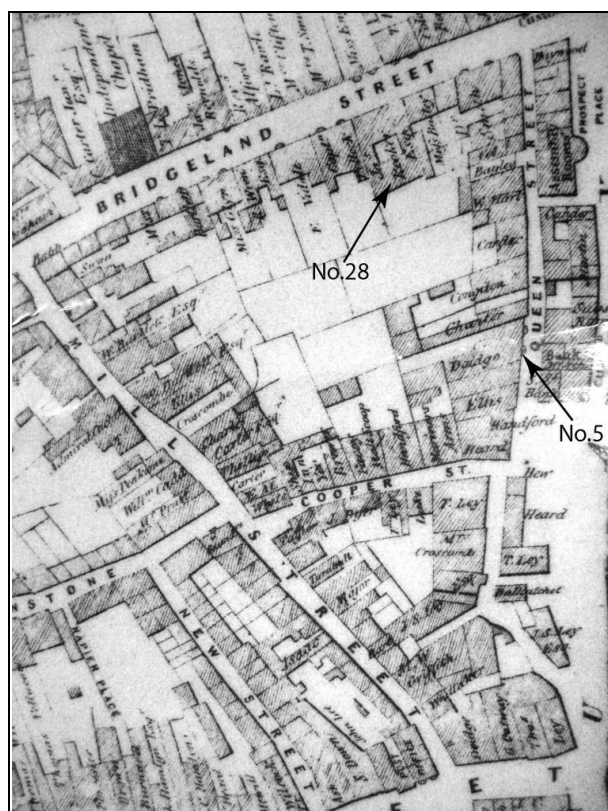


LAND TO THE REAR OF 28 BRIDGELAND STREET & 5 QUEEN STREET BIDEFORD

Results of a Desk-Based Study
&
Historic Building Recording



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Land to the Rear of 28 Bridgeland Street & 5 Queen Street

Bideford, Devon

Results of a Desk-Based Study & Historic Building Recording

For

Maria Bailey

of

G M Planning

By



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February 2012

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Summary

Nationally and regionally Bridgeland Street is not alone in preserving its historic character, but as what must be one of the earliest examples of town planning on quite a grand scale it may be unique. It is very fortunate that the records of the Bideford Bridge Trust are so well preserved, so that we know exactly the context, the motivation and the original structural details of the street's creation. As a reflection of Bideford's wealth and importance as a trading port at a time when trans-Atlantic trade with the Americas was in a dynamic phase of development, the houses of Bridgeland Street, of which number 28 is the largest single component, were built to house the merchants of the town who grew wealthy on the tobacco trade, must rank alongside similar, though grander and slightly later developments in Bristol. Locally and regionally they mark the pinnacle of Bideford's development as a port. Among the various surviving buildings of Bridgeland Street, and it preserves enough of its original character and (modest) grandeur to merit very sensitive treatment in any development that takes place.

The buildings of Queen Street also have a place in Bideford's maritime history. It appears that the street, which was formerly known as Little Lane, follows the early shoreline along which the New Quay which was built in the mid-17th century. The buildings on the east side of the street were probably built on reclaimed land after the construction of the New Quay. Those on the west side of the street appear (on admittedly at present slight evidence) have an earlier, possibly medieval origin, and may themselves have been built on land reclaimed at an earlier date. Unfortunately within the area of current interest, only number 5 Queen Street has any potential for preserving early features. As it stands it seems to represent an attempt at late 18th century aggrandisement in what was probably by that date a very modest back street.

The gardens which until the mid-20th century occupied this area were, in 1839, among the 'ancient gardens' of Bideford which were 'by prescription' exempt from tithe. From the description of this area in the document of 1699, it seems that the gardens had been carved out of meadowland, possibly to provide 'allotments' for local residents. It appears that after the construction of Bridgeland Street the land now contained between the new street, Mill Street, Cooper Street and Little Lane (Queen Street) retained something of this 'allotment' characteristic. In fact it seems that the size of the gardens on the south side of the new street may have been constrained (relative to those on the north) by the presence of gardens already in place to their south, and it may be that the 'ancient gardens' had rights which were unassailable. This might be seen as a characteristic of allotments. The fact that in the 1840s a number of the gardens here were still being worked by tenants who were not resident nearby and also the fact that Dr Candler talks of short term tenants, tends to strengthen this notion.

Contents	Page No.
<i>Summary</i>	3
List of Figures	6
List of Appendices	6
Acknowledgements	7
1.0 Introduction	9
1.1 Background	9
1.2 Methodology	9
1.3 Site Location and Topography	9
1.4 Previous Archaeological Survey	10
2.0 Results of the Desk-Based Study	11
2.1 A Brief History of Bideford	11
2.2 Bridgeland Street	11
2.3 Number 28 Bridgeland Street	12
2.4 Queen Street	14
2.5 Number 5 Queen Street	15
2.6 Heards Garage (Formerly Number 6 Queen Street)	17
2.7 Land to the Rear	24
2.7.1 Gardens B & C	26
2.7.2 Garden D	27
2.7.3 Garden E	28
2.7.4 Garden F	29
2.7.5 Garden Walls	29
2.7.6 Later use of the Gardens	30
3.0 The Historic Building Recording	31
3.1 No.28 Bridgeland Street	31
3.1.1 Introduction	31
3.1.2 General Exterior Description	32
3.1.3 Interior Description Ground Floor	33
3.1.4 Interior Description First Floor	34
3.1.5 Interior Description Second Floor	35
3.2 No.5 Queen Street	36
3.2.1 Introduction	36
3.2.2 General Exterior Description	36
3.2.3 Interior Description Ground Floor	38

3.2.4	Interior Description First Floor	39
3.2.5	Interior Description Second Floor	40
3.2.6	Heard Garage Description	41
4.0	Phasing Discussion	45
4.1	Development of No.28 Bridgeland Street	45
4.1.1	First Phase – late 17 th century	45
4.1.2	Second Phase – Late 18 th century/Early 19 th century.	46
4.1.3	Third Phase – Late 19 th century	47
4.1.4	Fourth Phase – 20 th century (modern)	48
4.2	The Historic Development of No. 5 Queen Street	49
4.2.1	First Phase – Late 17 th /Early 18 th	49
4.2.2	Second Phase – Early 19 th Century	50
4.2.3	Third Phase – Late 19 th Century	51
4.2.4	Fourth Phase – 20 th Century (Modern)	51
5.0	Conclusions	52
5.1	Principal Conclusions for 28 Bridgeland Street	52
5.2	Principal Conclusions for Number 5 Queen Street	52
5.3	Principal Conclusions for Heards Garage (Number 6 Queen Street)	52
5.4	Principal Conclusions for the Gardens and Back Plots	52
5.5	Local, Regional and National Significance	53
5.5.1	The Backland	53
6.0	Bibliography and References	55

List of Figures

Coverplate: Extract from John Wood's 1842 plan of Bideford.	Page No.
Figure 1: Regional location.	8
Figure 2: Site location.	10
Figure 3: Plan of the <i>Established Quay</i> and neighbouring parts of Bideford.	12
Figure 4: Extract from a plan of the south side of Bridgeland Street.	13
Figure 5: Plans of Bridge Trust properties numbered 37 and 38.	14
Figure 6: Extract from a plan of 1720 showing properties between Bridgeland Street.	15
Figure 7: Extract from the Bideford tithe map, 1839.	16
Figure 8: Part of an inset map attached to the Bideford tithe map of 1839.	17
Figure 9: A wider view of the inset map attached to the Bideford tithe map of 1839.	18
Figure 10: Extract from John Wood's Bideford town plan of 1842.	19
Figure 11: Extract from the Ordnance Survey First Edition map at a scale of 1:500, surveyed 1886.	20
Figure 12: As Figure 11 with garden areas for individual attention lettered A-F (See text).	21
Figure 13: Photograph of Number 28 Bridgeland Street in 1890 from a photographic survey.	22
Figure 14: Page from the photographic survey of 1890. Note the plan of house and garden.	23
Figure 15: Extract from the Ordnance Survey Second Edition 1:2500 map of Bideford published 1905.	24
Figure 16: Early 20 th century photograph of Number 5 Queen Street.	25
Figure 17: Aerial photograph apparently from the 1920s showing Numbers 5 and 6 Queen Street.	26
Figure 18: Extract from the Ordnance Survey 1:2500 map of 1972.	27
Figure 19: Scar of building visible on the north elevation of Heards Garage.	28
Figure 20: Western elevation of the buttressed boundary wall of Garden C, viewed from the east.	30
Figure 21: The north front elevation of 28 Bridgeland Street, viewed from the north-east.	31
Figure 22: One of the ornate lead downpipes at the front of 28 Bridgeland Street, viewed from the north.	32
Figure 23: The rear south elevation of the main range, viewed from the south.	33
Figure 24: The south-west corner of R28 showing the moulded box frame ceiling.	35
Figure 25: The east (street) elevation of 5 Queen Street, viewed from the south-east.	37
Figure 26: The west elevation of 5 Queen Street and the rear warehouses, viewed from the west.	38
Figure 27: The deep moulded 'toads-back' handrail and square newel posts of the stairs.	39
Figure 28: Shot of the fireplace in R15, this is an earlier form of surround dating to the 18 th century.	41
Figure 29: Chimney stack in the north-east corner of the garage, viewed from the south.	42
Figure 30: Further stack in the north elevation of the garage, viewed from the south.	43
Figure 31: Phased ground floor plan of 28 Bridgeland Street.	100
Figure 32: Phased first floor plan of 28 Bridgeland Street.	101
Figure 33: Phased second floor plan of 28 Bridgeland Street.	102
Figure 34: Phased ground floor plan of 5 Queen Street.	103
Figure 35: Phased first floor plan of 5 Queen Street.	104
Figure 36: Phased second floor plan of 5 Queen Street.	105

List of Appendices

Appendix 1: Project Design	57
Appendix 2: Archaeological Considerations – Summary of Weddell 1993	60
Appendix 3: Details of Tithe Apportionment 1841	62
Appendix 4: English Heritage Listing Documents	63
Appendix 5: Extracts from the Devon County Historic Environment Record	65
Appendix 6: Building Survey Details - No.28 Bridgeland Street	70
Appendix 7: Building Survey Details - No.5 Queen Street	86
Appendix 8: Building Survey Details – Garden walls	95
Appendix 9: Phased Plans 28 Bridgeland Street	100
Appendix 10: Phased Plans 5 Queen Street	103
Appendix 11: List of JPegs on CD to the rear of the report	106

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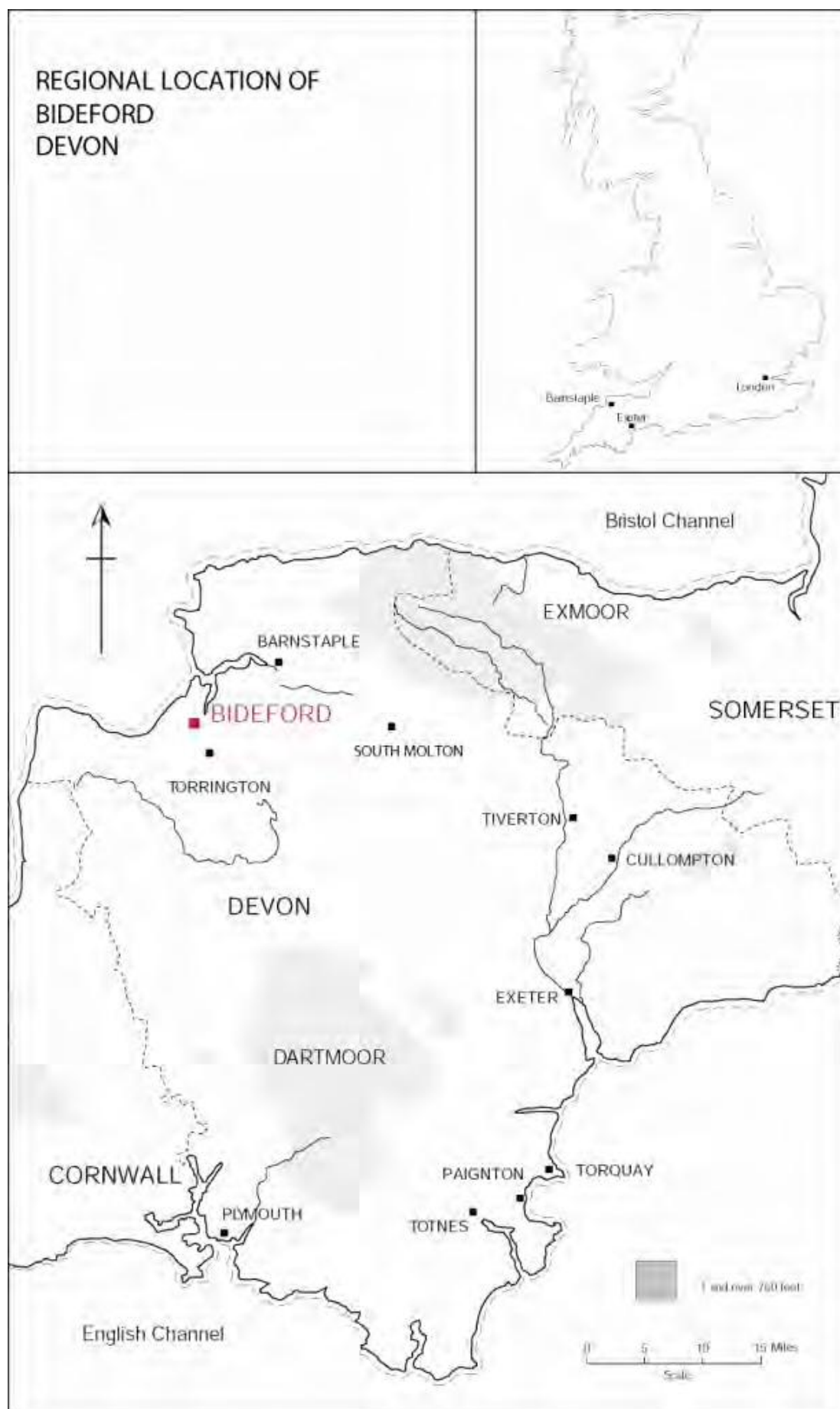


Figure 1: Regional location.

1.0 Introduction

Location: 28 Bridgeland Street, 5 Queen Street and Land to the Rear
Parish: Bideford
District: Torridge
County: Devon

1.1 Background

South West Archaeology (SWARCH) were asked by Maria Bailey of G M Planning to undertake desk-based research and historic building recording of the buildings (28 Bridgeland Street & 5 Queen Street), along with their backland, gardens and associated structures (walls and outbuildings), prior to planning permission being sought for development of the area (see Figures 1-2).

This work was undertaken in accordance with Policy HE6 of Planning Policy Statement 5: Planning for the Historic Environment (PPS5) (2010) in advance of a potential planning application for the development of the land and the erection of new buildings. The work was carried out in accordance with a Project Design (Appendix 1) drawn up by SWARCH in consultation with English Heritage (EH), Torridge District Council and Devon County Historic Environment Service (DCHES). The results of these investigations will be able to help determine the impact of the proposed development.

1.2 Methodology

The purpose of the desk-based study was to review and collate available information, documentary, photographic and cartographic, in order to place the site or subject of potential development into its historical and archaeological context and thereby to aid understanding of the subject's nature and importance, and to help to mitigate the impact of development. Sources for the following study included records held by DCHES, documents held in the North Devon Record Office and the Devon Record Office and printed sources held in the North Devon Local Studies Library and the West Country Studies Library. The site was visited on 17th November 2011.

The building recording was undertaken by Emily Wapshott, Deb Laing-Trengove, Colin Humphreys and Samuel Walls on 17th November 2011. Further visits on the 22nd and 25th November were made by Deb Laing-Trengove and Emily Wapshott respectively. The work was carried out in accordance with IfA guidelines (2008).

1.3 Site Location and Topography

The subject of this study is an area of Bideford in North Devon lying between Bridgeland Street on the north, the buildings of Queen Street on the east, the buildings of Cooper Street on the south and the buildings of Mill Street on the west (Figure 2). The area is within the Bideford Conservation Area and is assumed to lie within the historic core of Bideford. The site comprises an open area currently largely given over to car parking but retaining some of the gardens which at one time filled this area. Included in the study are the buildings at number 28 Bridgeland Street and number 5 Queen Street, the former listed Grade II*, the latter Grade II (see Appendix 4), as well as Heards Garage (formerly 6 Queen Street). The area lies roughly 6.0m above OD, with Bideford Quay and the River Torridge lying a short distance to the east beyond Queen Street.

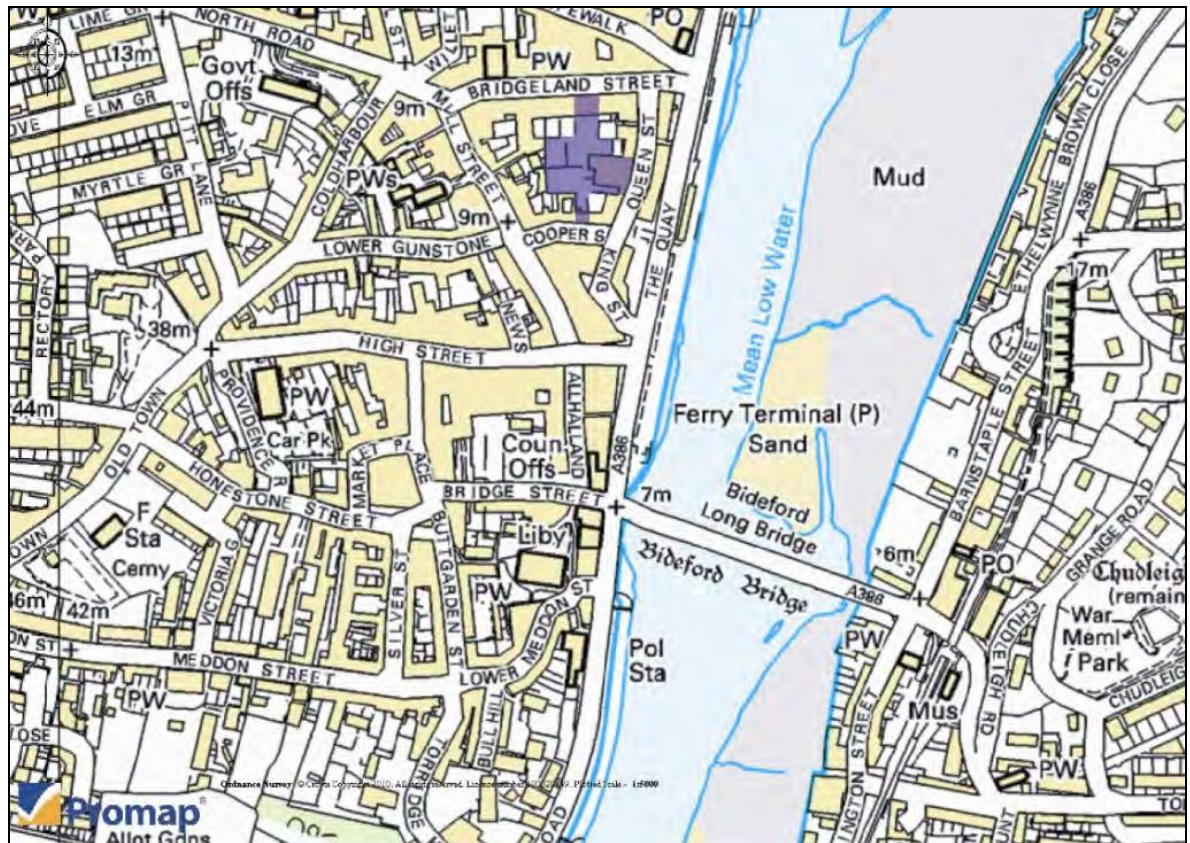


Figure 2: Site location.

1.4 Previous Archaeological Survey

In 1993 a proposal to redevelop more or less this same area was made subject to an archaeological condition under the terms of planning guidelines PPG16. A study was carried out by the Exeter Museums Archaeological Field Unit (Weddell 1993). No development took place, but a summary of the conclusions drawn by this previous study together with further commentary are included (see Appendix 2). There are important archaeological considerations here which should be noted for any proposed development.

2.0 Results of the Desk-Based Study

2.1 A Brief History of Bideford

Originating at a fording point over the River Torridge, Bideford was, from the time of William Rufus (1087-1100) until 1744, the property of the Grenvilles. Richard Grenville created the borough in the early 13th century and a market charter was granted in 1271, but until the late 16th century Bideford remained overshadowed by its neighbour Barnstaple. In 1573 Sir Richard Grenville enabled the town to receive a charter of incorporation and through his influence a trade with the American colonies was established which brought prosperity to Bideford until well into the 18th century. The town was at the height of its prosperity at the end of the 17th century when it had a large share in the Newfoundland trade, sending more ships in 1699 than any other port except London and Topsham. The major contributor to the success of the Bideford merchants between 1680 and 1730 was the tobacco trade with Maryland and Virginia. During this period Bideford surpassed Barnstaple as the premier trading port of North Devon. However, by the early 19th century the focus of North Atlantic trade had moved away to Bristol and Liverpool, and only coasting trade remained. During the 19th century the town's fortunes revived, as local industries flourished and transatlantic traffic was boosted by Bideford's role as a port of departure for emigrants and the import of timber.

In the 19th century the railway came to Bideford and along with the rest of North Devon it profited from an increasing holiday trade. In the 1960s this link with the rest of England was removed, the main motoring routes into Cornwall passed the town by, and further decline set in. It remains however, the centre of Torridge District and a shopping centre for north-west Devon (The above based on Hoskins 1992, 335-7).

