. The layout of the current first floor is modern, or at least early 20th century; there is the remains of a fireplace on the eastern wall (Room 5) and there is the 18th century hornless sash window in a panelled shuttered casement on the west wall in the north-west room (Room 7). These are the only features which survive from the initial construction. The northern matching sash windows and the sash window overlooking the west courtyard are all horned sashes from the mid to late 19th century and represent a later phase for the first floor, creating bedrooms or offices out of what may have been further service rooms (Rooms 6 & 7). The provisional demolition plans (Appendix 4) suggest the removal all of the internal walls within the West Pavilion but most of the first floor is of modern date and there are no real historic features which will be lost. The two large east-west walls framing the stair hall (Room 2) are all that remains of the original 1790s layout on the ground floor, the other walls dividing the north office (Room 3) were removed in the 20th century conversion of the building. During the proposed removal of these walls there is an opportunity to view the blocked features within the north wall of the stair hall and gain a greater understanding of the service nature of this pavilion. The stairs themselves are a later addition as are the cupboards beneath. No fittings remain from the West Pavilion's days as a kitchen block and therefore no features of any real historical significance are going to be lost during these works.

5.0 Conclusions

The pavilion buildings at Admiralty House are not significant historical structures in their own right, having been considerably modernised and remodelled throughout the 19th and 20th centuries, losing their original internal layouts and having no obvious surviving internal features to identify their former functions. For example there are no remains of the kitchen within the west pavilion and nothing to inform us of the judicial nature of the east pavilion. The structures do however contain historic elements such as windows, including that on the first floor of the West Pavilion, or door openings such as that to the court martial passageway at the south end of the East Pavilion. And the 19th century conversion works to the pavilions have their own relevance in demonstrating the changing responses to large houses as they were required to change and diversify as households shrank. The conversion of the court martial room to accommodation was undertaken upon the removal of the governors' residence to another location and the conversion to offices and expansion of the west pavilion with the construction of the infirmary to the west was undertaken between 1914 to the 1930s; prompted by the two 20th century World Wars. However the exterior appearance of the pavilions is their main feature of historical significance, as part of the wider complex of buildings.

The pavilions do hold value as part of the complex as a whole; Admiralty House, formerly Government House is a fine example of late Georgian architecture in the somewhat reticent Palladian style favoured during the last decade of the 18th and first decades of the 19th centuries, known as the 'Regency period'. To balance what is quite a small central main house with flanking pavilions or symmetrical wings was a common architectural tool, drawing the eye along a more substantial and impressive façade, elongating the structure and increasing the visual impact. The pavilions were also of not inconsiderable importance in terms of the design of the complex. The architect James Wyatt was able to use the independent structures to define and separate the two very different functions which the main building served; as the administrative and judicial centre for the governor of the naval base, and the domestic and important social interface of the governor and by extension the British Navy.

The historical significance of the complex as a whole can also be split into two main areas. Firstly, the importance of the naval history of the site and the history of government and the politics of the period. Secondly, the information we can gain from the detailed plans and documents which not only give us insight into the organisation of large households and the arrangement of the domestic elements and the consideration which went into their design but also give us a window into the processes of commissioning and building such a structure as well as the techniques and methods of design used by James Wyatt and others on such large projects.

6.0 Bibliography & References

Published Sources:

- Institute of Field Archaeologists** 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment*.
- Institute of Field Archaeologists** 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.
- Institute of Field Archaeologists**. 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*
- Stuart, E.** 1991: *Lost Landscapes of Plymouth Maps, Charts and Plans to 1800*, Gloucestershire.

Appendix 1

PLYMOUTH CITY COUNCIL PLANNING SERVICES: HISTORIC ENVIRONMENT ADMIRALTY HOUSE PAVILIONS, MOUNT WISE Brief for an Assessment

Detailed proposals and tenders are invited from appropriately resourced, qualified and experienced archaeological/historic buildings contractors to undertake an assessment of the Pavilions at Admiralty House, Mount Wise, Plymouth, and to produce a report on that work.