2.2 Bridgeland Street

Towards the end of the 17th century Bideford was at the height of its prosperity and was inhabited by merchants who had become wealthy through the tobacco trade. Late in the 1680s the Feoffees of the Bideford Bridge Trust, looking to suitably accommodate and profit from the newly wealthy, conceived a plan to build a new street in the northern part of the borough and in 1690 Nathaniel Gascoyne was commissioned to produce a design. (Beacham 1995, 123). The street was to be 40feet wide; the houses of two stories, the whole to be finished within two years (see Figure 3). An application by the Feoffees for letters patent dated 4th May 1699 (NDRO BBT add1/92) records in detail the *great and glorious work* that had been completed and was now Bridgeland Street. The document gives an account of what formerly occupied the ground on which the street was laid out. *Here was formerly a ruinous old house or messuage standing, in which one Vallett did formerly dwell and inhabit with an old cellar or two and a courtlage of the land belonging, of latter years known by the name of Carpenter's Yard And there was likewise a small orchard or two and a certain little meadow ... which of latter years was converted into gardens, all which was formerly known and called by the name of Vallett's tenement....*

When Daniel Defoe passed through Bideford in 1724 he remarked on *a new and spacious street ... broad as the High Street of Exeter, well built, and, which is more than all, well inhabited with considerable and wealthy merchants, who trade to most parts of the world.* (Chope 1967, 172)

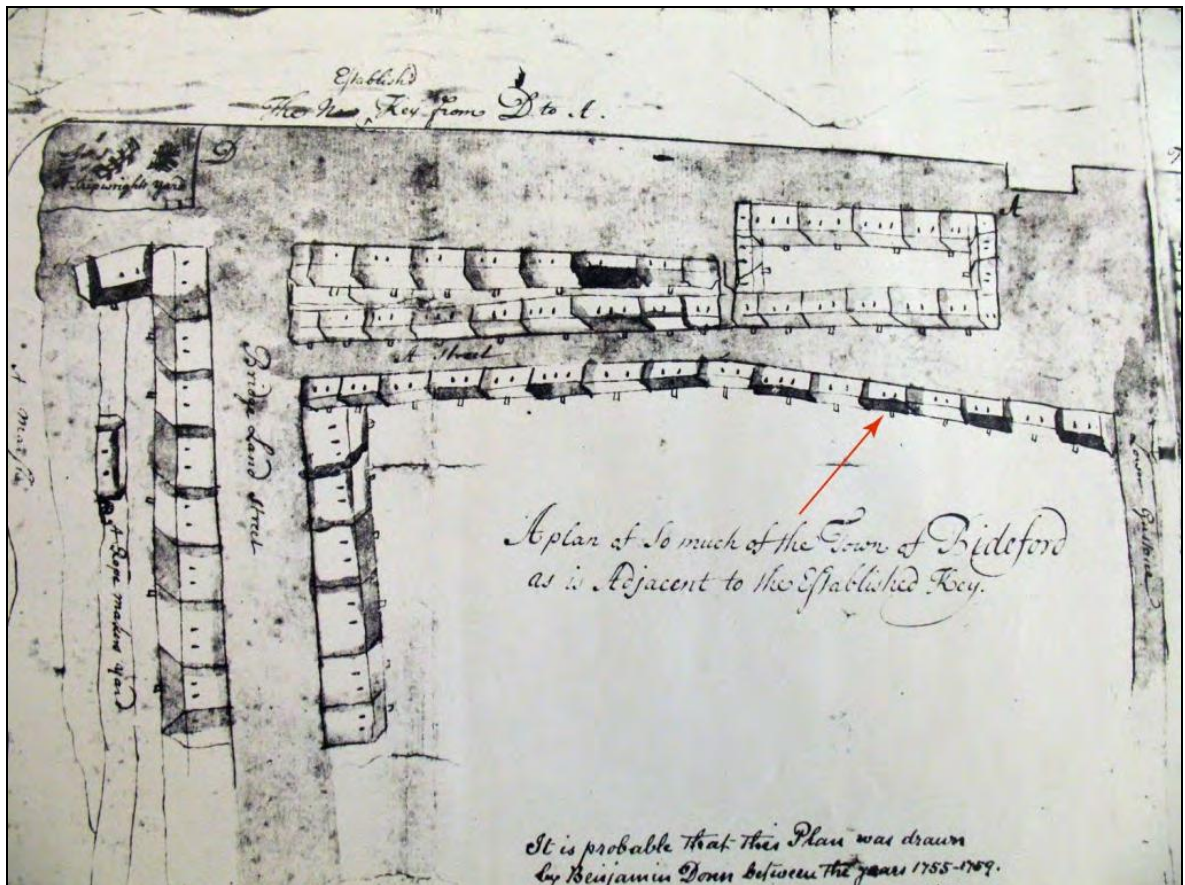


Figure 3: Plan of the *Established Quay* and neighbouring parts of Bideford including Bridgeland Street and Little Lane later Queen Street (and here called simply *A Street*). The approximate location of Number 5 Queen Street is arrowed (NDRO 2379A/Z7).

2.3 Number 28 Bridgeland Street

The line of the street having been determined, individual plots were leased out, the lessees then submitting designs and specifications for the house that they would build there. The building which is now numbered 28 was originally number 17, as can be seen from a plan of 1745 (Figures 4-5) (NDRO 4274 add/1). At this date it was occupied by Elizabeth Hooper, widow of Jonathan Hooper, a Bideford merchant, whose undertaking to build is recorded in the Bridge Trust Account Book (DRO B 6/1). The house was to contain *sixty two foote in ffront, well timbered with oake and ffire tymbre, and foundation thereof layne with stone and so upwards in height two ffoote above the ground, the next of the wall upwards with good bricke, two storeys high and sixteen ffoote in breadth between the walls, the ffirste floor nyne ffoote in height and the walls thereof two bricks and a halfe in thickness, the second ffloore of the same height and two bricks thickness, all sealed and covered with slatte or helling stones from the quarries of Dennibowl...* (quoted in Beacham 1995, 124). The frontage of 62 feet suggests that this is a double plot, since the house immediately to the east, number 16, had a frontage of 31 feet, according to Nathaniel Gascoyne's very detailed building specification preserved in the North Devon Record Office (BBT add1/84). The house was probably actually built by Gascoyne. The initiative of Jonathan and Elizabeth Hooper is recorded with their initials and the date of construction on the hoppers of the two lead rainwater pipes on the front of the building (see Figure 22).

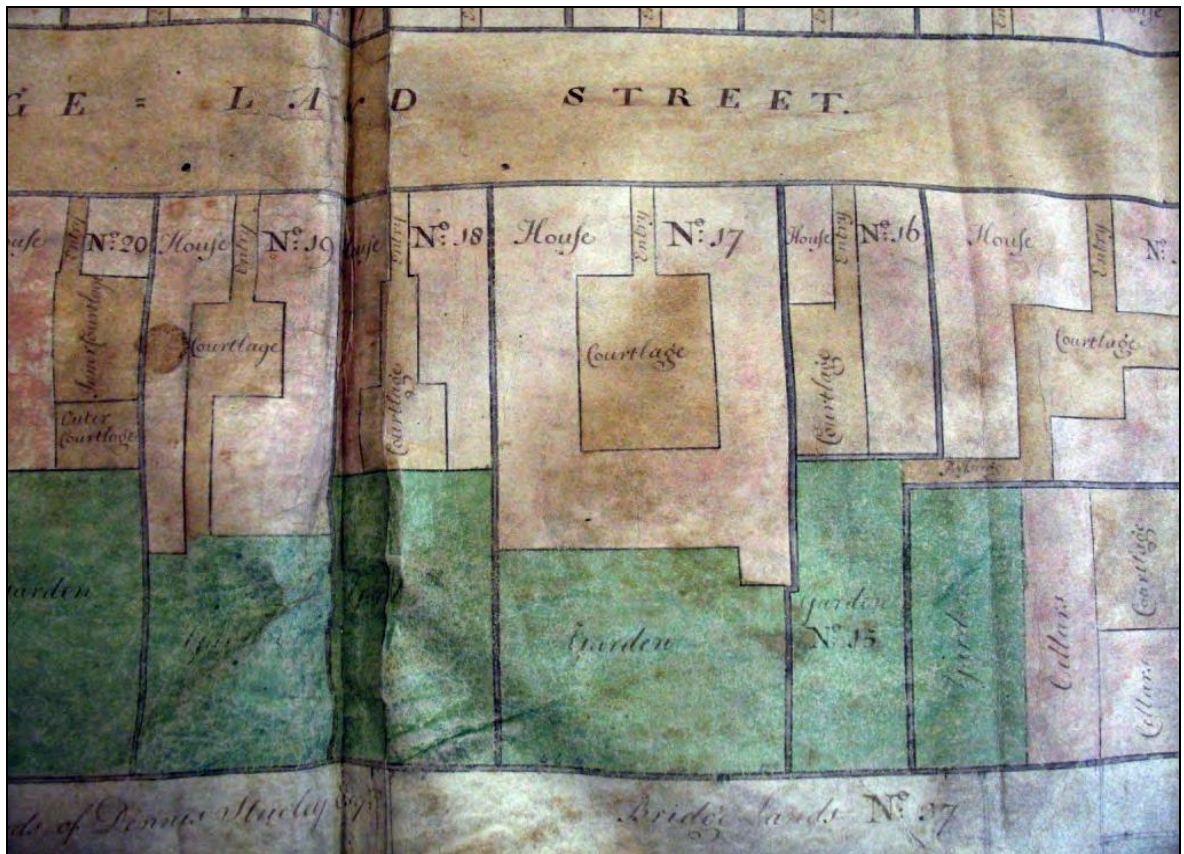


Figure 4: Extract from a plan of the south side of Bridgeland Street, from *Maps of the Several Lands Belonging to the Long Bridge of Bideford* dated 1745. Number 17 is now Number 28. Note that No.37 (see Figure 5 below) is immediately to the south of the garden of the house numbered. 17 (NDRO).

From the plan of 1745 it can be seen that the house was originally built with a central passage leading from the street to an internal courtyard (see Figure 4). Alterations were carried out, very probably in the late 18th century Georgian period in accordance with the style of the time, as was suggested by Duncan (1920-1, 140-1). The alterations involved closing off the through passage and providing a front door flanked by pillars with an entrance hall and doors leading off. Dr Candler suggests that the alterations included taking in part of the courtyard to form a passage at right angles to the entrance hall with stairs off. It would appear that the oriel window on the first floor must also have been added at this period. A change of occupancy in the later 18th century – an event which often signals alteration and adaptation - is probably confirmed by the date of the Sun Insurance plaque to be seen affixed below the guttering above the door to the courtyard (see Figure 23). The registration number visible on the plaque was researched in 1951, revealing that the house was insured in 1772 by Samuel Lavington Rooker for £500 (Dr Candler's notes).

The family of Rooker was in occupation throughout the 19th century. Initially the lease was on three lives, but was converted to a 99 year lease in 1891. It is evident from a photographic survey carried out in 1890 that by this date a second floor had been added with dormer windows set into the roof (Figures 13-14) – or at least a garret had been turned into bedrooms. The same survey reported that the lessee, S.L.Rooker was in the process of carrying out thorough repairs, and had rebuilt the east wing and was re-roofing and slating. A certificate issued to the Feoffees in 1891 (NDRO BBT A/3/9) declared that Mr Rooker had 'met his obligations, putting the property into substantial condition' greatly improving it in every respect. The date of 1891 is recorded on the hoppers of rain water pipes in the courtyard.

Features of the internal courtyard (Area A in Figure 12) include a 19th century pump which stands over an original well, pebble cobbling with the date 1693 set in and a milestone apparently carried

across the Atlantic from the vicinity of New York. A plan included with the photographic survey of 1890 (Figure 14) seems to indicate that at that date there was some sort of open-sided canopy over the southern part of the courtyard (the plan is orientated with south at the top).

From 1951 until recently Number 28 was the property of Dr T Candler who has kindly provided access to his notes on the history of the house. Dr Candler reports that in 1951 the single-storey building on the south side of the courtyard was known as the Dairy. It had white-washed stone walls, slate shelves all round and a copper.

In the late 19th century the property was internally divided. The east part, which was already in use as the County Court Office in the 1880's (see Figure 11), became number 28A when the post-office re-numbered the street. The gardens of areas A, B and C (see Figure 12) were all associated with number 28 in 1886.

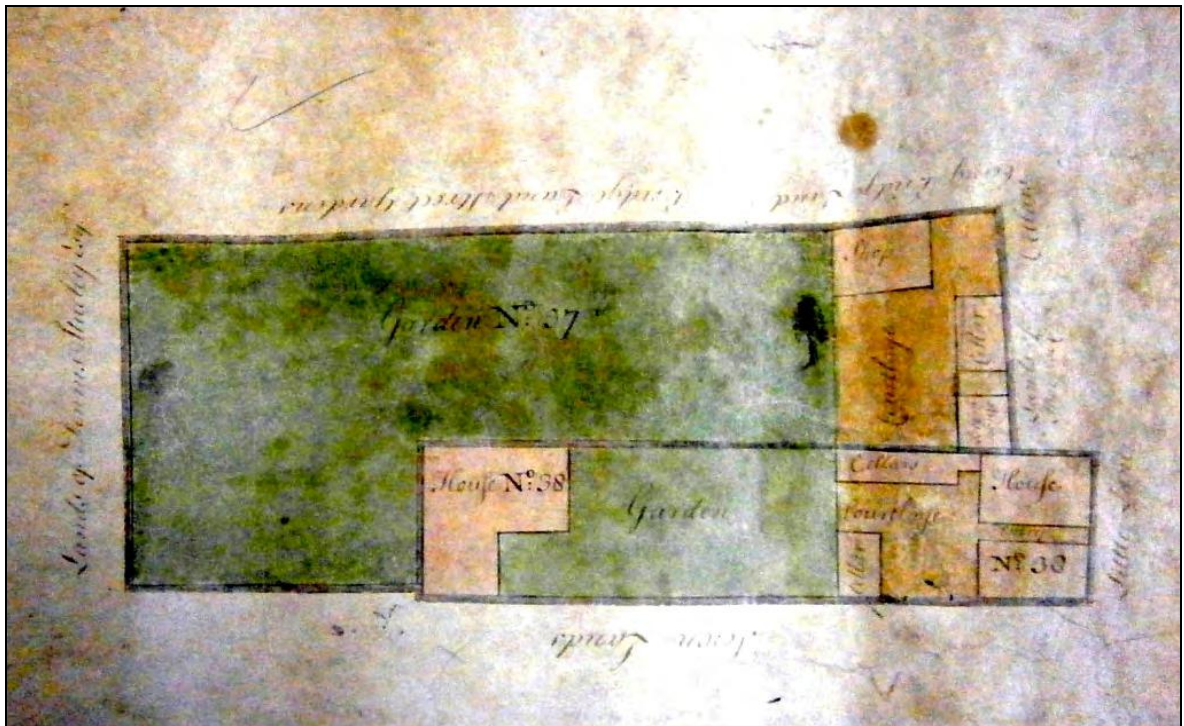


Figure 5: Plans of Bridge Trust properties numbered 37 and 38, from *Maps of the Several Lands Belonging to the Long Bridge of Bideford* dated 1745. No. 37 lies immediately to the south of the garden of the house numbered 17 (Figure 5 above). No.38 joins Little Lane (NDRO).

2.4 Queen Street

The historic development of Queen Street goes along with the development of Bideford Quay. Queen Street was previously known as *Little Lane*. It was a passage to the rear of properties built on land which was probably reclaimed when a *New Quay* was constructed in 1663 (Pye 1992 and Appendix 5), extending northwards and eastwards from the *Old Quay* which was probably at the eastern end of the High Street. A plan which has been dated (by Pye 1992) to 1717¹ (Figure 3) shows both sides of Little Lane (labelled *A Street* on the map) fully built up, and it is evident from the plan of 1745 that houses were present on both sides of Little Lane at that date. Where the original shoreline lay is not certain, but was certainly to the east of its present location and probably to the west of the line of Queen Street, so that the buildings in this area probably all stand on reclaimed land. On the west side of the street, Number 4 is identified in the English Heritage

¹ Written on this plan is a note suggesting that it was made by Benjamin Donn between 1755 and 1759, but Pye argues quite soundly for the earlier date of 1717.

Listing and the Devon County HER (No. 78853) as of late medieval origin (see Appendix 4), so that it appears that this side of the street was built up at an early date and all the buildings along Queen Street are potentially of late medieval origin.



Figure 6: Extract from a plan of 1720 showing properties between Bridgeland Street, Mill Street and *Little Lane*. The approximate location of Number 5 Queen Street is arrowed (NDRO B69 add4/1).

2.5 Number 5 Queen Street

The 1842 town plan (Figure 10) indicates a property occupied by *Doidge*, which probably relates to Number 5 Queen Street. This was set back slightly from the street and had two bow structures (probably bay windows?) protruding. On the south side the buildings extended westwards to abut an outbuilding belonging to the Mariners Arms in Cooper Street. By the time of the First Edition OS map (c.1886) a building with a single bow is shown (Figure 11). This building must correspond to the present Number 5 Queen Street with its single surviving bow (at ground level). The English Heritage Listing and the Devon County HER identify this building as of late 18th century origin (Appendices 4 and 5). If the two bows on the 1842 town map are correctly shown (and they are for several nearby properties), then it appears that the southern bow was cut off at ground floor level during the mid-19th century in order to make a through passage, as can be seen on the OS map (Figure 11) and as is evident on the ground today.

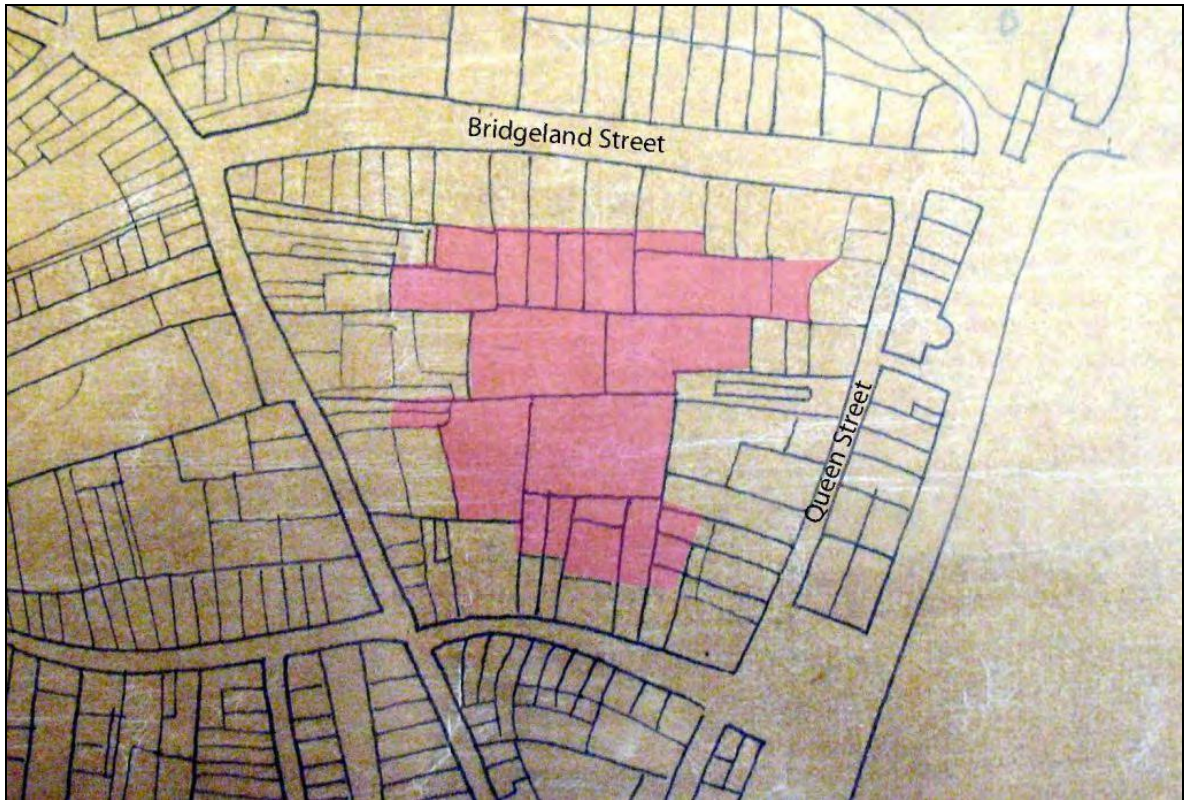


Figure 7: Extract from the Bideford tithe map, 1839. North is at the top. The approximate area of gardens at this time is shaded (NDRO).

According to Grant and Christie (2005), during the 19th century Number 5 Queen Street housed the *Queen Street House Academy*, a private school. In the 1970s this building housed a sail-maker's workshop. It is at present used as a store connected with Heard's Garage. Since the plan of 1717 indicates the presence of a building at this location in the early 18th century, and since the English Heritage listing suggests a late medieval origin for its immediate neighbour, it seems very probable that Number 5 Queen Street is located on the footprint of a late medieval building and may, in fact, retain early features within its structure.

The map of 1886 shows outbuildings to the rear of the Number 5 Queen Street on either side of a long yard, the larger one to the north appears to be open-sided at this time (Figure 11). Garden area E (Figure 12) appears to be part of this property by this date.

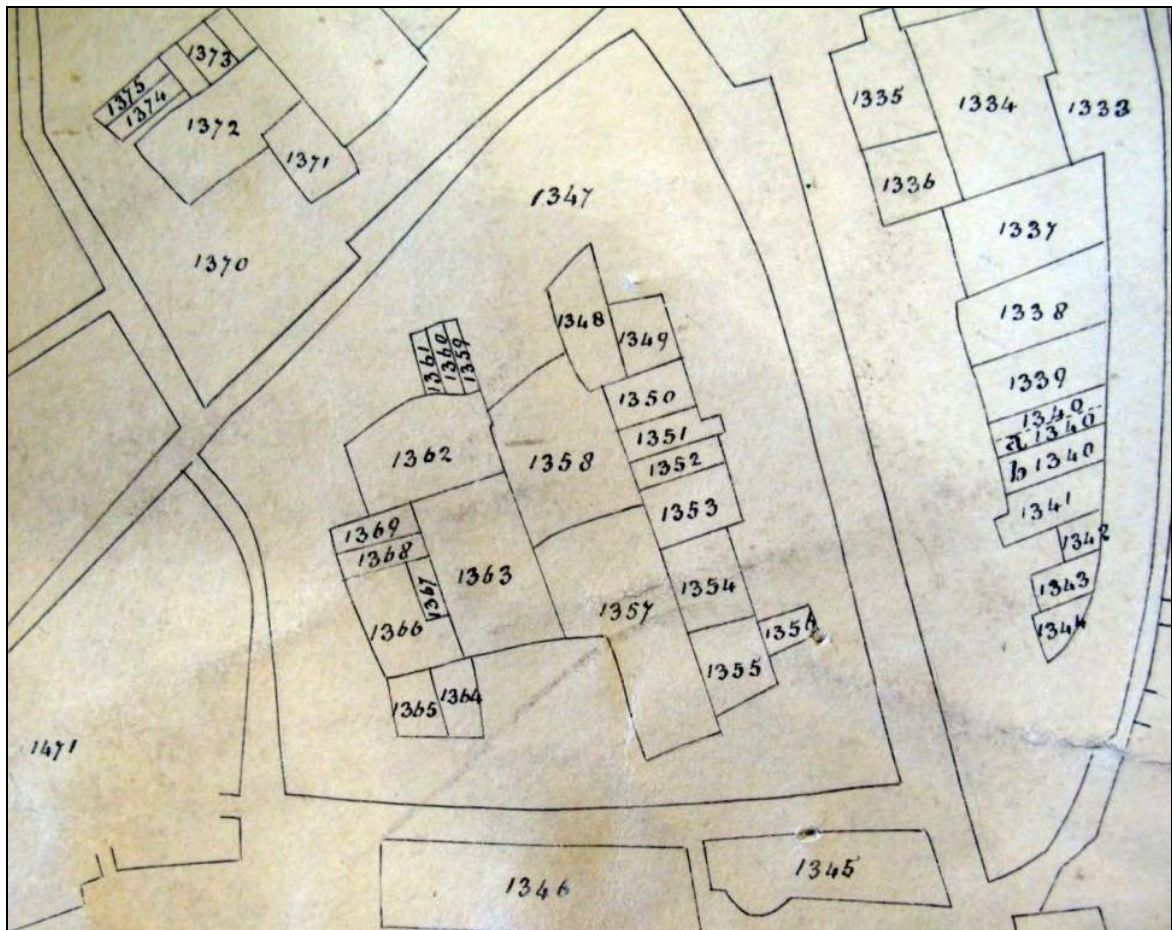


Figure 8: Part of an inset map attached to the Bideford tithe map of 1839 showing the lay-out of the backland gardens. North is at the top. The plot numbered 1353 is the garden of Number 17 (now 28) Bridgeland Street (DRO).

2.6 Heards Garage (Formerly Number 6 Queen Street)

As indicated above, the Bridge Feoffees' plan of 1745 provides a certain amount of information on 18th century structures on Little Lane (now Queen Street). Relevant to this study is the one bearing numbers 37 and 38 which clearly represents the area immediately to the south and east of the garden of Number 17 (now 28) Bridgeland Street (see Figure 5). The plot numbered 38 is described in the schedule as 'Two houses, courtlage and garden,' and was tenanted by John Cleverdon. The plot is clearly that contained within the angle of plot 37 and extends to Little Lane. It has a house at its western end while at its eastern end are a courtlage, two cellars and a house with a central though passage fronting onto Little Lane. This area corresponds to the northern part of what is now Heards Garage. The plot numbered 37 is described in the schedule as 'outhouse, courtlage and garden', tenanted by Dennis Stucley, who in fact was the owner of the land immediately to the east (Area C in Figure 12). On the plan the buildings include a *shop*, a *cellar* and a *brew house* with access towards Little Lane via the land of Thomas Rowe.

The Bideford tithe map of 1839 (Figure 7) is unfortunately not particularly helpful in adding further detail to the buildings on Queen Street, and the town map of 1842 (Figure 10) is difficult to reconcile with the later very accurate OS map of 1886 (Figure 11). It appears probable however, that what is now Heards Garage was represented by the properties shown on the town map (Figure 10) as occupied by *Congdon* and *Chanter*. The house with the through passage was still there in 1886, though apparently divided, as was the plot. The Congdon part of the plot had a small outbuilding on its northern boundary and at the west end a structure which may be the house of 1745. The Chanter portion had a long outbuilding on the southern boundary and a building at the

western end, which may be a division of the house recorded on the 1745 plans (Figure 5), or a newer construction.

The accuracy of the 1842 town map (Figure 10) is questionable in respect of the gardens, but is probably relatively reliable when it comes to the relationship of properties along Queen Street. It is almost certainly guaranteed however, that the First Edition OS map of 1886 is accurate (Figure 11). From the 1886 1st Edition it appears that the house at the western end of plot 38 in 1745 (see Figure 5) had become or had been replaced by a smithy and that the north side of the garden of this plot had been filled in with outbuildings. At least the north side of the eastern house remained, but to the south of the through passage was now a quite large square building with outbuildings joined to the rear (west). The footprint of this building appears to correspond to a building visible on the aerial photograph of the 1920s (Figure 17) and included in a photograph of this part of Queen Street dating from the early 20th century (Figure 16).



Figure 9: A wider view of the inset map attached to the Bideford tithe map of 1839 showing other 'exempt' gardens in this part of Bideford (DRO).

This very large building with its single-span timber roof is at present a single open space with offices built in and linking to Number 5. It stands in place of the complex of buildings shown in the Congdon and Chanter plots of 1842 (Figure 10). The stonework of the main walls displays the remnants and scars of earlier structures which probably relate to these earlier outbuildings. The north-east part of the building sits on the footprint of the smithy recorded in 1885 which in turn occupies the location of the house which stood at the western end of the area numbered 38 on the plan of 1745. The north-eastern part of the building occupies the location of the house shown at the eastern end of plot 38 in 1745. The other house shown on plot 38 in 1745 corresponds with the north-western corner of the current garage, and may relate to a series of scars. The garage has a number of other scars and breaks in the stonework which probably relate to the other structures shown in this area in 1886 (Figure 11) specifically those in the south-west abutting Number 5 Queen Street.

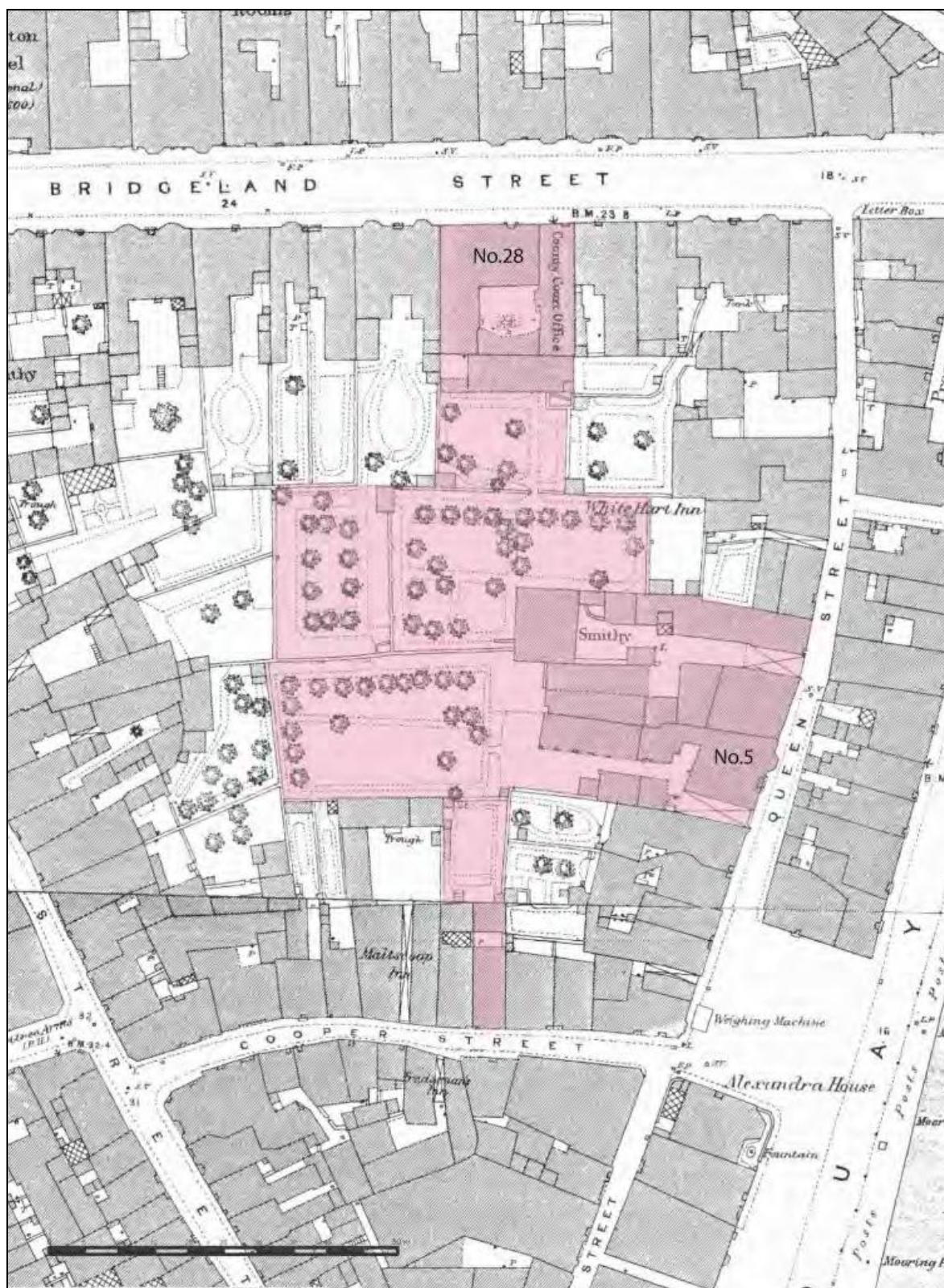


Figure 11: Extract from the Ordnance Survey First Edition map at a scale of 1:500, surveyed 1886, combined from Devonshire sheets 19.6.4 and 19.6.9. The area covered by this study is shaded (WCSL).



Figure 12: As Figure 11 with garden areas for individual attention lettered A-F (See text).



Figure 13: Photograph of Number 28 Bridgeland Street in 1890 from a photographic survey undertaken for the Bridge Trust (NDRO).

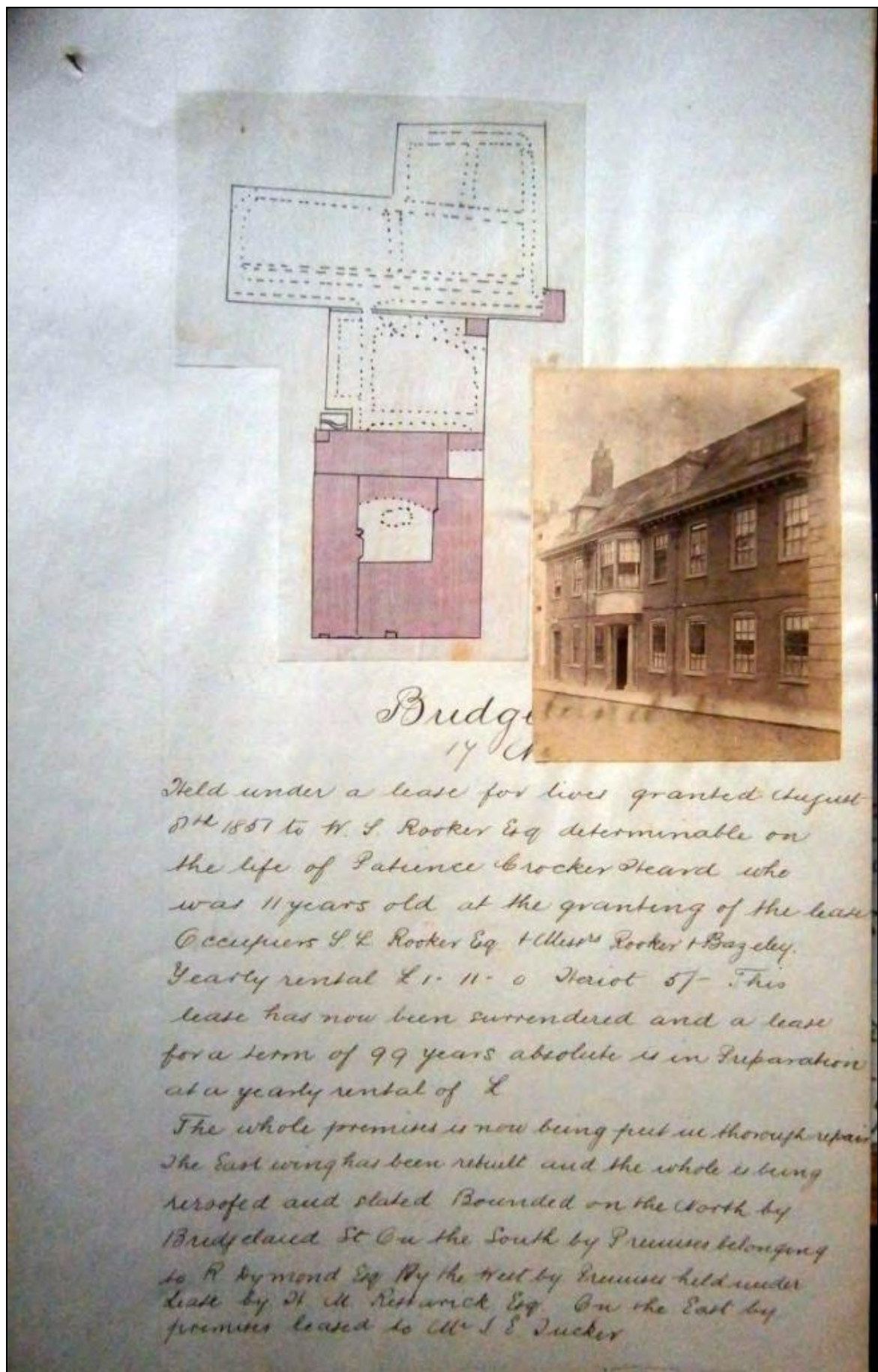


Figure 14: Page from the photographic survey of 1890. Note the plan of house and garden.

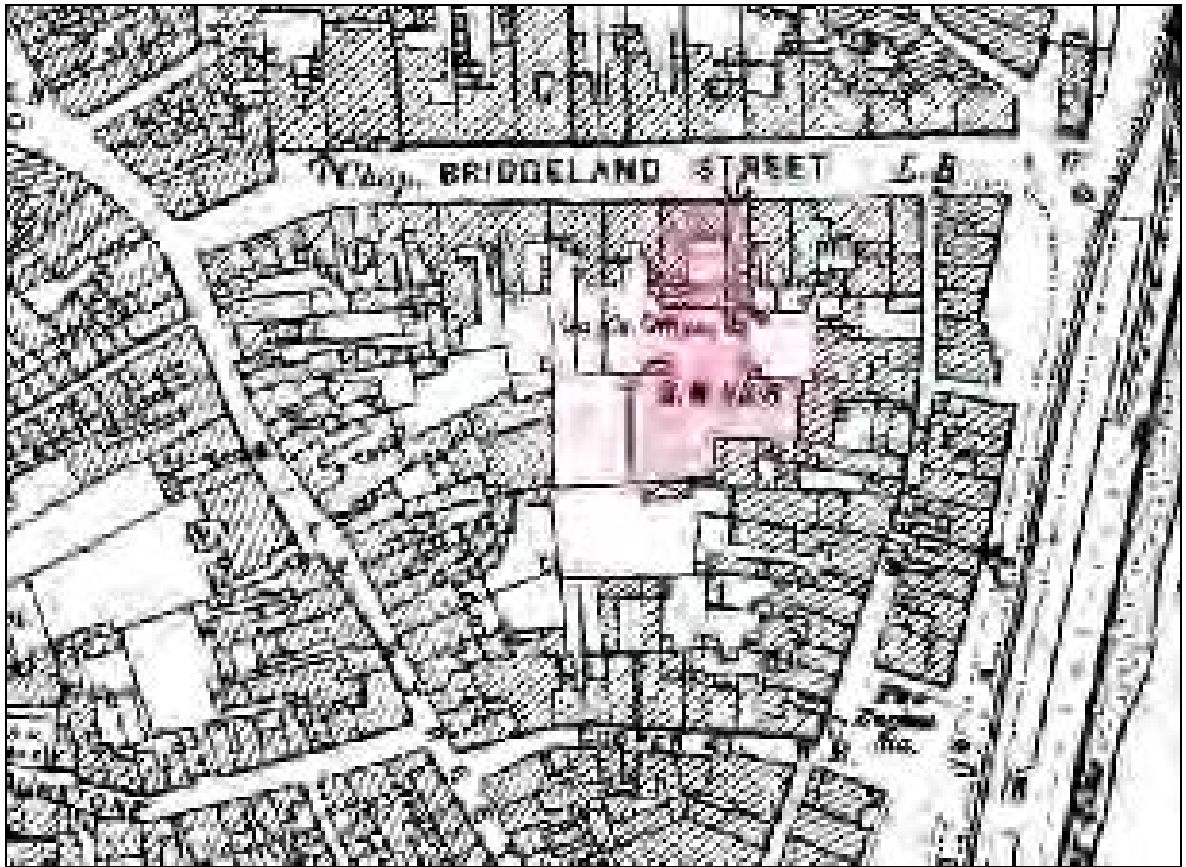


Figure 15: Extract from the Ordnance Survey Second Edition 1:2500 map of Bideford published 1905. At this date the original garden of Number 28 had been fully integrated with the larger garden to the south.

2.7 Land to the Rear

The area enclosed by Bridgeland Street, Queen Street, Cooper Street and Mill Street is in general an open space which includes the garden of Number 28 Bridgeland Street, but is largely taken up with the storage of cars by Heards Garage in Queen Street.

From the details provided in the document of 1699 Feoffees patent (NDRO BBT add1/92) referred to above, it appears that until the end of the 17th century this northern part of the borough was semi-rural with a dilapidated house, meadow, orchards and gardens lying between the core of the town to the south and the rope-walk lying parallel to a watercourse known as the Pill to the north. The earliest cartographic evidence of the state of this enclosed area is the plan of (apparently) 1720 (Figure 6). The purpose of this plan, which is in poor condition, faded and roughly drawn, is to show the ownership of properties within the town. The properties on the south side of Bridgeland Street are very simply indicated, the extent of their courtlages to their rear clearly shown with a straight line, directly comparable to the property boundaries shown on the plan of 1745 (Figure 4). To their south are parallel strips of land related to the properties of Mill Street or Queen Street and variously identified (north to south) as Bucks Land, Bridgeland, Middleton, (illegible), Bassetts, Orchards, Bassetts and Bassetts. This situation is difficult to reconcile both with the record of 1745 and that of the 1840s represented by John Wood's town map (Figure 10) and the tithe map (Figure 7), in which the area is represented as divided into a multiplicity of gardens.

The cartographic records of the 19th century (i.e. tithe map of c.1839, town plan of 1842 and the Ordnance Survey First edition map of 1886), clearly indicate that the backland was divided into numerous gardens of varying size. The tithe apportionment gives details of ownership, occupancy, extent and value in rent charge (see Appendix 3). The first thing to note is that all the gardens are free of tithe, being covered by an exemption summarised in the preamble to the apportionment

document, viz. *The ancient gardens within the said parish are by prescription exempt from tithe.* All the *ancient gardens*, including these, are listed in a separate section of the tithe apportionment, and a separate plan of these gardens (see Figure 8). The list of exempted gardens is long; others in the wider, rural parish are recorded as tithable.

Of the 21 gardens represented on the tithe map within the area between Bridgeland Street, Mill Street, Cooper Street and Queen Street, 10 belonged to the Bridge Feoffees, three to the Parish of Bideford and 8 were severally owned. Five were occupied by their owners, the rest were occupied by 19 separate tenants. A James Rooker (an attorney in Pigot's 1844 directory and Clerk of the Peace in White's 1850 directory) occupied both 1353 and 1357, while a William Smith (a surgeon in Pigot's 1844 and White's 1850 directories) had both 1355 and 1356 (Figure 8). There is nothing to indicate how the gardens were used, though the nature of their tenure suggests allotments for produce. The garden numbered 1357 corresponds approximately in shape and location to that numbered 37 on the plan of 1745, while 1353 tallies with the garden shown at the rear of Number 17 (now number 28) Bridgeland Street. We know from records that the Rooker family occupied 17 Bridgeland Street, so it is quite clear that the house and these two gardens were in a single occupancy in the 1830s/40s. The garden numbered 38 on the 1745 plan does not appear as a garden on the tithe map, having apparently been taken up with buildings. See Appendix 3 for the full list of owners and occupants as well as size of the individual plots in this area.