1.0 BACKGROUND

1.1 Admiralty House, Mount Wise Plymouth, is a Grade II Listed Building originally built for the Port Governor. It is an imposing limestone building in the Classical style distinguished by a largely symmetrical frontage containing two prominent pavilion-like structures. Planning permission and Listed Building Consent exists for the extensive refurbishment and reuse of the building.

1.2 An assessment of the two pavilion buildings is required to inform the planning and development process.

2.0 WORK REQUIRED

2.1 **The principal objective of this project shall be to determine as far as possible the history and development of the two pavilions with the particular aims of identifying their original form, layout and use, and the nature, history and significance of later interventions to the two structures.**

2.2 The principal elements of the project should therefore include:

- i) an assessment of the readily available documentary evidence for the site. It is expected that the most relevant material is likely to be held in the Public Record Office, though other relevant material may also be held in local collections including the Westcountry Studies Library, Plymouth and West Devon Record Office, the Local Studies Collection of the City Library and the Plymouth Historic Environment Record. Information may also be held in other repositories.
- ii) a site inspection to expand and clarify the documentary evidence.
- iii) a report on the work undertaken (see 3 below).

3.0 REPORT

3.1 A report must be produced. This should describe fully the work done and the results obtained. Details of styles and format are to be determined by the contractor, but it is expected that the report should include:

- i) a summary
- ii) a brief description of the background and approach to the project, and methodologies employed
- iii) a full description of the results and information obtained, illustrated with supporting drawings and/or photographs as necessary
- iv) an assessment of the importance and value of the historic and architectural elements identified.

3.2 A draft copy of the report should be supplied to the Local Planning Authority for comment as soon as possible after the close of fieldwork. Two copies of the final version will be required. Clients and contractors should be aware that a copy of the final version of this report may be incorporated into the Plymouth Historic Environment Record in due course, where it will be publicly accessible.

4.0 ARCHIVE

4.1 An archive must be prepared in accordance with the recommendations of the *Management of Research Projects in the Historic Environment*, English Heritage 2006 (MoRPHE). Provision for the deposition of this archive with the City Museum should be made with the Keeper of Human History, and the archive prepared to her satisfaction.

5.0 DISSEMINATION OF RESULTS

5.1 Due consideration must be given, as part of the archive preparation process, to the most appropriate eventual means of disseminating the results of this fieldwork. If a fuller programme of publication than that effectively provided by the Report (s.3 above) and a note for an appropriate third party publication (e.g. the county archaeological journal) is deemed necessary, a draft programme for this should be prepared, and agreed with the Local Planning Authority within one year of the end of fieldwork.

6.0 PROJECT DESIGNS

6.1 Proposals to meet the requirements of this brief should take the form of detailed 'project designs' prepared, in accordance with the recommendations of 'MoRPHE', on behalf of the applicant by an approved archaeological/historic buildings contractor *and submitted to the Local Planning Authority for approval prior to the commencement of work.*

6.2 All work should be carried out by an HE team of appropriate competence and experience. Details of the project director and other key personnel should be provided with the project design.

7.0 All work will be monitored by the Historic Environment Team within Plymouth City Council.

8.0 FURTHER INFORMATION

6.1 Planning and related matters

Mike Daniells

Historic Environment Officer

Plymouth City Council, Planning & Regeneration Service, Civic Centre, Plymouth PL1 2EW

Tel: (01752) 304379 Fax: (01752) 304294 Development and related matters including access

Appendix 2

PROJECT DESIGN FOR HISTORIC BUILDING ASSESSMENT AND DOCUMENTARY ANALYSIS AT THE ADMIRALTY HOUSE PAVILIONS, ADMIRALTY HOUSE, MOUNT WISE CRESCENT, PLYMOUTH, DEVON.

Location: The Pavilions, Admiralty House, Mount Wise Crescent,
Parish: Plymouth
District: City of Plymouth
County: Devon
NGR: SX 4575 5428
Proposal: Proposed demolition of part of Pavilion buildings and refurbishment of remaining structure
Application Ref: Original Planning Applications - 09/00613/FUL; 09/00614/LBC. Revised Planning Application: 11/00927/FUL
Historic Environment Service ref:
WSI ref: SWARCHPMWAHP11
Date: 2nd September 2011

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology (SWARCH) at the request of Thomas Wagner of the Architects Design Group (the Agent) on behalf of Richard Keen (the Client), and sets out the methodology for desk-based research and historic building assessment of the pavilion structures prior to the part demolition and refurbishment of the buildings on the Admiralty House site, and for related off site analysis and reporting. The Project Design and the schedule of work it proposes conforms to a brief as supplied by the Plymouth City Council Historic Environment Officer (PCCHEO) (Mike Daniells 18.08.2011)
- 1.2 This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* (2010)

2.0 BACKGROUND

Admiralty House, Mount Wise Plymouth, is a Grade II Listed Building originally built for the Port Governor. It is an imposing limestone building in the Classical style distinguished by a largely symmetrical frontage containing two prominent pavilion-like structures. Planning permission and Listed Building Consent exists for the extensive refurbishment and reuse of the building.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
- 3.1.1 To make an assessment of the historic pavilion buildings prior to the commencement of the demolition works and investigate and record any historic building fabric or architectural detail that is to be obscured, removed or otherwise affected by the proposed refurbishments, in order to determine their original layout, form and use;
- 3.1.2 To evaluate the history of the development of the buildings and understand the significance and extent of any interventions within the historic structure.
- 3.1.3 To undertake an assessment of the readily available documentary evidence for the site. Through research of the most relevant material to allow the nature, extent, and date of any surviving historic building fabric within the application area to be understood and laid into a historical context of the site in general and aid an appropriate planning decision to be made by the Local Planning Authority (LPA).
- 3.1.4 To analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery, or within an area of a building due for demolition or structural works. As a minimum: high-visibility jackets, safety helmets and suitable footwear will be worn.
- 4.1.1 Appropriate PPE will be employed at all times.
- 4.1.2 The site archaeologist will undertake any site safety induction course provided by the Client, if required for entrance to the buildings.
- 4.2 The desk-based assessment:
A desk-based assessment of the site will be undertaken to place the area proposed for demolition into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments and other *known* relevant materials, such as cartographic, documentary and photographic resources, held in the; Public Record Office, Westcountry Studies Library, Plymouth and West Devon Record Office and the Local Studies Collection of the City Library. An examination will also be made of records and aerial photographs held by the Plymouth City HER.
- 4.3 Historic building recording:

An onsite examination will be made of the building in order to produce an illustrated, scaled, phased plan identifying the historic development of the pavilion structures. The plans will aid in identifying the original form and layout of the pavilions as well as the later elements of the building, including any features of special architectural interest. Existing architect's plans will be utilised for the production of the phase plans provided they are of appropriate accuracy and scale. A written description of the existing building will be made, including analysis of its historic significance and an assessment of the value and importance of any surviving historical elements and the impact of the proposed demolition and refurbishment on those elements. A photographic and/or drawn record will be undertaken for reporting purposes, where considered necessary.

5.0 ARCHIVE AND REPORT

5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project, in a format to be agreed with the museum and within a timetable to be agreed with the PCCHEO. This will include relevant correspondence together with onsite notes, and illustrative and photographic records. The archive will be deposited with the Museum of Plymouth, under an accession number to be assigned (application in progress).

5.2 An illustrated summary report will be produced within three months of completion of the fieldwork, and submitted to the PCCHEO and the Agent and Client. One hard copy and one PDF copy of the report will be provided to the PCCHEO on the understanding that the hard copy will be deposited for public reference in the HER.