Figure 16: Early 20th century photograph of Number 5 Queen Street with Number 6 (now Heard's) beyond (Courtesy William Isaac).

The town plan of 1842, while useful in that it shows the footprints of buildings and the names of the occupants, seems not to represent accurately the lay-out of the gardens (Figure 10). Corresponding more closely to the tithe map and to the limited but precise detail provided by the 1745 plan, the Ordnance Survey First Edition map at a scale of 1:500 (Figure 11), surveyed in 1886, makes the most useful contribution to the understanding of this area. The OS map shows, within the area of present interest, five gardens. In Figure 12 these gardens are marked B-F, each of which are discussed below (see also Appendix 8).



Figure 17: Aerial photograph apparently from the 1920s showing Numbers 5 and 6 Queen Street and the backland behind (Courtesy William Isaac).

2.7.1 Gardens B & C

Garden B appears to be the original 17th century garden of Number 17 (28) Bridgeland Street occupied in 1745 by Elizabeth Hooper and in 1840 by James Rooker. Garden C was, in 1745, a Bridgeland Trust property leased to Dennis Stucley. According to the schedule accompanying the plan and according to the plan itself, there were, in addition to the garden area, a shop, a cellar and a brew house set around a courtyard (Figure 5). The courtyard area had by 1839 been separated from the rest of plot, becoming part of what is now Number 7 Queen Street. The rest of the garden of Area C appears to have remained as a single unit (Figures 8, 9 and 10), however the tithe map (Figure 7) appears to suggest that the eastern end had been enclosed in a separate ownership, probably belonging at this time to the White Hart Public House on Queen Street, this is definitely the case by the 1st edition (Figure 11). These two former elements of the holding therefore lie outside the area of present interest.

By 1839 Areas B and C had become occupied by James Rooker, but Area C remained apparently separated from B by a solid boundary. The First Edition OS map provides evidence of a path running from Area B to C, which suggests an opening had probably been forced within the wall formerly separating the two areas. The First Edition OS map suggests (in a stylised manner) that

both gardens were in the 1880s laid out with paths, perhaps with lawned areas and standard trees. Comparison of the OS map of 1885 with that of 1905 (Figure 15) indicates that between these two dates the former boundary between the two gardens was demolished. Today the scars of both the eastern and western ends of this former boundary are visible. Dr Candler reports that where the wall formerly stood nothing grows well, suggesting that the foundations remain.

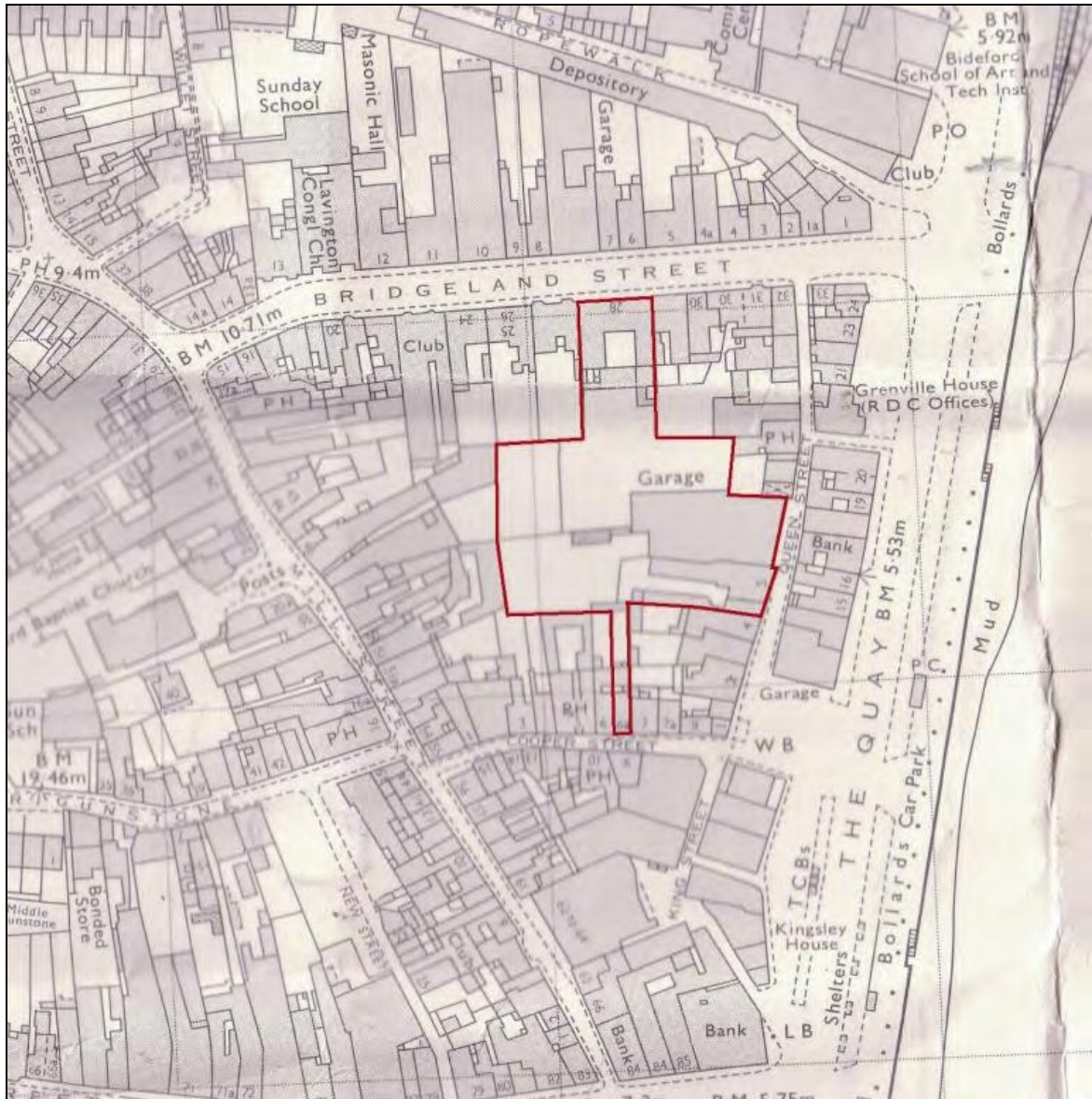


Figure 18: Extract from the Ordnance Survey 1:2500 map of 1972 showing at this date the garden boundaries were still largely intact. The area of this study is outlined in red.

2.7.2 Garden D

In 1745 garden D belonged to Dennis Stucley whose property included the corresponding buildings in Mill Street as well as leasing Area C. This suggests that an access between Areas C and D may have existed at this date, which probably explains why the outbuilding to Area C on the First Edition (still in use) projects into the northeast corner of Area D, as this has been inserted at a later date to block a former opening.

By 1840 garden D (numbered 1358 on the tithe map) was the property of William Bartlett who also owned a number of properties in the adjoining eastern side of Mill Street. Garden D was seemingly

leased to a Richard Brook at this date, who according to the town map of 1842 was not a resident of any of the neighbouring properties which raises questions on how the plot was accessed. In Pigot's directory of 1844 a Richard Brook is however listed as a butcher based on Mill Street, which suggests that he was probably a tenant in one of the 6/7 properties owned by William Bartlett. John Wood's town plan of 1842 hints that Garden D was most likely accessed from Mill Street, via a passage through Number 47 Mill Street. The 1842 town plan also suggest that the area now enclosed as Garden D extended further west at this date, thereby including the area of land south of the garden to Number 24 Bridgeland (1350 on the tithe map). By the time of the First Edition the Garden had been reduced to its current size, and the former access blocked, although a pathway still extended from the alleyway off Mill Street to the western elevation. An access from the garden of 27 Bridgeland into Garden D had been made by this date, which suggests a change of ownership/tenancy. The OS map of the 1880s represents the garden as set out with a central area with bordering trees, which has since been largely removed to form a car park.



Figure 19: Scar of building visible on the north elevation of Heards Garage probably relating to the House shown on plot 38 of 1745 (Figure 5), viewed from the south.

2.7.3 Garden E

This area is not readily identifiable among the plans of 1745, although it may have also belonged to Dennis Stucley. In 1839 this must have been the garden numbered 1363 (Figure 8). It was the property of the Parish of Bideford and was occupied by William Burnard. William Burnard, was a prominent merchant in the town and White's 1850 directory also lists him as the Treasurer of the Town Council. William Burnard was apparently not a resident in any of the neighbouring properties in 1842, but he was related to Thomas Burnard Chanter, the owner of Number 6 Queen Street at this date. Thomas Burnard Chanter was the lord of the manor of Northam, and a very successful shipbuilder, land-owner, merchant and lumber trader, in 1842 he supplied £36 000 (over £1.5 million today) of timber for Brunel's Bristol to Exeter railway (Slade 1959). Chanter's success presumably explains the massive changes which appear to have occurred to the buildings of number 6 Queen Street between 1840 and the time of the First Edition, which presumably included taking ownership of the buildings labelled *Congdon* in 1842.

The OS map of the 1880s shows this garden with paths around the periphery and through the centre, and with trees planted to the north and west. It would also appear that the access passage from Queen Street into this plot was only forced after this date (between 1840 and 1886), as the Tithe map indicates that Number 5 Queen Street had two projecting bays in 1839 and only a single one on the first edition. The differing occupation in 1841 may give an explanation for the insertion of the passageway between these dates. An alternative former entrance is also hinted at on the 1st edition, with the garden path in the plot of Number 4 Cooper Street (the property to the west of the Maltscoop Inn) heading into the southern wall of Area E. This is supported by the physical evidence of this part of the southern elevation of Garden E having been a later (re)build.

2.7.4 Garden F

This small garden appears to represent the eastern third of the plot numbered 1366 (adjacent to plots 1364 and 1365) in 1839. At that date the plot numbered 1367 seemed to include part of a house or houses. Both 1366 and 1367 were owned and occupied by *John Tacey (sic.)*. A *John Facey* (a Corn Miller in Pigot's 1844 Directory) is listed as the owner of the Maltscoop Inn on the 1842 map. John Facey died in 1847/1848, which inevitably led to a change in ownership, with a boundary formalised to create what is now Garden F with a separate yard and outbuildings for the Maltscoop Inn to the west (outside of the development area). The access passage through number 6a Cooper Street may have been made at this date, although it is not depicted on the First Edition.

In the 1880s the garden was laid out with an open central area and paths around. The northern boundary wall of this plot was demolished after 1973 as it is shown on the Ordnance Survey map of this date (Figure 18). The scar of the former wall is today visible on the (rendered) eastern boundary wall but not seen on the western wall presumably as this had already been removed by the outbuildings indicated on the 1886 and 1973 maps (Figures 11 and 18).

2.7.5 Garden Walls

In the 1880s all the five main garden areas appear to have been separated from each other by walls, many of which survive today, although a number of wide openings have been forced since 1973. The walls are mostly of similar construction, with slight variations in height and build techniques. They are typically of approximately 1.5-2m height, 0.3-0.6m width and constructed of blocky sub-angular stone with a hard lime mortar bonding (Figure 20).



Figure 20: Western elevation of the buttressed boundary wall of Garden C, viewed from the east (2m scale).

2.7.6 Later use of the Gardens

An aerial photograph, probably from the 1920s (Figure 17) shows the gardens still in use, some of the walls visible. Dr Candler reports that in the 1950s, apart from the garden (Area B) immediately to the rear of the house (where there was a mulberry tree which was already ancient when it fell down in 1958) the gardens were worked by short-term tenants. There were ancient fruit trees and 'two allotments for vegetables'. The single apple tree within Garden C may relate to these ancient fruit trees, although it does not appear to correspond with any of the trees indicated on the 1880s OS map. Dr Candler's use of the term 'allotment' may in fact point to the historic status of these gardens. The fact that around 1840 a number of them were in use by people who were not resident in any of the adjacent properties strongly suggests that they were rented out for growing produce.

Post-1973 the gardens forming areas E, D and F became hard standing areas for Heards Garage, with large openings forced through the garden walls that had formerly separated these plots. The southern wall of Garden C also appears to have been partially rebuilt in the latter 20th century.

3.0 The Historic Building Recording

3.1 No.28 Bridgeland Street

3.1.1 Introduction

No.28 Bridgeland Street is a large, grand brick built late 17th century merchant's house (Figure 21) built around a square courtyard, with a through passage, to left (west) of centre, and a further entrance giving access to the eastern end of the building and the rear east wing. Later additions to the building include a late 18th century extension to the rear (south) of the main front range, with a more formal rear hallway and linking to a secondary stair to the east and original late 17th century stair to the west. The eastern (former stable/store) wing of the property which was originally a single storey structure was raised during the later 19th century and a first floor added and the wing converted to offices. The 18th century rear extension to the main domestic range was also raised and the first and second floors of the late 17th century front range and east wing were altered. This later work was completed in newer red brick with the roofs raised and remodelled and dormer windows added.



Figure 21: The north front elevation of 28 Bridgeland Street, viewed from the north-east.

3.1.2 General Exterior Description

The north front elevation is of late 17th century brick, Flemish bond, with a projecting string course of three courses of bricks between the ground and first floor and flanking the windows above. To either side of the main entrance is a pair of original ornate lead downpipes dated 1692 and 1693 (Figures 21-22). With a deep moulded boxed-eaves cornice with block modillions and bands of ogee and cavetto moulding below a steeply pitched slate roof with four 19th century dormer windows, two light to the centre, with four light to east and west. There are two rows of sash windows in the north elevation, these appear correct (see interior description and Appendix 6) although further research may enable more precise dating. To the ground floor there are four windows to the west and two to the east of the main entrance, with the easternmost opening containing a second door opening, all openings have segmental brick arches. To the first floor are square headed sash boxes that sit flush to the wall and a late 18th century oriel window above the pillared architrave surround to the main entrance. The main doorway, to east of centre, is arched with the door set back from the street and opening onto the main through passage. A second door at the east end of the building opens into an eastern access passage which runs to the full depth of the building into the rear eastern wing, this is possibly also original and giving access to possible stores or stables to the rear. The four dormer windows have deep pediments to their apex, with triangular pediments to the centre and half circular pediments to east and west. There are 19th century axial chimney stacks to east and west.



Figure 22: One of the ornate lead downpipes at the front of 28 Bridgeland Street, viewed from the north.

The rear elevations of the building are also of brick of various phases and grouped around a cobbled courtyard. The rear (south) wall of the main range has had a later 18th century single storey brick extension added to enlarge the formal entrance hall, infilling between the original east and west ranges and possibly giving access to the original stair to the west and a new additional stair to the east, probably also added at this time. As noted above (see 2.3) the Sun Insurance plaque fixed to

the exterior wall just to the left (west) of the door into the courtyard is suggestive of a date for this work (see Figure 23). This extension was further altered, the windows changed and the elevation raised in the 19th century with the addition of a red brick first floor topped by a decorative ovolo moulded parapet with three cement urns. This is mirrored to the south where the single storey late 17th century rear south range (possibly originally a dairy) has been aggrandised by the addition of a similar parapet to its north wall facing onto the courtyard. This work can also possibly be dated to 1891 as marked on the downpipes flanking the central door to the rear extension to the main front range (Figure 23). The east wing was also raised and converted at this stage with the early brick on a stone plinth wall topped by red brick and the addition of three large six light first floor windows with deep triangular pediments. The original two storey west wing is constructed of the same brick on a stone plinth as the front (north) elevation and the ground floor south and west elevations and is of 17th century date, built as the kitchen with possible pantry behind to the south. It is topped by a mansard roof, probably raised in the 19th century when this wing of the building also underwent further alteration. All elevations overlooking the courtyard have had the original door and/or window openings altered from the original arrangement, with those added to the rear of the main (north) range in the late 19th century including decorative coloured glass.



Figure 23: The rear south elevation of the main range, viewed from the south. Note the dated downpipes and the firesign just to the top left of the fanlight.

3.1.3 Interior Description Ground Floor (see Appendix 6 for detailed descriptions of rooms)

No. 28 is now accessed through a large left (west) of centre doorway from Bridgeland Street through a modern partition into a wide entrance corridor or through passage, which in turn opens out into a later 18th century hallway to the rear of the main range, with 19th century double doors out into the courtyard. To the east of the through passage is a small reception room (R2), half of the probable former parlour which was divided in the later 18th century, now with papered panels probably formerly of linen or silk. The eastern half of this room (R3) is now occupied by the

Citizens Advice Bureau and is separately accessed from the door at the east end of the north front elevation. This and further rooms within the east wing were divided off from the main structure in the 19th century and clearly marked *County Court Offices* on the Ordnance Survey First Edition map of 1886.

To the west of the passage is a large dining room (R5) with late 17th century cornicing and sash windows with panelled casements and a bolection moulded fire surround to the large central fireplace. To the west of this is a narrower room (R6) that also appears to retain its late 17th century windows and a seemingly original door, although the dividing wall between R5 and R6 does not sit comfortably with the eastern window within R6 (W4) and truncates the splay of the reveal. To the south of R6 is R10, at the north end of the original two storey west wing, and containing the late 17th century stair which rises to the first and second floors. The west wing is now accessed from the late 18th century rear passage through an original late 17th century (re-set) door, and a small vestibule or lobby which appears to have been forced through a late 17th century wall to open into the stair hall. This opening is possibly original to the building and may formerly have contained the door that has been re-set to the east on the addition of the late 18th century extension. To the south of the stair hall is the late 17th century kitchen, containing an unusual original late 17th century/early 18th century dresser affixed to the north wall and with a late 17th century fireplace to the south with built in cupboards to east and west and with a possible blocked service passage running under the stairs along the west wall and through to the main front range.

Wrapping around the courtyard to the south is a further range of former service rooms – possibly formerly a dairy, which have been converted in the 20th century to domestic accommodation. To the east the store/stables range was converted in the 19th century to form service rooms/offices with the openings to the courtyard blocked and converted to windows, with any clear evidence of the former use removed at this point.

3.1.4 Interior Description First Floor (see Appendix 6 for detailed description of rooms)

The first floor within the main range is comprised of a number of large late 17th century reception or formal guest rooms (R25-R27 & R30-R32) and the later landing area added in the 19th century (R23 & R24), most of which is used as offices by the CAB and accessed from the eastern stair. The earlier room to the north-east now with a modern partition forming a corridor to the south (R31 & R32) has surviving 17th century cornicing, a bolection moulded fireplace and panelled window casements. R27, to the west of R31 and now with modern partitions now enclosing R30 against the east wall, retains late 17th century windows and panelled casements with a late 18th /early 19th century bow/oriel window and sash added. The cornicing here may be a late 18th century copy of the earlier mouldings found in R31/32 to the east and the cornicing to the partition wall to the west between R27 and R26 is uncomfortable at the corners suggesting that this may be a later insertion. The disused bathroom (R36) to the south of the main north range is set at a significantly lower level than the rooms to the north and apparently the bathroom to the west, which may suggest that it was formerly associated with one of the half /quarter landings of the eastern stair.

The 19th century first floor landing to the south-east (R24) ties the western 17th century stair hall to the upper addition of the ground floor hallway extension and provides an access corridor to the front rooms. To the east between this room and the late 18th/early 19th century stairs is a modern bathroom (R24) accessed via R23 and beyond this, and accessed only from corridor R32 to the east, is bathroom R36, set at a lower level which suggests that the eastern stair was probably added at a different time to the late 19th century work within this front range. To the west of the early stair, directly above the kitchen (R12), there is a main grand reception room or chamber (R28), with a surviving cornice and moulded box-framed ceiling, stylistically dated to the late 17th century, and a bolection moulded late 17th century fireplace (Figure 24). There is a small service or ancillary room beyond to the south-west accessed from the south-west corner of the room through a small door opening containing a late 17th century door.

The east wing had a first floor added in the 19th century to extend the accommodation or offices already housed within this element of the property. Blocked disused fireplaces, doors and windows survive from this phase but these alterations removed any trace for the former use or function of this wing. The first floor rooms (R33-R35) all have ceilings above eaves level, sloping to east and west with the ends of the roof trusses exposed. The stair rising against the west wall is probably modern.



Figure 24: The south-west corner of R28 showing the moulded box frame ceiling and late 17th century fireplace, viewed from the north-east.

3.1.5 Interior Description Second Floor (see Appendix 6 for detailed description of rooms)

The west wing must have risen to second floor level in the 17th century with a possible attic or garret, or possibly a store room above the large grand chamber (R28) and with a small room (now a bathroom) beyond (possibly a later addition?), as the 17th century stair rises up to this level. Within the built-in cupboards of the small bathroom (R46) at the south end of the west wing, scrawled onto the 19th century plaster was an illegible name with the date April 15th 1894, giving a date for the plaster work at least! The roof was probably raised from a pitched roof to a mansard in the later 19th century, possibly associated with a change of function of the upper room? The main north range was raised during the 19th century and the second floor that may previously have housed a simpler attic or garret within the roof space was converted to rooms, probably for servants and possibly served, perhaps in part, by the eastern stair.

The second floor rooms were lit by dormer windows in the front north pitch of the roof and the slightly raised plinths in the floor to either side of the dormers suggest that the window openings were altered considerably and/or enlarged. This is supported by the evidence of the late 19th century photograph (Figure 13). Probably an existing access was enlarged or altered both to the north and south of the stair (R10) to serve the rooms within the west wing and those newly adapted over the main front north range. Surviving features are simple early to mid 19th century fireplace surrounds and a probable 19th century linen cupboard built against the south wall of R38 as well as the

cupboards within R46. This upper floor was most recently used as a self contained flat and there are several modern partitions and elements.