The report will include the following elements:

5.3.1 A report number and the OASIS record number;

5.3.2 A copy of the PCCHEO brief and this Project Design;

5.3.3 A summary of the project's background;

5.3.4 Description and illustration of the site location;

5.3.5 The methodology of the works undertaken;

5.3.6 Plans and reports of all documentary and other research undertaken;

5.3.7 A description of the project's results;

5.3.8 An interpretation of the results in the appropriate context;

5.3.9 A summary of the contents of the project archive and its location (including summary catalogues);

5.3.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;

5.3.11 Plans, elevations and images to illustrate the historic building appraisal;

5.3.12 Photographs showing the general site layout and exposed significant historic building fabric, features and architectural details that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;

5.3.13 A consideration of evidence within its wider context;

5.4 PCCHEO will receive the report within three months of completion of fieldwork, dependant on the provision of any specialist reports required, which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the PCCHEO on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the PCCHEO in digital format, in a format to be agreed in advance with the PCCHEO, on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.5 Should the development proceed in a staged manner, with each stage requiring further work, and where a period of more than three months between each stage is anticipated or occurs, SWARCH will prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of works, including the results of any specialist assessment. The report will be produced within three months of completion of each phase. At the completion of the final stage of the historical assessment an overarching report setting out the results of all stages of work will be prepared.

5.5 Should they merit it, the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to the PCCHEO and the Client for approval.

5.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological Investigations*) database.

6. FURTHER WORK

6.1 In the light of the results of the historic buildings assessment it will be possible allow the LPA to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed demolition and refurbishment upon the historical structure of the building is considered unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the historic buildings to be determined. This further work may take the form of additional preapplication investigations to refine the initial results.

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

It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required historical assessment works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In

particular, such conflicts may arise where archaeological/historical investigations have the potential to have an impact upon protected species and/or natural habitats.

e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

8.0 PERSONNEL

The project will be managed by Colin Humphreys, and Emily Wapshott will conduct the building survey. Relevant staff of the PCCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Emily Wapshott

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH

Telephone: 01769 573555

email: mail@swarch.net

Appendix 3

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

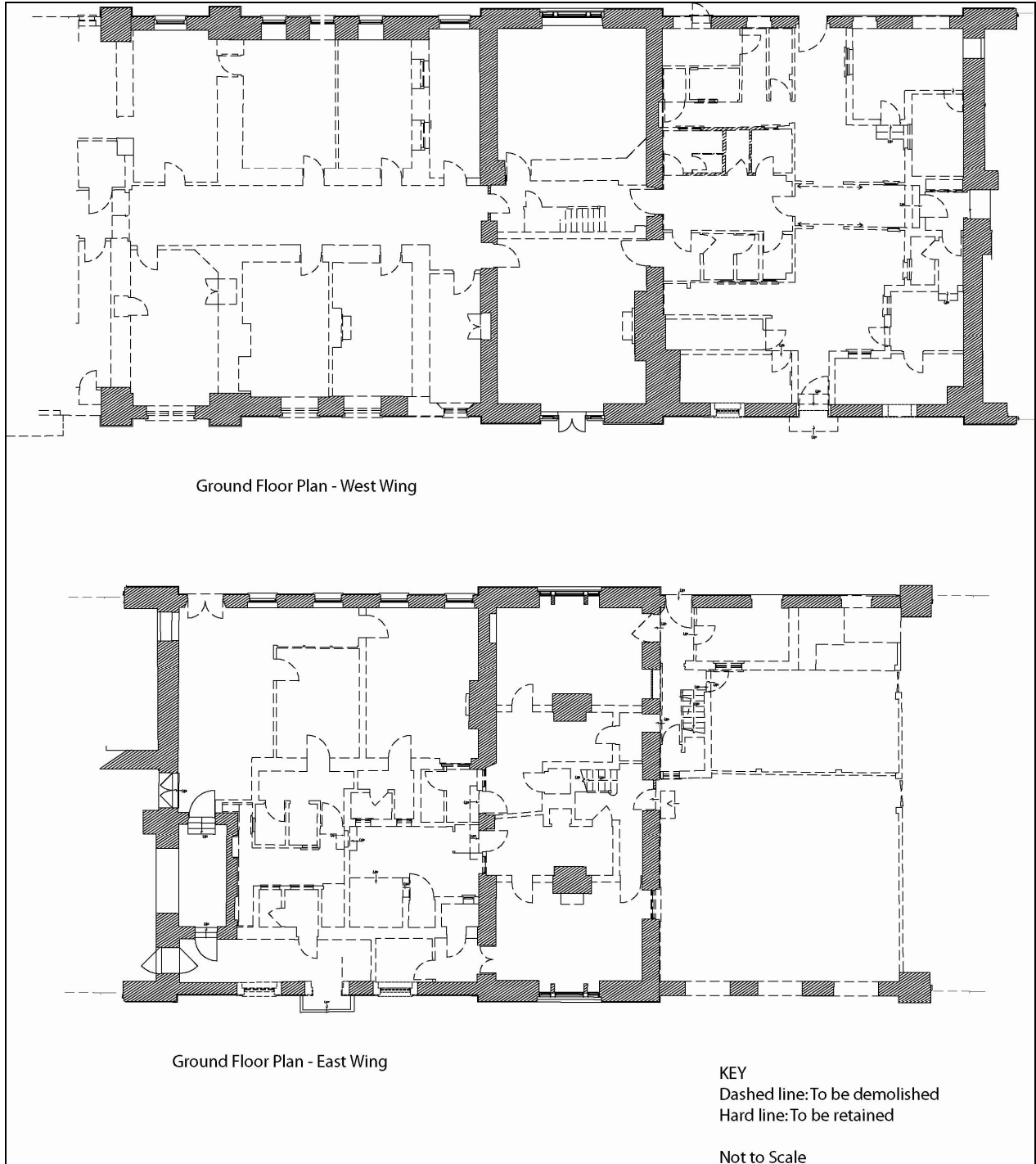
1. View of Admiralty House and the pavilions from the southern garden side, viewed from the south-east.
2. Exterior of the West Pavilion, from the north-east.
3. View of curtain wall, north side, between west pavilion and Admiralty house, from the north-west.
4. North elevation of West Pavilion, from the north.
5. As above.
6. As above view from the north-west, looking east.
7. Interior of courtyard between West Pavilion and Admiralty House, from the north.
8. East elevation of West Pavilion, north end, from the east, showing window.
9. East elevation of the West Pavilion, south end, from the east, showing capped chimney stacks.
10. Blocked window in east elevation of West Pavilion, ground floor, north end, from the east.
11. Exterior of West Pavilion, from the south-east.
12. South elevation of West Pavilion, from the south-east.
13. As above.
14. View of infirmary attached to West Pavilion, from the south-west.
15. View of West Pavilion and Admiralty House from the south-west.
16. Enclosed corridor to eastern door to West Pavilion, from the east.
17. Enclosed corridor to eastern door to West Pavilion, from the west, leading back to courtyard.
18. View of north office, ground floor west pavilion, from the north-west, showing blocked corner hearth.
19. View of north wall of north office, showing central three light sash window, from the south-west.
20. As above, from the south-east.
21. Plain four panel 19th century door to north office, from the north-east.
22. View to panelling under large central window in north wall of north office, obscured by radiator, from above.
23. As above.
24. View of stair hall in centre of west pavilion, from the west.
25. View of panelled north wall of central stair hall, with blocked doorway to west side, from the south-west.
26. View of plain panelling to stairs in stair hall, from the north-west.
27. Six panel door to corridor to east, ogee moulded panels, wide frame with bead to opening, 18th century in date, from the west.
28. View up stairs to the west, from stair hall, from the east.
29. View of scar of blocked doorway which formerly led through to the kitchen to the south, from the north.
30. View of infirmary corridor which abuts west pavilion to west, from the east.
31. As above, looking at west wall of west pavilion, doors to stair hall and kitchen, from the west.
32. Door to infirmary corridor, six panel, top panels glazed, south side of west pavilion, former kitchen, from the east.
33. View of former kitchen, south side of pavilion, from the north-east.
34. Central window opening, with inserted double French doors, and tilting window above, from the north.
35. View of kitchen, from the south-east.
36. View of kitchen from the south-west, showing chimney stack on east wall.
37. Detail of early 20th century inserted fireplace to larger opening in chimney stack, from the west.
38. View of door to north-east corner of kitchen leading to lobby and eastern corridor in courtyard, door of six panels, thick, with ogee moulded panels, of 18th century date, adjacent to the north is the blocked doorway to the stairs, from the south-west.
39. Half landing on stairs, looking down to stair hall to the east, from the west.
40. Horned sash window on half landing of stairs, in west wall, in deep moulded frame, from the north-east.
41. Landing at top of stairs, 20th century boarded room/office to south side, doors to bedrooms to north side, from the west.
42. Blocked and partially removed fireplace in boarded store/office on landing, in east wall, from the west.
43. Door to north-west bedroom, plain four panel 19th century or possibly even 20th century, from the south.
44. Door to north-east bedroom, as above, from the south.
45. North-west bedroom, looking north to north wall and small sash forced into elevation, from the south.
46. As above, looking south to south wall, alcove to stairs, from the north.
47. As above, west wall with large sash in moulded frame, from the north-east.
48. As above, detail of sash window in large moulded architrave, hornless sash with moulded glazing bars, from the south-east.
49. Detail of panelled architrave to window, from the north-east.
50. Detail of horned sash in north wall.
51. Door to landing in north-east bedroom, from the north-east.
52. South wall of north-east bedroom, from the north.
53. Horned sash with exterior bars to east wall of north-east bedroom, from the north-west.
54. Horned sash in north wall of north-east bedroom, matches sash in north wall of north-west bedroom, from the south.
55. View down into courtyard between West Pavilion and Admiralty House, from above.