3.2 No.5 Queen Street

3.2.1 Introduction

No.5 Queen Street is a three storey double-fronted town house on the west side of Queen Street within the riverfront quarter of the town of Bideford. Queen Street lies on the probable late medieval quayside, becoming pushed back from the waterfront by the 17th and 18th century expansion to the east, through the reclaiming of land from the river Torridge. No.5 is part of a terrace of houses that are documented on early 18th century maps and are purported to be of late medieval origin. No.4 Queen Street adjoining No. 5 to the south has a late medieval (circa 15th century) roof, possibly a first-floor chamber and the building is described as a house with a shop. To the north and adjoining the property is a large warehouse structure with an open front and steel-framed roof, formerly No.6 Queen Street, a house recorded in the early to mid 18th century, now a garage.

3.2.2 General Exterior Description

The building adjoins No. 4 to the south and No.6 to the north. To the south No. 5 is a storey higher than the adjacent building, with a projecting capped chimneystack to the west side of the south elevation, a flush brick chimneystack to the east and a single window to the eastern end. To the north within the garage building the elevation has two second floor projecting chimneystacks, a first floor blocked doorway to the west side and a central ground floor doorway, blocked internally. The elevation is of stone construction, heavily painted and is extensively patched with small unevenly shaped bricks, there are also two modern brick buttresses at first floor level supporting two of the trusses of the adjoining garage roof. To the west the building overlooks the large open plots behind and to the north side adjoins the rear warehouse buildings connected to No.6, the east elevation faces onto Queen Street.

The east elevation is of three storeys, rendered and painted white with projecting canted bay windows which rise to the second floor; the southern bay window has been truncated at ground floor level upon the forcing of the alleyway to the back-plots, but respects the first and second floors. The pitch of the slate roof is quite steep and appears uncomfortable with the elevation, some cast-iron guttering survives. There is a moulded boxed-eaves cornice forming a drip course to the top of the rendered elevation; this is built up of bands of ovolo, ogee and cavetto moulding with a large projecting square projection drip course to the centre, this respects the bay windows (Figure 25).

The bays have a set of sash windows to each floor, apart from the south ground floor which is replaced with a later 8x8 pane horned sash. The sash windows are in sets of three lights, in moulded frames with a stepped ogee outer band and a stepped plane and bead to each opening. The sashes are double hung and sit flush with the exterior, with simple metal catches and are hornless, with moulded glazing bars, which although not thick are quite deep and do project quite far from the glass. The ground floor northern sash windows are boarded up and the first floor southern set were replaced after a lorry hit the building; the owners installed exact copies. The northern bay window on the ground floor has a stepped ovolo moulded sill which runs under the windows and continues towards the centre of the elevation almost to the panelled pediment central door. The bays are rendered as the main building however where this has come away the small reddish-orange brick construction is visible, in contrast to the main structure which is rubble stone in a clay and lime bonding. Between the bay windows are two sash windows to the first and second floors; the second floor window is a hornless sash in a beaded stepped frame, similar but narrower than those to the sashes of the bay windows. The window is also of 6x6 panes, with moulded glazing bars. The

window below is also set in a moulded frame with ogee band and stepped plane with bead to opening but the frame is much thicker than that to the window above and the render around the window appears disturbed.



Figure 25: The east (street) elevation of 5 Queen Street, viewed from the south-east.

The central doorway is large and dominates the elevation with a deep-set triangular projecting pediment to the top, with bands of ovolo and ogee moulding to the exterior and a recessed panel with further bands of moulding. This pediment sits on curved moulded and intricately carved brackets of foliate form, typical of the Baroque style. These brackets sit at the top of slight projecting pilasters with a recessed central panel with stepped ogee moulding to the sides. These pilasters in turn sit on plain square blocks. The internal reveals appear to be plain, with a curving alcove to accommodate the elaborate moulded bell-pull which survives to the northern side. Above the doorway built into the large space formed by the projecting pediment is a flat board, possibly an early painted sign advertising the profession or business of the occupants. The doors themselves are a matching pair of unusual style, panelled with six flat panels to each door and heavy stepped ovolo moulding to the sides. At the top are small square panels, the central panels are long with shorter panels to the base; each wide central panel has a corresponding narrower exterior panel to the outer edge of the door. These doors appear to be of a later style, possibly replacements. A small iron letter box has been cut into the southern door and a number of different key and handle combinations can be seen to have been applied. The doors themselves are set within a simple ovolo moulded frame with a plain chamfered threshold. The step has been replaced with concrete.

The west (rear) elevation is of three storeys, rendered and painted white, under a steep pitched slate roof and some surviving cast-iron guttering (Figure 26). The elevation abuts a long stone wall to the south side with numerous blocked openings and to the north it abuts the three storey and two storey buildings behind No.6 Queen Street which are open warehouses and semi-industrial buildings. The ground floor abuts to the north side a small single storey extension which was part of the service section of the property and is associated with a flagged stone floor now incorporated within the

more recent adjoining warehouse to the west. To the south side an alleyway has been forced through the building creating access to the back-plots, from the street; a blocked doorway filled by a small single pane window and a further doorway to the east enter this alleyway from the building. The first floor has three sash windows of varying dates, one to the south and two positioned close together to the north side; to the north a horned modern sash and a hornless sash, with 6x6 panes and another hornless sash with 6x6 panes to the south side. The first floor also has a large central arched double-height opening, which lights the main stair. This appears to be a single hung sash with a fixed upper section of two rectangular long horizontal panes and curved upper pane and a sash to the lower section of two horizontal panes. This window sits in a moulded stepped window frame. The second floor has three sash windows all horned sashes of 2x2 panes.



Figure 26: The west elevation of 5 Queen Street and the rear warehouses, viewed from the west.

3.2.3 Interior Description Ground Floor (see Appendix 7 for detailed description of rooms)

Entered from the ground floor through the central doorway into a long entrance hall divided by a 19th century stained glass and part panelled partition. The entrance hall (R1) has a late 17th century style cornice. To north and south lie two ground floor reception rooms, formerly these were symmetrical with projecting chimney stack to the centre of the west walls, possibly with alcoves to either side and bay windows to the east. The south reception room (R2) was truncated by the forcing of the alleyway in the later 19th century and has been given a 19th century makeover, with dado panelling and a panelled cupboard. The northern room (R3) has retained its late 17th century style cornice and has a projecting chimney stack and two arched alcoves; the bay window to the east remains but is much altered and partly boarded. The bay window here has an applied secondary cornice designed to match that of the room, but which is clearly a later addition to assimilate the later 18th/early 19th century bay window. The wide stepped and moulded door architraves to both north and south reception rooms date to the 18th century. No fireplace surround remains to either ground floor room. The entrance hall opens out into a large ground floor stair hall (R4), formerly

open to the main stair which is now boxed in; these two halls are linked by a large arched opening which may be 19th century in origin. To the north-west corner of the building were the former service quarters (R5), now converted to modern offices leaving no visible historic features. These service rooms are now accessed via a narrow modern doorway which is reached via a forced opening in the stair hall's north wall, previously access may have been provided under the stairs. An 18th century doorway at the base of the stairs in the south wall, leads into what is now a very narrow space, but formerly would have been a rear reception, truncated by the alleyway. Within the stair hall there is dado panelling which has large raised and fielded panels which rise with the stairs to the first floor, this is of early 18th century form and there is also cornicing of late 17th century style.



Figure 27: The deep moulded 'toads-back' handrail and square newel posts of the stairs, viewed from the south-west.

3.2.4 Interior Description First Floor (see Appendix 7 for detailed description of rooms)

The stairs are of open string form, with square set newel posts and a 'toads back' deep moulded handrail and tapered column balusters (Figure 27). The stairs are largely obscured by the modern fabric of the boxed in sections, however it is clear the stair borrows from both late 17th and early 18th century styles. Rising in a dog-leg the stairs have two half-landings against the western wall of the house, the flights to each landing are quite shallow and the stairs are very wide and gracious (R6). The cornice on the ground floor appears to stop where the stair hall opens out to rise to the first floor, the handrail and balusters continue round to create a galleried first floor landing area. The stairs are lit by the large arched window, described with the western elevation; the window sits in a deep opening with a timber pulley for raising the lower sash which appears to date the window to possibly the first half of the 18th century. The ceiling of the stairs rises almost to double height and is without a cornice or any mouldings unlike the ground floor; this may be due to a 19th century remodelling, upon construction of the second floor, which may have removed or raised the ceiling,

creating a lofty and unusually grand stair. To the north side on the second half-landing there is a forced doorway cut through the panelling which leads to a large room and a secondary staircase. The large room (R8) has a projecting chimney stack on its east wall and has been divided in the 20th century to form two small bathrooms. A blocked doorway in the south-east corner of this room leads back to the first floor landing, at the top of the stairs; this is now a cupboard but the wide stepped moulded architrave and six panel door with raised and fielded panels date this to the 18th century. A further blocked doorway within this room appears to have formerly led into No.6 Queen Street, now the garage.

A modern partition wall truncates the first floor landing to the south creating a narrow space filled by a third stair; the wall behind this partition has an 18th century architrave and retains its raised and fielded panelling. The small southern room (R7) beyond has been much altered, a large corner fireplace has been inserted and then removed and sections of wall are exposed showing stonework patched with brick and a large brick relieving arch, the necessity or purpose of which has not been ascertained. A section of floor has been replaced where a modern 20th century stair may once have exited to the ground floor. To the front of the building another large arched opening has been forced in the central spine wall leading to another wide area of hallway (R9). From this hallway leading off to the north and south are two large reception rooms or bedrooms with bay windows. The hallway is lit by the central first floor sash window in the east street elevation of the building. The hallway has no panelling or mouldings and is of 19th century date and form; beyond the archway in the spine wall leading from room 6 the front first floor of the building has received a heavy 19th century makeover. The southerly of the two rooms (R10) has a fine early 19th century plaster ceiling and cornice and fine deep skirting, although it has an early 20th century fireplace which is a replacement. A matching section of cornice can be found within the ground floor alleyway, suggesting the ground and first floor reception rooms to the south received the same early 19th century remodelling. The northern room (R11) has received even more work as no trace of any moulding or historic decorative elements remain. It does however have a simple 19th century fireplace with bracketed mantle shelf, possibly of stone, which has heavy coats of modern paint and the grate of which is boarded and blocked. Both door architraves to these rooms are of the early 19th century; that to room 10 has an interior of fine fluting to match its cornice.

3.2.5 Interior Description Second Floor (see Appendix 7 for detailed description of rooms)

The secondary stairs access the second floor to the north of the building; there is a marked change in angle as they rise and the treads and risers to the top appear to be altered, possibly in the 20th century, as the carpet grips attached to the stairs have a distinct 'art deco' feel. The second floor is grouped around a central open hallway (R12), which spans the spine wall, which has been reduced to accommodate the space; to the west and east are three rooms to each side, the central of which is unheated. In the centre to the west is a small unheated bedroom (R13), of 19th century style, to the south a larger heated bedroom (R14), with a mid 19th century fireplace, partly truncated by the partition creating the third stair which cannot be used but appears to date to the 20th century as it has a glazed partition at its terminus on the second floor. A large south front bedroom (R15) with bay window and early 18th century fireplace with late 19th century insert; the rest of this room is of 19th century form. This earlier Georgian fireplace appears offset and the jambs and lintel do not quite meet to the left hand side, it is possible this fireplace was moved in the 19th century from elsewhere in the building (Figure 28). The central bedroom to the front (R16) is lit by the second floor central sash window in the eastern elevation it is unheated and of typical early 19th century style. The northern front bedroom (R17) has a fine early 19th century fireplace and panelled cupboard and bay window to the east. The northern rear bedroom (R18) was also heated, its fireplace has been removed and blocked and the room was converted to a kitchen in the 1950s. All of the door architraves on the second floor date to the early 19th century; some of the doors however are of 18th century date and have been re-used on the second floor. The floor boards within the eastern rooms are all typical of the 19th century or early 20th century; those to the west in R12, are wider and may be re-laid 18th century boards.



Figure 28: Shot of the fireplace in R15, this is an earlier form of surround dating to the 18th century which may have been reset on the second floor, viewed from the north.

3.2.6 Heard Garage Description

The garage is a large open warehouse-style space, created out of the covered empty plot between No.5 and No.7 Queen Street, Bideford; the site of a late 17th century house. A steel girder and timber beam structure covers this area with plastic skylights inserted into the corrugated sheeting roof; this roof spans between the stone historic walls of the adjacent properties.

The east wall of this building fronts onto Queen Street; this is constructed of stone rubble, rendered to the exterior, painted to the interior. This stonework has had five large square openings forced into it at what would be first floor equivalent height. These openings are filled by large modern late 20th century metal framed casement windows, with what appear to be concrete lintels and sills. Below this, to the ground floor, the whole southern end of the wall has been forced, creating a wide double height entranceway, with sliding modern timber doors and a long iron or steel girder lintel, which provide access to the main garage floor working area. To the north there are two pairs of tall narrow modern fixed pane single light windows which provide light to a small brick room built up against the interior face of the wall next to the large opening. To the north end of the elevation, on the ground floor is a blocked doorway. It is not clear how much of the stonework of this elevation comprises the remains of the front walls of the house which stood on the site or whether this represents a complete 20th century rebuild.

The north wall of the garage comprises the south wall of the adjacent building, the roof structure of the garage merely abutting the earlier structure. The wall here is of three storeys height, the top of the wall has been lifted to this level in modern brick. To the east end of the wall there are some large rounded stone built pillars (see Figure 29) which appear to support some of the larger timber trusses which span the eastern end of the building; these pillars rise to the full height of the building

and the brickwork appears to be built between them. The stonework to the lower two storeys of wall is of rubble construction with some attempt at coursing visible in areas; the stone blocks used to the base of the wall are significantly larger than those used higher up and the wall appears to taper inwards as it rises. At roughly first floor level the wall appears to drop back, creating a ridge or step, upon which joists may have been braced or carried. The lower sections of wall are often rendered or lined in brick in places, associated with the use of the space as a garage. To the east end there is a large chimney stack which projects from the wall; this stack is of stone rubble, it reduces in width considerably at second floor level rising to the east side again with a narrow brick upper stack (Figure 29).



Figure 29: Chimney stack in the north-east corner of the garage, viewed from the south.

There is a further chimney stack to the west of the first, this is capped to the top but appears to be stone all the way up, although it is stepped and reduces in width as it rises to each floor. This stack has a small square opening at roughly first floor level which appears to be partially rebuilt to the sides with brick (Figure 30). The brickwork above and around this stack at second storey level appears to have several phases, either of repair or rebuild. There is a further stack to the west at the end of the stone section of wall. Between these two stacks the stonework of the lower sections of wall appears to have been repaired in brick in places. There is a large ground floor opening between these two stacks, this appears to be built into the stonework, it is rendered to the interior sides and is used as shelving. At first floor level there is a window, with deep straight reveals which appear to be built in brick, with an outer timber bead. There is a timber two light window, with an opening casement to the east side. There is some timber lacing to the opening, which would appear to date this to the 19th century, as this is a typical form of construction during that period. The stack to the west is wider than the rest, of stone rubble, with stone quoins, this rises to two storeys, to the east side the stack appears to continue to the third storey where it is capped; the stack to the west here is

capped at the second storey level. A brick pillar is built up and around the stack at third storey level to support the roof timbers and the stack is abutted to the east and west by brick wall at its upper level. The wall here drops back considerably but continues in stone up to the top of the second storey where again it has been raised in brick. As before the stonework is of random rubble, dropping back in width as it rises, with a sloping top. There is a projecting brick pillar which rises to the full height of the wall to support the roof timbers. Beyond this pillar the wall seems much disturbed with a ragged possible projecting chimney stack which is part rendered at first floor level with neat chamfered sides but appears possibly hacked away to the base. The wall drops back twice beyond this and the stonework is far rougher and of a poorer quality construction. The wall is then abutted by a brick partition, creating a separate work space to the west end of the garage. There is a patch of heavy render at this point in a rough square shape which appears to be recessed from the rest of the wall and may be a further blocked opening.

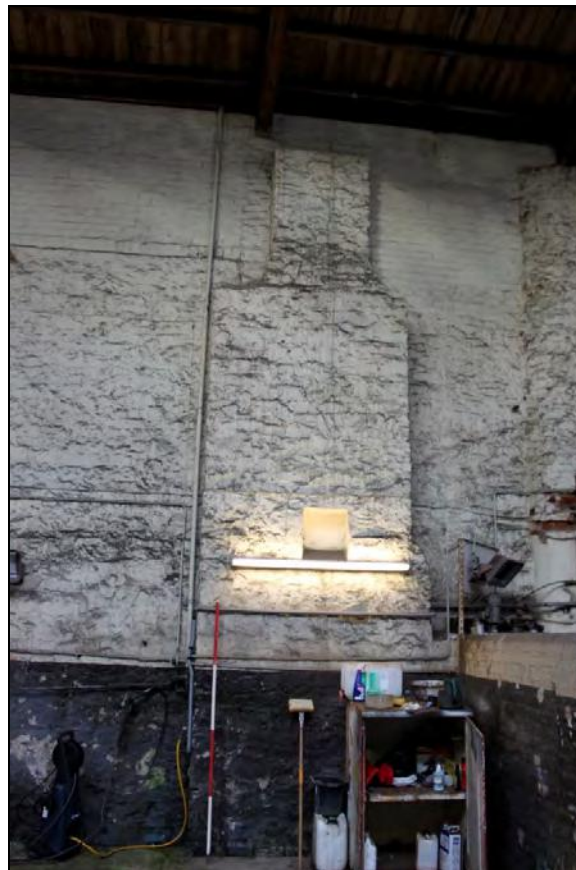


Figure 30: Further stack in the north elevation of the garage, viewed from the south (2m scale).

The south wall of the garage is largely obscured to the western end by a ground floor timber and glass structure which forms a glazed entrance area to the offices of the garage which have been forced into the back of No.5 Queen Street, into the former service areas. The wall above this ground floor structure are of rubble stone construction, of a poorer quality than to the north wall; much patched and possibly of several phases. There is a large blocked opening, a loading door at first floor level; this appears to have a concrete lintel. The wall drops back just above this, with a shallow shelf, narrowing considerably to the top near the eaves. This poorer quality stonework abuts an earlier stone wall which projects from the wall line; this has stone quoins to the corner and is semi-coursed. This wall is largely rendered to the ground floor level, with patches and areas of render obscuring much of the first and second floors as well. There are projecting brick buttresses at first floor level which rise to support the roof timbers of the garage. There is a tall blocked doorway at first floor level to the western end of this section of wall, this is too tall for a loading door and

suggests Nos. 5 and 6 Queen Street may have been connected at some stage. Above this doorway to the east is a second floor jettisoned second floor chimneystack which projects supported on stepped corbelled section of wall. The second floor can be seen to be of a different form of stonework, using smaller stones and the stonework has a rougher exterior appearance in comparison to the stonework below which when exposed from the render in places can be seen to use more regularly shaped blocks; areas of the upper portion of the first floor level of wall have been repaired in brickwork, the bricks appear large and possibly handmade. A further brick buttress projects from the wall to the centre and the wall at its eastern end is abutted by the stonework of the front (east) wall of the garage building. Beyond this second brick buttress the stonework of the first floor level appears much disturbed and has been heavily rendered in sections. There is a possible blocked opening against the abutting east wall of the garage and a second projecting second floor chimney stack. On the ground floor there is a forced doorway in the wall, with a planked timber door, leading presumably into the front room of No.5. There are two unnecessarily large brick and concrete buttresses either side of this door. The area of wall above this doorway has been patched with bricks.

4.0 Phasing Discussion

4.1 Development of No.28 Bridgeland Street

No.28 Bridgeland Street developed from a late 17th century basic L-shaped plan domestic building, a common style adopted on Bridgeland Street at the time (see Beacham 1990,124). This first phase of construction (1693) incorporated the front main range which faced onto Bridgeland Street, with a central access passage or ‘drang’ which led through to a rear courtyard area and a long wing which stretched away to the south, on the western side. To the east and south were smaller single-storey ancillary and service wings, possibly stores or stables connected to the business of the occupier.

4.1.1 First Phase – late 17th century

The main range on the ground floor contained several large reception rooms with classical cornices and moulded panelled doors, which overlooked the street from fashionable sash windows in panelled cases. The western range contained the grand moulded oak staircase which rose to the first and second floors, with the kitchen to the south of this with further service rooms beyond. On the first floor further grand rooms were to be found in the main range, with moulded fire surrounds, cornices and large sash windows in panelled cases as on the ground floor. In the western wing was a further grand heated room with moulded box-framed ceiling and cornicing. The staircase rose to the second floor to serve further accommodation in the western wing and a possible garret or loft accommodation above the main range.

On the ground floor the entrance passage led into a large courtyard area with the main domestic L-plan part of the house being accessed through a doorway to the north-west corner, where the western wing met the main range. It is not clear if the ground floor rooms of the main range were ever accessible from the central access passage; the doors and possibly the openings into R5 and R2 dating to the 19th century and 18th centuries respectively. The east and west parts of the main range were accessed separately; to the east the original access into the ground floor room (R2 and R3) has possibly been obscured or blocked by later development. By the 18th century this area was already occupied by the County Court Offices and it is possible that this was intentionally constructed as office space, used by the occupant of the house; divided and separate from the residential accommodation.

The rest of the ground floor to the west, as mentioned above was entered through a doorway with glazed partition above, directly into the stair hall (R10), where the grand oak staircase with fashionable turned balusters of vase shape and moulded handrails and newel posts rose to the first and second floors. To the north there was a large front reception room (R5), the interior late 17th century decorative scheme of which has survived fairly intact; with a deep moulded cornice of multiple bands of ogee and ovolo moulding with a central square projection with drip moulding. This heavy cornice respects the fireplace and central projecting ceiling beam. The fireplace is large with a moulded classically inspired fire surround with flat pilasters and keystone pediment, with recessed panels to the sides. The windows overlooking the street are set in deep panelled casements with raised and fielded panels, with moulded architraves and the windows are of early hornless form, with thick moulded glazing bars and moulded panelled shutters. There is a heavy classical influence on the interior decoration of this surviving room as the newest fashions of the 1690s looked forward to the coming 18th century and the merchants of Bideford were keen to emphasise their new found money and power as the port grew to the height of its popularity based on its trade with Newfoundland, second only to London and Topsham. To the west of this grand room was a small service room (R6), accessed separately and to the south was the large modern kitchen (R12), with southern stack and new fireplace built to incorporate the newer range/oven cookers. This kitchen was lit by large timber mullioned windows overlooking the inner courtyard and had a large in-built dresser and walk-in larder and further service rooms (R14) to the south. The south side of

the courtyard contained single storey buildings (R15 and R16) which housed a dairy and possibly other culinary service rooms. To the east of the courtyard the single storey wing housed stores and possibly stables (R17, R18, R19 and R20); this may have had additional access via a long corridor (R4) to Bridgeland Street and out through the door at the eastern end of the front elevation.

The first floor was accessed via the stairs at the western end of the building which rose in short flights with half landings against the western wall, it is not clear how this large stair was lit, but it is possible on the first and second floor that it was lit by windows in the east wall, overlooking the courtyard. On the first floor the layout of the rooms in the main range echoed that of the ground floor with a main central reception room (R26 and R27, R30), heated by a fireplace in the chimney stack which rose against its southern rear wall and heated R5 below. To the west there was probably a narrow further service room (R24) as found on the ground floor (R6). To the east and accessed through the large central room was a smaller reception or bedroom (R31). Both of these reception rooms or bedrooms had the deep moulded cornicing and sash windows with panelled casements, as below (R5). In the eastern room (R31) there is a surviving bolection moulded fire surround in the eastern axial stack. To the western wing there was a single large room (R28) with grand display ceiling of box-framed sections with deep moulded cornice and a projecting chimney stack with large bolection moulded fire surround and wide timber mullioned windows looking out over the courtyard. There was a further small room or rooms off this (R29) the majority of which has not survived, with only the eastern wall remaining.

Rising to the second floor the accommodation was accessed via the grand stairs, the moulded handrail and turned balusters of which continue to full height, suggesting this was not merely a service floor. To the main range the layout and plan of this area has been lost; with there being a fireplace in the eastern axial stack suggesting a heated bedroom at the eastern end (R41 and R42) and a partition wall surviving against the stairs (R43). To the western wing there is a further large room at second floor level (R44 and R45) with a stack to the south, suggesting a further heated bedroom of some significant status considering its size, which could explain the rising of the stair and its continued high status moulding. A further possible service room lies to the south (R46), the only wall of which that appears to survive from this early phase is the eastern wall.

4.1.2 Second Phase – Late 18th century/Early 19th century.

The building was partly remodelled on the ground and first floors; dividing the large eastern ground floor room (R2, R3 and R4) into several smaller spaces, the western of which was now accessed from the central access passage. The access passage was then closed, foreshortening the courtyard area and building an extension which stretched between the east and west wings of the building. A new doorway was built into the street entrance, flanked by rounded pilasters and pediment door case; with projecting bow window above added to the front façade, a new fanlight inserted between creating a fashionable new entrance. A new staircase was constructed to the east end against the south rear wall of the building and openings forced to create access to the first and second floors, the rooms of the first floor were also divided, with a new western axial stack and south lateral stack added to heat the former service rooms to the west and the new smaller central receptions. The second floor was remodelled with partition walls introduced and the west and south stacks were carried to this level to heat these new spaces.

On the ground floor the front entrance was narrowed the new door case inserted and a new narrow lateral rear corridor built between the east and west wings (R7, R8 and R9). This closed the end of the access passage, with a further glazed doorway with fanlight above and new shallower plaster cornices and more modern style four and six-panel doors and door architraves. This rear entrance hall provided access to the new staircase (R11) which was housed in a rear tower-extension built up against the rear south wall of the building, at the east end; possibly truncating and then replacing the north end of the single storey east wing. The style of the new stairs attempted to echo that of the late 17th century staircase, of closed string style, with a moulded handrail ramped to half-landings and new complex, multi-element turned balusters and moulded treads. Within the front room (R2,

R3 and R4) new partitions were inserted, creating two smaller rooms and re-defining the corridor to the east. Newer style 18th century panelling with large flat panels was applied to R2, with new shallower cornicing and fireplace. The room to the east (R3) had by this point become the County Court Offices and was dealt with differently with a more basic decorative scheme, whilst it seems the new smaller room to the west (R2) remained residential. To the west the exterior door was moved from within the late 17th century wall and re-set in an internal partition slightly to the east, which formed the west side of the new rear entrance hall and also formed a lobby area (R9) to the stair hall, which also carried the newer shallower plaster cornices and more modern casement windows. The small western front service room (R6) had a new chimney stack inserted providing heat to this room, which was also given a newer door and door architrave.

On the first floor the new staircase rose in its tower extension with openings forced in the former rear wall of the main range to access the eastern first floor room (R31), which previously was only accessible from through the large central reception (R27 and R30). Within the central room a new partition was inserted to the west side, foreshortening the room and requiring the late 17th century cornicing to be re-set; this was somewhat unsuccessful, the joins in the cornice at the ends of this partition being particularly messy, with the bands of moulding substantially off-set. This room was also provided with a new fashionable entrance doorway, with a deep panelled casement and new six panel door. The newly constructed southern lateral stack served this new reception room, the shallower late 17th century stack to the west being truncated and blocked, cut by the line of the new partition. The stub of this chimney stack, respected by the late 17th century cornice can be seen in the south-west corner of R27. The new bow window also served this main first floor reception room, providing further views up and down Bridgeland Street and maximising light into the room; the small sash window to the west of the bow window was given a fashionable update, the older raised and fielded panelling removed from the casement and new flat panels and shallower casement inserted. To the west in the small service room (R24) the former wall dividing it from the large reception (R27) was removed, creating a larger room, which was provided with a new doorway and the new western axial chimney stack, provided heat as this probably became additional accommodation at this stage, no longer being of service use.

On the second floor, a doorway was forced in the rear wall at the eastern end of the main range and a new partition inserted forming a larger eastern bedroom (R41 and R42), a new fireplace was forced in the late 17th century stack, either updating the style or possibly providing heating for the first time at this level. A doorway in the new partition and the continuing southern lateral stack suggest there was then a further heated room to the centre of the second floor. At the western end the new western axial stack also served the second floor, providing heat to another second floor bedroom. The central portion of the second floor was altered during a later phase and any layout is impossible to ascertain from the surviving evidence. The western wing was largely unchanged during this phase of works on the building.

4.1.3 Third Phase – Late 19th century

On the ground floor the late 19th century phase of works left the main range largely unchanged with the focus of the work being on the former service and ancillary buildings to the rear of the courtyard. The former dairy and service rooms of single storey height which connected to the south of the western wing were adapted internally with a partition wall being built creating two large main rooms (R15 and R16). The eastern wall of the east room, which faced onto the narrow rear exit from the courtyard, was totally rebuilt, possibly closing an open end? Another internal partition was also built, running to the west from this wall dividing the space further to form two separate areas (R16). At the end of the east wing a small outside privy was constructed in brick, linked to the building by a brick paved enclosed yard (R22 and R21). Within the stores or stables inside the east wing new brick partitions were built dividing up the space, forming a corridor to the east side and forming two small square rooms served by new chimney stacks (R18, R19 and R17). The large full height opening into the north end of the wing from the courtyard (possibly former access for horses to be brought inside to their stalls?) was closed off and converted into a window (R17). A further

fireplace was provided to the large end room, formed by the southerly of the new partition walls (R20). This converted service space into new accommodation for the house, whether this was for the family living there or more elaborate service rooms for their servants we cannot tell. There doesn't seem to be any real status display in the elements inserted and the simplicity of the style of windows and features lies in contrast to the new stylish windows seen on the first floor which suggests this wing may indeed have still had a service function.

On the first floor in the main range an additional partition was inserted into the west bedroom (R24), dividing the large room into two smaller bedrooms, the middle one unheated (R26). This meant two new narrower doors and door cases needed to be inserted into the doorway from the western stairs. The rear entrance hall which was a single storey extension was lifted, a second storey being built to improve access to the central rooms of the main range, creating a further landing area (R23) and small service rooms beyond (R24 and R36). The 18th century door casement and door which was inserted to R27 was moved to access this new grand landing area. Large windows were included in the construction overlooking the courtyard; these had new fashionable stained glass inserts and provided extra light. The whole of the eastern wing was also lifted, a second storey being constructed to increase accommodation within the building, accessed from the eastern staircase extension, off the first floor landing. Several large rooms were constructed within this space, a number of these were heated, presumably bedrooms (R34 and R35). In the western wing the small rear service room (R29) was largely rebuilt to the south and west.

On the second floor the opening from the landing to the western late 17th century stairs (R43 to R38) was forced, enlarging the opening. A new access corridor was created (R38) allowing access to the centre of the main range without having to directly enter the bedrooms, providing increased privacy. The western bedroom was cut by this new partition to the south-east corner. A further partition was then inserted to the east creating another small bedroom (R39) and a further partition to the east was added closing off the centre of the main range, forming a single large room (R40). An elaborate marble fire surround was added to the southern lateral chimney stack which served this large room (R40). To the western wing the rear service room (R46) was largely rebuilt. A window was also forced into the south elevation of the large main room (R45 and R46), the wall being rebuilt around it. A newer fire surround was fitted to the chimney stack.

4.1.4 Fourth Phase – 20th century (modern)

On the ground floor within the main range very little modern work was undertaken; in the western service room a 1920s fireplace surround was added to the early 19th century chimney stack and a modern partition was inserted into the entrance corridor (R1), creating a vestibule to the front doors, this had a fanlight included within it possibly used from elsewhere in the house. To the rear entrance hall further modern partitions were inserted to the east (R8) to create a downstairs toilet. Within the western wing the smaller service rooms to the south of the kitchen (R13 and R14) were heavily altered, an additional fireplace forced into the rear of the large late 17th century kitchen chimney stack (R13) and the wall forming the walk-in pantry was demolished opening this space up to the rest of the room and partly blocking the doorway by inserting a cupboard, accessed from the kitchen (R12). The room to the south (R14) was largely demolished and rebuilt forming a large conservatory area. Within the kitchen a new timber surround was inserted into the chimney stack, the old range and any associated features removed and the large hearth blocked. In the single storey service buildings to the south of the courtyard modern partitions were inserted to form a large in-built cupboard to the west room (R15) and an ensuite bathroom to the eastern room (R16). In the eastern wing new partitions were inserted at the northern end as it was accessed from the eastern stairs, creating a corridor (R17) and fire doors. A further partition was inserted into the room created by the late 19th century brick walls, forming two smaller rooms (R18 and R19) and a staircase was inserted to the south end of the wing providing extra access to the first floor and a fire safety exit (R21).

On the first floor within the main range modern partitions were inserted to the two front eastern reception rooms creating extra storage space (R27 and R30) and a corridor, providing a private office (R31 and R32). In the eastern wing partitions were inserted at the northern end to form a corridor and cupboard area for a private bathroom (R33).

On the second floor a modern bay window was inserted into the large central bedroom (R40) and a diagonal modern partition inserted to try and create an access corridor to the eastern stairs (R41 and R 42). In the western wing a modern partition was inserted to create a corridor (R44) to give separate access to the small south room (R46).

4.2 The Historic Development of No. 5 Queen Street

No.5 Queen Street was probably developed during the late 17th century to the first decades of the 18th century (circa.1690-1720); during the extensive building phase undertaken in Bideford at the height of its growth and popularity, with streets such as Bridgeland being a focus for wealthy merchants. We certainly know a building was recorded on the site in 1717 (Figure 3) and again properties are recorded on this side of the street in 1720 (Figure 6). The house appears to have been built at the wider end of the street where it opens out into a square facing onto the quay. It is clear from both early 18th century maps that buildings had already been constructed to the east of the street on reclaimed land; making it unlikely that a quality residential building would be built in an area that was already dropping in status, moving further away from the quay. It would however make sense for a multi-purpose or mixed use building to be constructed in such a position at this time, possibly as offices or headquarters, for a merchant or co-operative or similar business. This may explain the quality of the internal decoration and status display of the staircase which appear at odds with the location on such a narrow street.

4.2.1 First Phase – Late 17th/Early 18th

The early or first phase building would possibly only have been of two storeys; the houses on the street are certainly shown as being fairly cohesive on the map of 1717. The building would probably have been flat-fronted, of double pile structure, possibly with single storey or semi-detached service buildings to the rear, grouped around a small enclosed yard.

As a first phase; the late 17th/early 18th century date for the ground and first-floor of the building is evidenced by the deep projecting cornices to the ground floor rooms, covering the joint between the wall and ceiling to cover movement upon the building settling. The unusual square-profile central band which runs through these cornices has a projecting drip to its outer edge which harks back directly to the use of such devices as exterior drip courses introduced in the earlier 17th century, as classically inspired elements became increasingly fashionable in Stuart-era architecture. The inclusion of this square band within the cornicing illustrates the early date for this classically inspired decorative element; such square and deeply projecting cornices soon became unfashionable being replaced by the mid 18th century by shallower and more finely moulded plaster cornicing which served no real structural purpose.

The moulded raised and fielded dado panelling, to both ground and first floors and up the stairs is also of this 17th/18th century cross-over period, with deep sloping fields to the panels, which are carved from single large planks, as can be seen where the panelling has been cut through to create the doorway to R8. Both ground and first floors both have wide stepped and moulded architraves to the doors (considerably wider and with finer mouldings than those of the 19th century), as well as the six panel doors on early hinges, with deep raised and fielded panels, which match those of the panelling to the walls. Deep moulded dado rails, of bolelection style project from the top of the panelling and deep but simply moulded skirting runs separately to the base. The heavy ‘toads-back’ carved handrail and square newel posts of the stair; mixed with the finer quality turned column

balusters and possible open string style, also dates to this cross-over period, between 17th century strength and simplicity versus 18th century detailed intricate style.

4.2.2 Second Phase – Early 19th Century

As a second phase the late 18th or early 19th century remodelling of the building updated the possibly simpler structure and focussed most attention on the front street façade; adding modern canted bay windows.

In the late 18th century or early 19th century the second floor was added and the front of the building was ‘improved’ with the adding of the bay windows, a fashionable update. The newly constructed second floor had higher ceilings, fine moulded architraves and new fashionable doors, fireplaces and picture rails. This was certainly not a domestic or service floor but possibly constructed as a secondary level of offices. During this re-modelling a small fourth storey or loft was possibly also constructed within the pitch of the roof, to accommodate servants; since there seems no clear provision for them elsewhere within the building and any previous loft rooms were lost on construction of the second floor. The building next door, No.6 certainly had such a loft, visible in the early 20th century photographs, before it was demolished. This loft may have been lost on work to the roof in the later 19th century, as the slope of the roof is now at odds with the bay windows and elevation of the walls, appearing too steep. The king-post roof is certainly 19th century. The stair hall on the first floor was also altered by the construction of the second floor; it was raised in height, creating a lofty and somewhat inappropriately grand space within the building. The other ceilings on the first floor were also substantially altered, presumably affected by the building works; some of which were given new fashionable plaster cornices, (R10). Others which lost their late 17th century cornicing (R6, R9 and R11) were not replaced, leaving plain lathe and plaster ceilings.

The late 18th/early 19th century bay windows are constructed in brick, which is not of modern form but is certainly later than the traditional handmade brick of the majority of the 18th century. The style of the sash windows also supports this date of their construction; with hornless sashes, instead of the later horned variety popular by the 1830s and 1840s and all windows being double hung, on chord, not chain but with metal pulleys to the sides again dating them to the earlier 19th century or very late 18th century. The sash boxes of the frame also lie flush with the walls of the bay suggesting an early date for these structures, however, the bay windows internally have been much altered with shutters removed and more modern catches have been affixed, removing further dating evidence. We can be certain these windows were constructed at least by the 1842 town plan, upon which they are marked. Within the south part of the building, on the ground and first floor, the front reception rooms have been given an early 19th century makeover with grand plaster cornices of a very specific style popular in the 1820s and 1830s. This cornice survives in part within the alleyway on the ground floor and in room 10 to the first floor. It is possible this makeover occurred at the same time as the bay windows or just after, the cornices respect the bays.

The layout of the first floor to the east (R 10 and 11) beyond the archway between rooms 6 and 9 dates to this early 19th century period, with the partition walls being respected by the early 19th century cornice. The door architraves and doors, to these rooms are of typical early 19th century style, narrower than those of the 18th century, one of which has an internal treatment to match the new detailed cornice within room 10. We cannot know the 17th/ 18th century layout of the front part of the first floor; the floorboards here are clearly laid over older boards, the walls replaced and no earlier features survive; a hatch in the hallway (R 9) ceiling which is noticeably plain appears to lead to a void, which may suggest a change of ceiling height. Within this second phase the second floor was also constructed, all the architraves to the doors and most of the doors themselves date to the early 19th century, as does the balustrade to stairs within the second floor hallway, room 12. It may be at this point that the ceiling in room 6 (the stairs) was raised; there is no matching cornice to the first floor as to the ground floor and the ceiling appears unusually high. The bay windows rise to the second floor level, suggesting this was a contemporary construction; all rooms have picture rails, early 19th century beaded skirting, simple unmoulded ceilings and those to the front north,

room 17 and south rear, room 14 have 19th century fireplaces. The early 18th century fireplace in room 15 does not fit this pattern and it is suggested this has been moved, upon the 19th century works to the second floor, being reused within a secondary office, whereas the first floor was updated with the fashion. The archway leading through the spine wall between the front and rear portions of the building on both the ground and first floor, was probably forced through at this point, although this may have been undertaken slightly later in the 19th century when the building was used as a school; the archway on both floors dramatically opens up the access space, linking the first and second floors and is decorated with a simple bead to the opening, typical of the 19th century. The board above the front door may also date to the 19th century, formerly the sign announcing the name of the school. The decorated board in the ground floor stair hall may also date from when the building was a school; being bells for classes.

4.2.3 Third Phase – Late 19th Century

In the later 19th century the status of the building further dropped and it possibly became divided into tenements. An alleyway was forced through on the ground floor to the south side; to access the rear which was no longer in the same ownership and shops were developed behind the building in this area to the south-west, adjacent to the party wall with No.4. The building received little or no modernisation in the 20th century, being loosely divided, with separate accommodation on the second floor and the rest left uninhabited. Areas of the building were used during the Second World War for evacuees, but the majority of the ground and first floor were abandoned as habitation from the beginning of the 20th century and used only as storage. This basic use of the building for storage and lack of 20th century modernisation has preserved a remarkable survivor of an unusual urban mixed-use building from the height of Bideford's mercantile past.

The later third phase of the building occurred possibly on a further drop in status and change of use, with the alleyway forced through to the south truncating the ground floor south reception with its grand cornice and the rear reception adjacent to the stairs, providing access to a row of shops built against the large stone wall to the south-west, abutting No.4 Queen Street. The truncated room was then given an updated decorative scheme with more modern panelling and a new cupboard with panelled front, in an attempt possibly to assimilate it with the earlier style of the rest of the building. The building may also have received a reduction in roof height or roofline at this point, possibly due to it being in bad condition. It is also possible the third stair which appears 20th century could in fact also date from this period and provide a direct link to the second floor as the building was divided into tenements.

4.2.4 Fourth Phase – 20th Century (Modern)

The fourth phase involves works, during the mid 20th century; 1930s/1940s conversion of room 8 to bathrooms, for the evacuees and the possibly re-setting of the stair which may have risen from this room originally, as well as the blocking of the door to the north, to No.6, which may have been part of the property at the time. Slightly later in the century, during the 1960s or 1970s, the service end of the building to the north-west on the ground floor was converted to offices for the adjacent garage business and any outbuildings behind, associated with the stone flagged floor under the later warehouse/showroom being demolished, as well as the stair being boxed in to create downstairs toilets and new access to the building being provided through the forced opening in the north wall of the stair hall on the ground floor.

5.0 Conclusions

5.1 Principal Conclusions for 28 Bridgeland Street

1. Bridgeland Street was a planned development of the late 17th century. It was laid out on land which had previously been semi-rural.
2. This building was completed in 1693 probably by Nathaniel Gascoyne on behalf of the merchant Jonathan Hooper. It was constructed on a grand scale, over a double plot. It was entered by a through passage leading to an internal courtyard, probably with stables/stores/service rooms and a garden beyond.
3. In the late 18th century a change of occupancy probably led to structural alterations, the through passage being closed off with a front door, an entrance hall being created and the rear of the north front range being extended into the courtyard area.
4. In the late 19th century repairs and alterations included the extension of living quarters into the roof of the main north range and conversion of the east wing.
5. In the early 20th century the east wing became a separate property.

5.2 Principal Conclusions for Number 5 Queen Street

6. Queen Street, formerly Little Lane, probably lies on the line of the late medieval quay. Both sides of the street were already built up in the early 18th century. The west side of the street, at least, was already built up in the late medieval period.
7. Number 5, belonging in the mid-18th century to the 'Town Lands', outwardly dates from the late 18th or early 19th century, but may have earlier internal features.
8. Formerly double bow-fronted, the southern bow was cut off at ground-floor level in the mid-19th century in order to create an access to the rear.
9. In the mid-19th century the house was used as a school.
10. To the rear of the property (west) was a large plot including a garden and a number (five?) of outbuildings (now mostly demolished).