56. As above.
57. View up into roof of West Pavilion, from below.
58. As above.
59. East elevation of East Pavilion, from the north-east.
60. As above.
61. View of curtain wall to the south, bounding courtyard to the east of the East Pavilion, from the north-east.
62. View of top of curtain wall, south side, between East Pavilion and Admiralty House, also shown top of passageway which runs along this wall and used to link the two buildings, from the north-east.
63. West elevation of East Pavilion, showing forced openings for windows, from the south-west.
64. Exterior of East Pavilion and Admiralty House from the south-east.
65. As above.
66. As above, in detail with large central arched opening, from the south-east.
67. As above.
68. South side of East Pavilion and curtain wall, from the south-west.
69. View down south front façade of complex, from the east.
70. South cottage in East Pavilion, south wall with large three light central sash window with panelled casements, from north-west.
71. As above, detail of window, from the north-west.
72. As above, detail of window, panelling below sashes, from the south.
73. As above, looking upwards to see windows cut off by insertion of first floor, from below.
74. View of east wall with narrow sash window in panelled casement, from the south-west.
75. Door to former passage to Admiralty House, in west wall, from the west.
76. As above, with doors open, leading to south cottage, from the west.
77. Window in south curtain wall, formerly passageway to Admiralty House, horned sash, from the east.
78. View of doors leading to former passage from inside south cottage in East Pavilion, showing deep moulded architrave, from the east.
79. Main central window in south wall, from the north-east.
80. Window in east wall, from the west.
81. As above, detail with shutters half closed, from the west.
82. As above, shutters almost closed, from the west.
83. As above, from the south-west.
84. As above, showing windows cut off by insertion of first floor, from below.
85. View of north-west corner of south cottage south room, showing chimney stack in centre of north wall and door into back-to-back kitchen, from the south-east.
86. View of timber floor of back-to-back kitchen, showing former position of stone hearth, in central chimney stack, now a gas fire, from the west.
87. View of kitchen, as above, from the west.
88. View of blocked door to north cottage, now a cupboard, from the south-east.
89. View into stair hall from kitchen, from the south.
90. View of kitchen from the east.
91. Detail of lifted section of floor boards in kitchen, showing substantial stone wall, this may be the former chimney stack which was on the west wall of the pavilion when it was one open space, from above.
92. As above.
93. View of timber sheds and buildings in courtyard between East Pavilion and Admiralty House, from the west.
94. Stairs in the south cottage in the East Pavilion, from the south-east.
95. Large modern glass panels and central door which fill large opening in east wall of East Pavilion, from the north-west.
96. Landing to the top of the stairs, showing doorway formerly to north cottage, blocked by cupboard, from the south.
97. Horned sash window in the east wall of the landing, from the west.
98. Corridor from landing leading south to bedrooms, from the north.
99. Central first bedroom, with central chimney stack and door to landing, from the north-west.
100. As above, west wall of bedroom, from the south-east, showing wrapping around stairs.
101. Window in west wall of central bedroom, overlooking courtyard, from the north-east.
102. View of north wall in south bedroom, from the south-east, showing central chimney stack and fireplace.
103. Small sash window in south end of west wall of pavilion, overlooking curtain wall, from the east.
104. Large sash window in east wall, overlooking courtyard to east of pavilion, from the west.
105. Detail of central chimney stack in south bedroom, from the south-east.
106. As above.
107. Exterior view of East Pavilion and Admiralty House from the north-east.
108. As above.
109. North elevation of East Pavilion, from the north-east.
110. As above, from the north.
111. Door to east side of East Pavilion, forced into curtain wall, leads to entrance hall, from the north.
112. View over curtain wall and infill buildings to courtyard between East Pavilion and Admiralty House, from the east.