5.3 Principal Conclusions for Heards Garage (Number 6 Queen Street)

11. Heards Garage is located on land which was probably already built up in the late medieval period. The north-east part of the premises sits on the footprint of a building attested in 1745.
12. The north-western part of the building can be demonstrated to occupy the location of a house which was present in 1745 and a smithy which was recorded in 1885.
13. The north-eastern part of the building occupies the location of a house which was present in 1745.
14. The south-eastern part of the building occupies the location of a building recorded in 1885 and still present in the 1920s.
15. The south-western part of the building occupies the location of a long, internally divided building which was present in 1885.

5.4 Principal Conclusions for the Gardens and Back Plots

16. The gardens formerly existing within this area – and still present to the rear of Number 28 Bridgeland Street - were in 1841 (tithe apportionment) included among the tithe exempt ancient gardens of Bideford.

17. In 1745 the houses of Bridgeland Street had each their own small garden clearly divided from the other gardens within the area.
18. The tithe map of 1840 shows all the gardens within the area to be severally owned and occupied.
19. The tithe map of 1840 shows the garden of 17 (28) Bridgeland Street (number 1353 on the tithe map) as separate from the garden numbered 1357, though both were occupied by James Rooker. By this date they were probably worked together.
20. The OS map of 1885 shows all the gardens formally laid out. The two gardens occupied by Rooker are still separate, though there is access from one to the other.
21. Between 1885 and 1905 the boundary between the two gardens was demolished.
22. In the 1920s all the gardens were still in horticultural use. Hearsay evidence suggests that during the 1950s they were in temporary use by tenants as allotments.
23. In the later 20th century garden areas D and E were taken over and laid with a hard surface for car parking. Post-1973 area F was also subsumed within this hard standing

5.5 Local, Regional and National Significance

Nationally and regionally Bridgeland Street is not alone in preserving its historic character, but as what must be one of the earliest examples of town planning on quite a grand scale it may be unique. It is very fortunate that the records of the Bideford Bridge Trust are so well preserved, so that we know exactly the context, the motivation and the original structural details of the street's creation. As a reflection of Bideford's wealth and importance as a trading port at a time when trans-Atlantic trade with the Americas was in a dynamic phase of development, the houses of Bridgeland Street, built to house the merchants of the town who grew wealthy on the tobacco trade, must rank alongside similar, though grander and slightly later developments in Bristol. Locally and regionally they mark the pinnacle of Bideford's development as a port. Among the various surviving buildings of Bridgeland Street, number 28 is the largest single component, and it preserves enough of its original character and (modest) grandeur to merit very sensitive treatment in any development that takes place.

The buildings of Queen Street also have a place in Bideford's maritime history. It appears that the street, which was formerly known as Little Lane, follows the early shoreline along which the New Quay which was built in the mid-17th century. The buildings on the east side of the street were probably built on reclaimed land after the construction of the New Quay. Those on the west side of the street appear (on admittedly at present slight evidence) have an earlier, possibly medieval origin, and may themselves have been built on land reclaimed at an earlier date. Unfortunately within the area of current interest, only number 5 Queen Street has any potential for preserving early features. As it stands it seems to represent an attempt at late 18th century aggrandisement in what was by that date a very modest back street.

5.5.1 The Backland

The gardens which until the mid-20th century occupied this area were, in 1839, among the 'ancient gardens' of Bideford which were 'by prescription' exempt from tithe. In the tithe apportionment the list of gardens enjoying this exemption takes up several pages (the location of many of them can be seen in Figure 9). Several of these ancient gardens, those towards the medieval heart of the borough can be identified as burgage plots, but those north and south of Bridgeland Street, do not share the characteristic long, narrow form, although those on the north side of the new street were long relative to those on the south. From the description of this area in the document of 1699, it seems that gardens in this area had been carved out of meadowland, possibly to provide 'allotments' for local residents. It appears that after the construction of Bridgeland Street the land now contained between the new street, Mill Street, Cooper Street and Little Lane retained something of this 'allotment' characteristic. In fact it seems that the size of the gardens on the south side of the new street may have been constrained (relative to those on the north) by the presence of gardens already

in place to their south, and it may be that the ‘ancient gardens’ had rights which were unassailable. This might be seen as a characteristic of allotments. The fact that in the 1840s a number of the gardens here were still being worked by tenants who were not resident nearby and also the fact that Dr Candler talks of short term tenants, tends to strengthen this notion.

Like the other new houses in Bridgeland Street, number 17 (now 28) had, in the beginning, a small square garden (in which a mulberry tree may have been planted). In the 1740s Elizabeth Hooper still had only the original small garden, that to the south being occupied by Dennis Stucley. A century later however, the Rooker family had acquired the tenancy of the large garden to the south and would have been working the two gardens together, though the boundary between them remained. It is not possible to know how the Rookers used the larger garden in the early 19th century, but by the 1880s it appears from the OS mapping to have been subject to some effort at horticultural design. However, it was not until the end of the 19th century that a change in the terms of the Rookers’ lease meant that it was possible to demolish the boundary between the two gardens and to create the large garden that one sees today. The present larger garden retains much of this formal 1880s layout with many of the present paths following those indicated on the 1st edition Ordnance Survey Map (Figure 11).

Most of the earlier backland areas of Bideford have now been built over, and much of that behind Bridgeland Street, Queen Street, Cooper Street and Mill Street has been laid to tarmac. That which remains as the garden of Number 28 Bridgeland Street is the product of its 19th and 20th century residents, but in the longer term is a remnant of the ‘ancient gardens’ of Bideford. Any remaining boundary walls are similarly a monument to the history of the area.

Among Devon towns fields with exemptions from tithe are not unique. In Barnstaple ‘the Rack Field and the gardens thereto adjoining’ were ‘by prescription’ exempt from tithe (Barnstaple tithe apportionment). In Great Torrington lands which were ‘formerly part of the Common Land’ and ‘in the occupation of the poor of the ... parish’ (Great Torrington tithe apportionment) were likewise exempt. Similarly an exemption applied in Totnes to a small number of holdings principal among which was the Priory Estate (Totnes tithe apportionment), while in Hatherleigh ‘cottages and other houses with their gardens and orchards within the borough and parish and also Hatherleigh Moor’ were exempt (Hatherleigh tithe apportionment). In the cited examples reasons for an exemption can be suggested. The land specified in Barnstaple once belonged to the Priory of Saint Mary Magdalene, likewise, that in Totnes can be associated with Totnes Priory, while in Hatherleigh the borough and manor were held by Tavistock Abbey. In Great Torrington the exemption applies to former Common Land which was in trust to the Feoffees of the Town Lands.

In Bideford on the other hand, the background to the blanket exemption of ‘all the ancient gardens’ is obscure. There is no history of an ecclesiastical interest, and since the exempted gardens are spread throughout the historic heart of the borough as well as land around the periphery, it is difficult to suggest compensation for the loss of common land, though this may turn out to be a factor. Pending further research, the history of this feature of land tenure must remain unexplained. Suffice it to say, that gardens in this area have retained something of their ancient right to exceptional treatment. This appears to make them locally or regionally unusual if not unique.

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Directories:

Pigott's 1844
White's 1850

Appendix 1

PROJECT DESIGN FOR AN ARCHAEOLOGICAL AND HISTORICAL ASSESMENT OF LAND TO THE REAR OF BRIDGELAND STREET, QUEEN STREET AND COOPER STREET, BIDEFORD, DEVON.

Location: Land to the rear of Bridgeland Street, Queen Street & Cooper Street
Parish: Bideford
District: Torridge
County: Devon
Proposal: Potential development of land to residential housing
Historic Environment Service ref:
WSI ref: SWARCHBBS11
Date: 08.11.2011

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology (SWARCH) at the request of Maria Bailey of G M Planning (the Agent), and sets out the methodology for a) desk-based research and b) historic building recording of the buildings (28 Bridgeland Street & 5 Queen Street), backland, gardens and associated structures (walls), prior to planning permission being sought for development of the area, and c) for related off site analysis and reporting. The Project Design and the schedule of work it proposes have been agreed in consultation with English Heritage, Torridge District Council and Devon County Historic Environment Service.
- 1.2 This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010) in advance of a potential planning application for the development of the land and the erection of new buildings. Based upon the results of these investigations the impact of the proposed development can be determined.

2.0 ARCHAEOLOGICAL & SOCIAL BACKGROUND

- 2.1 The proposed development site is situated within the historic core of the town and includes a potentially historically significant area of former and extant gardens or back plots still extant within the central space bounded by Bridgeland Street, Queen Street & Cooper Street. Bideford has seen relatively little archaeological investigation in recent decades and this is an important opportunity to gain understanding of this unusual survival in a modern Devon Town.
- 2.2 Behind the parent buildings lies an unusually large back land area whose significance needs to be established in the national and regional socio-cultural context.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
- 3.1.1 To undertake desk-based research to place the site and its constituent parts (buildings, surviving gardens, former gardens, walls and associated structures) in their archaeological, historical, architectural and townscape context, to understand the development of the site and to assess their historical significance in both a regional and national context ;
 - 3.1.2 To determine the presence and significance of any surviving historic building fabric within the buildings to be affected by the potential development and to assess the site's potential for survival of buried archaeological deposits;
 - 3.1.3 To analyse and report on the results of the project as appropriate.
 - 3.1.4 Most importantly: For this information to inform proposals for the future management and/or development of the sites;
 It should be stressed that the point of recording is not purely as a record or even to advance academic understanding, but principally in cases like this, to inform proposals for change and the judgement of decision making authorities.

4.0 METHOD

- 4.1 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme as appropriate.
- 4.2 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.2.1 Appropriate PPE will be employed at all times.
 - 4.2.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.3 The desk-based assessment:
 A detailed desk-based assessment of the site will be undertaken to place the development area into its social, historic and archaeological context. This work will consist of an examination of cartographic, printed and documentary sources available in the North Devon Record Office, North Devon Local Studies Centre, Tuly Street, Barnstaple, the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ and in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter as well as examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to include examination of the HER and any other relevant sources of information including the Exeter Archaeology report produced on the area for a previous planning application (Exeter Museums Archaeological Field Unit Report no. 93.37). British Historic Ships and National Archives etc as advised by historian.

- 4.4 Analysis and archaeological recording of sites and related structures:
- 4.4.1 An examination of the sequence of development of the two buildings and the sites affected by the potential development in order to produce illustrated, scaled, phased plans of the extant buildings and their construction techniques; and to identify the original and later elements of the building, as well as any fixtures, fitting or features of special architectural interest. Existing architect's plans will be utilised for the production of the phase plan provided they are of appropriate accuracy and scale. A detailed written description of the existing building will be made, including the roof structure and a photographic record will be undertaken for reporting purposes, supported as necessary by illustrative sketches (not necessarily to scale).
- 4.4.2 This initial assessment of the building will also identify and highlight any historic fabric that has potential for containing palaeo-environmental information, such as historic thatch and cob that may contain plant macrofossils that would be suitable for palaeoenvironmental assessment/analysis or for dendrochronological analysis.
- 4.5 The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon (see consultant list below).
- 5.0 REPORT**
- 5.1 An illustrated summary report will be produced within three months of completion of the fieldwork, and submitted to English Heritage and the Client. One hard copy and one PDF copy of the report will be provided to the DCHES on the understanding that the hard copy will be deposited for public reference in the HER. The report will be written in plain English; easily navigable and user friendly; paginated; and presented in A4 format; with any A3 pages suitable folded in and including the following elements:
- 5.1.1 Table of Contents; References;
- 5.1.2 Identification of gaps in knowledge (so far as possible) and suggestions for further investigation;
- 5.1.3 A report number and the OASIS record number;
- 5.1.4 A copy of this Project Design;
- 5.1.5 A summary of the project's background;
- 5.1.6 Description and illustration of the site location;
- 5.1.7 The methodology of the works undertaken;
- 5.1.8 Plans and reports of all documentary and other research undertaken;
- 5.1.9 A description of the project's results;
- 5.1.10 An interpretation of the results in the appropriate context;
- 5.1.11 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 5.1.12 Plans and images to illustrate the historic building assessment; This survey will include plans at each level, including roof plan; (architectural cross-) sections; sections of key features such as roof structure; elevations;
- 5.1.13 Photographs showing the general site layout, significant elements of the site and exposed significant historic building fabric. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption; Photographs to be of two kinds: archive quality B&W for illustrative purposes and 'notebook' photography keyed to survey and feature numbers;
- 5.1.14 Illustrative sketches, not necessarily to scale, to demonstrate particular points; to supplement photography and to simplify complex description;
- 5.1.15 A written description of the building;
- 5.1.16 A consideration of the site(s) and the evidence examined within their wider social and cultural context;
- 5.1.17 A statement of significance of the different elements of the site, including recommendations for further historical analysis, recording and archaeological input if appropriate (see 5.1.2 above).
- 5.2 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. Publication of the findings should be discussed with county journals and/or the Devon Buildings Group.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further historic building recording or evaluative archaeological works to be undertaken this would need to be completed before validation of a Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within Policy HE6 of PPS5.
- 7.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**
- 7.1 It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats 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**
- 8.1 The project will be managed by Colin Humphreys, the desk-based assessment will be undertaken by Terry Green and the building survey will be carried out by Colin Humphreys and suitably qualified SWARCH personnel. Relevant staff of Devon County Historic Environment Team and of English Heritage will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove
South West Archaeology
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Appendix 1 – List of specialists

Building recording

Richard Parker
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Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service

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Curatorial

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Bone

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Lithics

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Metallurgy

Lee Bray, South West Archaeology

Palaeoenvironmental/Organic

Wood identification Dana Challinor
Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell
39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

Roman Alex Croom, Keeper of Archaeology
Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093 alex.croom@twmuseums.org.uk

Medieval John Allan,
Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN Tel: 01392 665918

Post Medieval Graham Langman
Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk

Appendix 2

Archaeological considerations: Summary of Weddell 1993

Archaeological investigations within Bideford have been very limited. Within the area here under consideration there has been no previous archaeological work, so that the nature and extent of any archaeological deposits are unknown.

A report undertaken by the Devon Committee for Rescue Archaeology in 1977 recognised the potential archaeological significance of the town as an historic urban settlement. The significance of the changing waterfronts and quay developments was stressed in the report.

The potential development site lies within the historic core of Bideford. The site occupies gently rising ground from Queen Street in the east at c.5-6m above OD to c.10m above OD in the west. Archaeological deposits in and to the immediate west of Queen Street may derive from the medieval quay and possibly from earlier waterfronts. Such deposits may contain waterlogged organic materials, either timber from earlier quay structures or environmental materials such as plant remains. There may be remains of quayside buildings either in wood or in stone. Such evidence may provide valuable pointers to the development of waterside settlement and land reclamation.

Moving across the site towards Mill Street, ground disturbance may produce evidence of medieval occupation and land use, perhaps in the form of structural evidence, more likely in the form of pottery which will mostly be in evidence in the topsoil where it survives.

3.1 Archaeological potential

The development site lies within the historic core of Bideford (see 2.2 above) and includes three burgage plots in Queen Street, four in Mill Street and a narrow plot within Cooper Street. The plan of Bideford reproduced in Benjamin Donn's map of 1765 (Fig. 2) shows that the area enclosed by the site was already fully built up by that time. Mill Street is documented by the 17th century (Gover *et al* 1931, 87) and it is likely to have formed part of the medieval town plan (see 2.1, 2.2). It may have existed under a different name in medieval times although no detailed documentary research has been undertaken as part of this assessment.

The proposed development site takes in an area of both the rising ground to the west and the waterfront or quayside area to the east. It rises from a height of c. 5-6m OD in Queen Street to about 10m OD in Mill Street. The archaeological deposits therefore may be expected to differ in character from east to west. In the Queen Street area they are likely to include the western area of the potential medieval quay and possibly earlier waterfronts. They may include waterlogged material containing preserved organic remains (especially wood) which do not normally survive in archaeological contexts. The site may also contain evidence of actual quay structures, either in timber or stone, and may yield remains of quayside buildings. The deposits here are likely to provide important information and dating evidence for the changing early waterfronts of Bideford and associated settlement and land reclamation processes.

Within the higher part of the site towards Mill Street the archaeological deposits are likely to be the product of the continuous occupation of the area since medieval times. Excavations in the smaller medieval Devon towns (e.g. Exmouth, Newton Abbot and Totnes) have demonstrated that archaeological stratification is often of very shallow depth. Hence information on the history and development of a site spanning some 700 to 800 years can be compressed into a thickness of less than 0.5m of archaeological deposits. Such deposits are highly vulnerable to damage and destruction by construction work.

The potential for artefact recovery should be noted in the context of the archaeological significance of the site. The very limited excavations which have so far been undertaken in the town produced some valuable finds of locally-produced pottery which have been acquired for display in the Burton Art Gallery in Bideford.

Finally, it should be appreciated that the archaeological potential of the site is at present only suspected. More precise archaeological data can only be obtained from evaluation excavations (see 5.2 below).

Appendix 3

Details from the tithe apportionment 1841

Number	Owner	Occupier	Description	Area
1347	Feoffees of Bridge		Houses	
1348	Feoffees of Bridge	Joseph Lendon	Garden	13 perches
1349	Feoffees of Bridge	Captain Call	Garden	6 perches
1350	Feoffees of Bridge	Robert Studley Vidal	Garden	5 perches
1351	Feoffees of Bridge	Richard Bartlett	Garden	4 perches
1352	Feoffees of Bridge	Robert Pollock	Garden	4 perches
1353	Feoffees of Bridge	James Rooker	Garden	7 perches
1354	Feoffees of Bridge	Christine Smith	Garden	8 perches
1355	Feoffees of Bridge	William Smith	Garden	8 perches
1356	Feoffees of Bridge	William Smith	Garden	2 perches
1357	Feoffees of Bridge	James Rooker	Garden	32 perches
1358	William Bartlett	Richard Brook	Garden	24 perches
1359	Sarah Ellis	Herself	Garden	1perch
1360	Sarah Ellis	Miss Hordon	Garden	1perch
1361	Sarah Croscombe	Herself	Garden	1 perch
1362	Charles Carter	Himself	Garden	14 perches
1363	Parish of Bideford	William Burnard	Garden	26 perches
1364	Parish of Bideford	Ann Greeney	Garden	2 perches
1365	Parish of Bideford	Thomas Ellis	Garden	2 perches
1366	John Tacey	Himself	Garden	11 perches
1367	John Tacey	Himself	Houses - waste	
1368	Francis Brewer	Himself	Garden	2 perches
1369	Richard Yeo	Himself	Garden	2 perches

Appendix 4

English Heritage Listing Documents

Number 28 Bridgeland Street

IoE Number:375756

Location:NOS 28 AND 28A INCLUDING PUMP AND MILESTONE IN COURTYARD, 28 AND 28A BRIDGELAND STREET (south side)