113. View of small guards room to east of East Pavilion, accessed from entrance hall, window to south, from the west.
114. View of entrance hall, from the north.
115. View of doorway forced into panelled window casement in east wall of north cottage in East Pavilion, from the north-east.
116. North wall of East Pavilion, in north cottage, from the south-east, showing large central window.
117. North and west wall of north cottage, from the south-east.
118. East wall of north cottage, showing door to entrance hall forced into former window opening and showing further blocked window opening, from the west.
119. West wall of north cottage, in East Pavilion, showing blocked cupboard alcove or blocked window to courtyard, from the east.
120. Blocked window on east wall, showing panelling remains, from the north-west.
121. Detail of panelled cupboard or alcove on west wall, from the east.
122. As above, cupboard in lower portion, from the east.
123. Central chimney stack in north cottage, from the north-west.
124. North wall of back-to-back kitchen in north cottage, showing central chimney stack, from the south-west.
125. Door from kitchen back to entrance hall and stairs, from the west.
126. Large opening on west wall into courtyard, from the north-east.
127. Cupboard in kitchen built under stairs which project from the south cottager, from the west.
128. View of small brick built outside toilet and other small outbuildings in courtyard between East Pavilion and Admiralty House, from the east.
129. View of stairs within modern extension, from the north.
130. View down stairs from half landing, from the south.
131. View of small sash window in south wall of stair extension, from the north-west.
132. View through forced opening in east wall of Pavilion to bedrooms, from the east.
133. Central bedroom in East Pavilion, north cottage, from the north-east.
134. Detail of sash window in west wall of central bedroom, from the east.
135. View of north wall of central bedroom, with central chimney stack, from the south-west.
136. View of north bedroom, from the south-east.
137. Detail of small sash window in west wall, north end of north bedroom, overlooking the curtain wall to the north, from the south-east.
138. View of north bedroom showing central chimney stack on south wall and window on east wall, from the north-west.
139. Detail of blocked fireplace, from the north.
140. Detail of sash window in east wall, from the west.

Appendix 4

Proposed demolition plans for the buildings





The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net