Date listed:08 November 1949

Date of last amendment:08 November 2009

Gradell*

BIDEFORD SS4526 BRIDGELAND STREET 842-1/5/44 (South side) 08/11/49 Nos.28 AND 28A including pump and milestone in courtyard GV II* Large house, the left-hand side, rear range and front garret now in use as flats and offices. Dated 1692 and 1693; some late C19 rebuilding at rear, with date 1891. Dull-red brick tinged with yellowish brown, laid in Flemish bond; plinths of squared stone rubble at rear, the front plinth rendered. Slate roofs; those on right side of courtyard and at rear of front range are mansards (probably late C19). Rear range and added corridor behind front range have flat roofs. Old red-brick chimney on each end-wall of front range. Chimneys at rear all seem to be late C19 red brick, including 2 at rear of front range which heated the middle rooms. Plan: built around 4 sides of a courtyard; corridor added behind front range in early or mid C18. Front range is 1 room deep with 4 ground-storey rooms and a central through-passage. Side entrance-passage (possibly original) at left-hand end. Range to right of courtyard has original staircase at the front with former kitchen behind; present kitchen (perhaps the former pantry) to rear of it. Range to left (now offices) believed to have contained stores and workshop originally. Rear range, converted to flat, believed to have been the dairy. 2 storeys with garret, except for left range (2 storeys only) and rear range (single-storeyed). Front of 8-window range. Windows segmental-headed in ground storey, flat-headed above; all (except for that above the front door) have 6-paned sashes in flush frames. Raised band above ground storey. Prominent modillioned eaves cornice. Front door (in 4th bay from left) remodelled in early C19 and a flat-fronted bow window built out above it: 3-panelled double-doors with cobweb fanlight over; panelled reveals; wooden Doric flanking columns supporting entablature. At some earlier date a raised band has been cut away and the butt-end of a timber is visible on the right-hand side. Bow window is of 3 lights with mullions designed as half-round reeded pilasters supporting an entablature; lights have sashes 8-paned in the centre, 6-paned at the sides. 8-panelled door (to No 28A) at left-hand end of frontage. Flanking the 3 middle windows is a pair of original lead rainwater pipes. The heads have shields each carrying a castle and surmounted by a knight's helmet on which is a 4-legged creature. Flanking the shields are floral pendants and lions, these in turn flanked (to the left) by sprays of foliage or (to the right) by more lions. At the base of each rainwater-head is a winged cherub-head flanked by pendants; below the left-hand cherub is a cartouche with date 1692 flanked by lions. Both pipes have decorated clamps: 1 to left with initials IHE and 2 winged cherub-heads, 2 to right, the upper with cartouches, date 1693 and initials IHE, the lower with 2 lions. 4 dormer windows; 2 in centre of 2 lights with prominent triangular gables, 2 on the outsides of 4 lights with top cornice developing into a segmental pediment over the 2 centre lights. All the lights have 6-paned wood casements. Courtyard at rear retains much original detail, despite late C19 alterations; brickwork has not been painted or rendered. Front of right-hand range largely original with raised band above ground storey; openings in ground storey segmental-headed, those above flat-headed. 2 ground-storey windows with a third inserted between them, all with 2-light mullioned-and-transomed wood casements. Similar group of windows above in second storey; outer windows have 6-paned sashes. To left of this is a further window with 2-light mullioned-and-transomed wood frame, the 2 lower lights converted to 4-paned sashes. Wooden eaves cornice and dormer window, the latter matching those at the front; probably late C19 replicas. Left-hand range is original in the ground storey but rebuilt in late C19 red brick above the raised band: 3 ground-storey windows with 3-light wood casements (probably late C19 or C20); that to left with rebuilt jambs and lintel, the others with original segmental arches. The right-hand window has been converted from a doorway. Upper storey has 3 windows with 3-light wood casements; tops cut through the moulded eaves-cornice and are finished with triangular pediments. Front range (the added corridor) is of old red brick in ground storey, late C19 brick above, including raised band. Centre doorway is late C19 with double-doors, cobweb fanlight and triangular pediment. Above it a Sun fire-insurance plaque without the number. At either side a segmental-headed window with 3-light mullioned wood frame; original mullions in left-hand (west) window. Each window extended by one light on the outside. Upper-storey windows have late C19 coloured glass. Shaped parapet with 3 cement urns. 2 rainwater heads dated 1891. Wall of rear range original, including segmental-headed windows and raised band. Late C19 shaped red-brick parapet with 3 cement urns. Courtyard has old cobble surface with date 1693 in white pebbles. In centre an iron pump, believed to be late C19 Evans type. Against wall of right-hand range a red sandstone milestone with rounded top; inscribed in C18 or early C19 letters 7 MILES TO NEW YORK FERRY, and with the number 17 in bottom left-hand corner. INTERIOR: through-passage has 6-panelled door at either side, that to left recessed within a round arch; blank panel above door-head with plain archivolt, panelled impost and keyblock. At rear, in added corridor, 2 doors with 2 bolection-moulded panels; above right-hand door the top of a 2-light wood-mullioned window. Stair compartment has in ground storey 3 similar doors with a fourth leading to the cupboard under the stairs; door to room adjoining through-passage has been heightened by a third panel. Stair is a wooden dog-leg rising to the garret; heavily-moulded closed strings, square newels with flat moulded caps, turned balusters and flat handrail. On stair landing is an oil painting with bolection-moulded frame, removed from chimneybreast in garret; coastal scene with forts and classical temple. Adjoining window has late C19 coloured glass. Ground-storey room to right of through-passage has detail probably of mid C18: plain dado with moulded rail and base, box-cornice, panelled shutters; wooden chimneypiece with panelled pilasters supporting entablature, the frieze with middle panel. Rooms adjoining and across passage have panelled shutters and C19 chimneypieces; latter room has Georgian-style panelling, probably of late C19. Former kitchen has large original dresser, fixed to the wall and rising to the ceiling; lower part has bolection-moulded doors with H-hinges. Room above has original wooden bolection-moulded chimneypiece; ceiling has box-cornice and coffering, the latter possibly a late

C19 addition. Second-storey stair landing has C19 six-panelled doors; C19 chimneypiece in right-hand front room. Owner says many of the fireplaces (including those in garret) have C19 cast-iron grates, now boarded in. Flats and offices not inspected, except that No 28A has late C19 or early C20 entrance-hall with coloured floor-tiles, half-glazed inner door with margin-panes, and wooden staircase with carved balusters and newels. Garden walls mostly of undatable stone rubble, but that to left, in the section adjoining the house, is of original red and yellow brick. The site was leased to Jonathan Hooper of Bideford, merchant, on 20.8.1692 by the Feoffees of Bideford Long Bridge; he was to 'erect and build a good and sufficient dwellinghouse'. The initials on the rainwater pipes are presumably those of Jonathan and his wife Elizabeth. This is externally the best-preserved of the original houses in Bridgeland Street, itself a rare and remarkable piece of late C17 urban development. The courtyard plan is a surprisingly late example of its type. (Bideford Bridge Trust Surveys: A1/17; Goaman M: Olde Bideford and District (photo of milestone): 1978-: P.6; Bideford Community Archive: Candler S Dr.: Plan).

Number 4 Queen Street

IoE Number:469192

Date listed:01 August 1997

Date of last amendment:01 August 1997

Gradell

SS 4526 NW BIDEFORD QUEEN STREET (South West side) 842-1/5/272 No.4 GV II House with shop. Circa late C15, remodelled in early-mid C19. Stuccoed stone. Slate roofs with gabled ends. PLAN: the front range has a 2-bay late Medieval roof at right angles to the road; probably a first floor chamber. At the back there is a range, parallel with the road, with a late Medieval 2-bay roof [apparently smoke-blackened] and probably part of the back range of No.3 [qv]. It would appear that the back range was independent of the front range; in about the early-mid C19 the front range was refronted and united with the back range. EXTERIOR: 2 storeys. 1-bay east front with C20 shop on ground floor and C20 3-light window above; doorway to left with round arch, semi-circular fanlight with radiating glazing bars and panelled door. The range at the back also has C20 windows. INTERIOR: at the front, at right-angles to street, is a 2-bay Medieval roof, truncated at the front, with 2 moulded arch-braced trusses on moulded wooden corbels, with moulded wall-plates and moulded purlins; it is not smoke-blackened and appears to be a first floor chamber that could have extended further to the rear [W]. The back range has a 2-bay roof parallel to the street, with 3 raised cruck trusses [principals with curved feet], mortice and tenoned to cambered collars and with threaded purlins; it appears to be smoke-blackened and the floor with a chamfered cross-beam [morticed for partition below] inserted in about the C17.

Number 5 Queen Street

IoE Number:375918

Date listed:19 March 1973

Date of last amendment:19 March 1973

Gradell

BIDEFORD SS4526 QUEEN STREET 842-1/5/216 (West side) 19/03/73 No.5 GV II House, now the front building of a car firm. Late C18. Rendered walls, solid at least in ground storey. Roof-covering not visible from street. Chimney at left end of ridge; another on right side-wall. Double-depth plan, with centre doorway leading to stair at rear; left ground-storey room reduced in width to allow for a carriage-entrance to left. 2-parallel ranges of workshops to rear, set at right-angles. 3 storeys; 3-window range, the outer 2 taking the form of full-height canted bays, except that the left-hand bay occupies only the second and third storeys. Centre double-doors, each of 6 ovolo-moulded panels, the outer panels narrower than those in the centre; flanking panelled pilasters, triangular pediment on carved consoles. Carriage-way has C20 iron gates; stretch of early C19 moulded cornice inside. Windows all have 6-paned sashes in moulded frames, except for the left-hand ground-storey window, which has 8-paned sashes in a concealed frame. Prominent boxed eaves-cornice. Left rear range altered in ground storey, but upper storey retains C19 workshop windows. INTERIOR: access refused, but photographs in Bideford Community Archive show cornice with ceiling-band in entrance-passage; boxed-in stair, possibly C18.

Appendix 5

Extracts from the Devon County Historic Environment Record

Monument

494 Bideford Quay

Type: QUAY

OS Map:SS42NE

Broad Period: Multi-period

NGR:SS4550026686

Historic Parish:BIDEFORD

Period:XIX, XVII, XVIII, XX

Admin: Devon

Civil Parish:Bideford

Evidence:Structure

Listed Building Grade:

Class:TRANSPORT

District:Torridge District

SM No:

Summary

The earliest recorded quay was constructed in 1663, and was expanded in the 18th and 19th centuries. The present quay is still much the same as it was at the beginning of the 20th century.

Description

The quay is still much the same as it was in the 19th century and the site of the old ropewalk is still visible. The ropewalk was closed in 1886. Some warehouses survive. (Minchinton, W. 1973) Much of the present quay and riverside walling at Bideford is no older than the 19th century, and the main town quay was built forward into the river at the turn of the century. (Pye, A. R. 1989) The medieval waterfront is thought to have run from a point near the south end of Mill Street, northwards along the east side of Queen Street and, perhaps along King Street. The earliest recorded quay was constructed in 1663. A survey of 1676 describes a quay 428 feet long, level at its southern end with Conduit Lane and at its northern end with the junction of Cooper Street and Queen Street. It was later extended parallel to Queen Street and south to the bridge. The earliest surviving town plan (mid 18th century) shows an 'established key', of dimensions corresponding with those of the 1676 survey, with a shipyard at its northern end. The 1889 Ordnance Survey map shows some modifications, probably including a further expansion of the quay onto the foreshore. Further expansion took place in 1889 when Potters' Pill was infilled (it is now Kingsley Road) and overlain by a railway which ran onto the quay until its closure in 1916. (Pye, A. R. + Simpson, S. J. 1991) In the mid 19th century the quay had vessels three abreast. (Boyle, V. C. 1932) The 1663 quay is described in a 'Survey of the Port of Exon' made in 1676. During the 17th and 18th centuries, the quay was extended first to the north to the newly laid out Bridgeland Street circa 1690, then to the south to the Long Bridge. By 1828 the quay was circa 365 metres long. Further widening took place in 1889 when its appearance was enhanced with a tree-lined promenade. Archaeological recording was undertaken by Exeter Archaeology in 2001 and 2002 during construction work for Bideford Tidal Defences. The work was located along the quay wall between SX45462647 and SX45562685 to the north of Long Bridge. The quay wall, first shown on the Ordnance Survey 1904 map was up to 5.75 metres high with footings 2.5 metres below the surface. Little quayside furniture survived but reclamation deposits and a cobbled surface associated with 19th and 20th century expansion of the quay were recorded behind the quay wall. (Reed, S. J. 2002) Bideford Quay. The 19th century quay was widened in 1905. Warehouses and the site of the old ropewalk survive. (Ordnance Survey Archaeology Division Unknown) There is a series of 37 cast-iron fence posts, identical in design, along the quay between Bridgeland Street and Bideford Bridge. Most dated 1847, one 1892. The surface-level of the quay has clearly risen considerably, and probably the founder's name is on the buried sections of the posts. There is a gap in the centre of the series, corresponding roughly to the present working quay. Photographs of the early 1880s show chains hanging from the tops of the posts. (Department of National Heritage 1993) In the 16th century Bideford was building ships of over 100 tons, amongst the largest in the West Country, and by the end of the 17th century its trade was such that only the ports of London and Topsham exceeded the number of ships leaving Bideford. This huge increase in shipping led to the building of Bideford's Quay, with 430 feet of Quay wall being constructed in 1664. There followed a further three extensions, both northwards and southwards, with the 2003/03 flood defence scheme extending and partly heightening the quay to the east. (Torridge District Council 2003)

Monument

506 Bridgelands, Bideford

Type:HOUSE **OS Map:**SS42NE

Broad Period: Post Medieval

NGR:SS453-268-

Historic Parish: BIDEFORD

Period:Post Medieval, XVII, XVIII

Admin Devon
Civil Parish:Bideford
Evidence:Site Of
Listed Building Grade:
Class:DOMESTIC
District:Torridge District
SM No:

Summary

Description

Bridgelands. Extensive, comprising property in Bideford, Robston, Roborough, Cheping, Great Torrington, Alverdiscott, Northam, Abbotsham and Exeter. Referred to in an indenture dated 27th August 1730. The Bridgelands tenements were rented out. 28 houses in Bridgeland Street (street constructed 1699), built upon land "heretofore filled with ruinous dwellings". (Worthy, C. 1884)

Monument

18031

Listed Building

Type:HOUSE

OS Map:SS42NE

Broad Period: Medieval

NGR:SS45422680

Historic Parish: BIDEFORD

Period:Post Medieval, XIX, XVII

Admin Devon

Civil Parish:Bideford

Evidence:Listed Building Grade: Grade II*

Class:DOMESTIC

District:Torridge District

SM No:

Summary

28,28a Bridgeland street, bideford. A large private dwelling in Bridgeland street, bideford, was built of red brick in double Flemish bond in the late 17th century. Although alterations have since been made its general appearance had not been damaged by the time of writing

Description

28,28a Bridgeland street, bideford. A large private dwelling in Bridgeland street, bideford, was built of red brick in double Flemish bond in the late 17th century. Although alterations have since been made its general appearance had not been damaged by the time of writing (duncan). (Duncan, A.G.)28 + 28a Bridgeland street, including pump + milestone in courtyard. Large house, the left-hand side, rear range and front garret now in use as flats and offices. Dated 1692 and 1693; some late c19 rebuilding at rear with date 1891. Dull red brick tinged with yellowish brown, laid in Flemish bond; plinths of squared stone rubble at rear, the front plinth rendered. Slate roofs; those on right side of courtyard and at rear of front range are mansards (probably late c19). Rear range and added corridor behind front range have flat roofs. Old red brick chimney on each end wall of front range. Chimneys at rear all seem to be late c19 red brick, including 2 at rear of front range which heated the middle rooms. (PROBABLY LATE C19) Plan: built around 4 sides of a courtyard; corridor added behind front range in early or mid c18. Front range is 1 room deep with 4 ground storey rooms and a central through passage. Side entrance-passage (possibly original) at left hand end. Range to right of courtyard has original staircase at the front with former kitchen behind; present kitchen (perhaps the former pantry) to rear of it. Range to left (now offices) believed to have contained stores and workshop originally. Rear range converted to flat believed to have been the dairy. (POSSIBLY ORIGINAL)Two storeys with garret except for left range (2 storeys only) and rear range (single storey). Front of 8 window range. Windows segmental headed in ground storey, flat headed above; all (except for that above the front door) have 6 paned sashes in flush frames. Raised band above ground storey. Prominent modillioned eaves cornice. (2 STOREYS ONLY) Front door (in 4th bay from left) remodelled in early c19 and a flat fronted bow window built out above it: 3-panelled double doors with cobweb fanlight over; panelled reveals; wooden doric flanking columns supporting entablature. (IN 4TH BAY FROM LEFT) At some earlier date a raised band has been cut away and the butt end of a timber is visible on the right hand side. Bow window is a 3 lights with mullions supporting an entablature; lights have sashes 8 paned in the centre, 6 paned at the sides. 8 panelled door (to no 28a) at left hand end of frontage. Flanking the 3 middle windows is a pair of original lead rainwater pipes. The heads have shields each carrying a castle and surmounted by a knight's helmet on which is a 4-legged creature. Flanking the shields are floral pendants and lions, these in turn flanked (to the left) by sprays of foliage or (to the right) by more lions. At the base of each rainwater head is a winged cherub head flanked by pendants; below the left hand cherub is a cartouche with date 1692 flanked by lions. Both pipes have decorated clamps: 1 to left with initial 'ihe' and 2 winged cherub heads, 2 to right, the upper with cartouches, date 1693 and initials 'ihe', the lower with 2 lions. (TO NO 28A) Four dormer windows; all the lights have 6 paned wood casements. Courtyard at rear retains much original detail, despite late c19 alterations; brickwork has not been painted or rendered. Front of right hand range largely original; openings in ground storey segmental headed, those above flat headed. Two ground storey windows with a third

inserted between them, all with 2 light mullioned and transomed wood casements. Similar group of windows above in second storey. To left of this is a further window with 2 light mullioned and transomed wood frame, the 2 lower lights converted to 4 paned sashes. Wooden eaves cornice and dormer window, the latter matching those at the front; probably late c19 replicas. Left hand range is original in the ground storey but rebuilt in late c19 red brick above the raised band: 3 ground storey windows with 3 light wood casements (probably late c19 or c20); that to left with rebuilt jambs and lintel, the others with original segmental arches. The right hand window has been converted from a doorway. Upper storey has 3 windows with 3 light wood casements; tops cut through the moulded eaves cornice and are finished with triangular pediments. (PROBABLY LATE C19 OR C20) Front range (the added corridor) is of old red brick in ground storey, late c19 brick above, including raised band. Centre doorway is late c19 with double doors, cobweb fanlight and triangular pediment. Above it a sun fire insurance plaque without the number. At either side a segmental headed window with 3 light mullioned wood frame; original mullions in left hand (w) window. Each window extended by one light on the outside. Upper storey windows have late c19 coloured glass. Shaped parapet with 3 cement urns. 2 rainwater heads dated 1891. Wall of rear range original, including segmental headed windows and raised band. Late c19 shaped red brick parapet with 3 cement urns. (THE ADDED CORRIDOR) Courtyard has old cobble surface with date 1693 in white pebbles. In centre an iron pump, believed to be late c19 evans type. Against wall of right hand range a red sandstone milestone with rounded top; inscribed in c18 or early c19 letters '7 miles to new york ferry' and with the number '17' in bottom left hand corner. Interior: through passage has 6 panelled door at either side, that to left recessed within a round arch. At rear, in added corridor, 2 doors; above right hand door the top of a 2 light wood mullioned (duncan). window. Stair compartment has in ground storey 3 similar doors with a fourth leading to the cupboard under the stairs; door to room adjoining through passage has been heightened by a third panel. Stair is a wooden dog-leg rising to the garret. On stair landing is an oil painting with bolection moulded frame, removed from chimneybreast in garret; coastal scene with forts and classical temple. Adjoining window has late c19 coloured glass. Ground storey room to right of through passage has detail probably of mid c18: plain dado with moulded rail and base, box cornice, panelled shutters; wooden chimneypiece with panelled pilasters supporting entablature. Rooms adjoining and across passage have panelled shutters and c19 chimneypieces; latter room has georgian style panelling, probably of late c19. Former kitchen has large original dresser, fixed to the wall and rising to the ceiling; lower part has bolection moulded doors with h-hinges. Room above has original wooden bolection moulded chimneypiece; ceiling has box cornice and coffering, the latter possibly a late c19 addition. Second storey stair landing has c19 six panelled doors; c19 chimneypiece in right hand front room. Owner says many of the fireplaces (including those in garret) have c19 cast iron grates, now boarded in. (INCLUDING THOSE IN GARRET)

Monument

63394 5 Queen Street

Listed Building

Type:HOUSE OS Map:SS42NE

Broad Period: Modern

NGR:SS45452672

Historic Parish: BIDEFORD

Period:Modern, XVIII

Admin Devon

Civil Parish:Bideford

Evidence:Extant Building

Listed Building Grade: Grade II

Class:DOMESTIC

District:Torridge District

SM No:

Summary

No 5 queen street - grade ii listed c18 three storey house with stucco front. Building currently used for storage but many original internal details survive. Intended to convert building to a restaurant (weddell).

Description

No 5 queen street - grade ii listed c18 three storey house with stucco front. Building currently used for storage but many original internal details survive. Intended to convert building to a restaurant (weddell). (Weddell, P. J.) Des=weddell,p. J.(exeter archaeology)/archaeological assessment of a development site at mill street/queen street, bideford/(may 1993)3/ea report 93.37. ()Late 18th century, three storey house, now associated with adjoining garage. Entrance passage on left hand side with evidence of 18th century cornice and ceiling band. Currently partly used for storage in association with adjoining garage. Mainly empty. (Torrige District Council 2003)House, now the front building of a car firm. Late 18th century. Rendered walls, solid at least in ground storey. Roof-covering not visible from street. Chimney at left end of ridge; another on right side-wall. Double-depth plan, with centre doorway leading to stair at rear; left ground-storey room reduced in width to allow for a carriage-entrance to left. 2-parallel ranges of workshops to rear, set at right-angles. 3 storeys; 3-window range, the outer 2 taking the form of full-height canted bays, except that the left-hand bay occupies only the second and third storeys. Centre double-doors, each of 6 ovolo-moulded panels, the outer panels narrower than those in the centre; flanking panelled pilasters, triangular pediment on carved consoles. Carriage-way has 20th century iron gates; stretch of early 19th century moulded cornice inside. Windows all have 6-paned sashes in moulded frames, except for the left-hand ground-storey window, which has 8-paned sashes in a concealed frame. Prominent boxed eaves-cornice. Left rear range

altered in ground storey, but upper storey retains 19th century workshop windows. Interior: access refused, but photographs in Bideford Community Archive show cornice with ceiling-band in entrance-passage; boxed-in stair, possibly 18th century. (English Heritage 2011) Visited 23rd March 1977 by Simon Timms and Pam Egeland. Proposed change of use for manufacturing of sails. Visited 14th November 1979 by Simon Timms. Proposal for conversion to showroom extension, offices and flat. Internal inspection noted good fittings. (Unknown Unknown)

Monument

63397

Type:BUILDING

OS Map:SS42NE

Broad Period: Modern

NGR:SS45432674

Historic Parish: BIDEFORD

Period:Modern, XIX

Admin Devon

Civil Parish:Bideford

Evidence:Extant Building

Listed Building Grade:

Class:UNASSIGNED

District:Torridge District

SM No:

Summary

Behind 'heards garage' in queen street a long narrow structure of rubble stone construction shown on os (1885) map survives containing a timber plank construction on the upper floor which is fully glazed along its southern side implying a former industrial use (weddell).

Description

Behind 'heards garage' in queen street a long narrow structure of rubble stone construction shown on os (1885) map survives containing a timber plank construction on the upper floor which is fully glazed along its southern side implying a former industrial use (weddell). (Weddell, P. J.)Des=weddell,p. J.(exeter archaeology)/archaeological assessment of a development site at mill street/queen street, bideford/(may 1993)6/ea report 93.37.

Monument

78853 4 Queen Street

Listed Building

Type:HOUSE **OS Map:**SS42NE

Broad Period: Multi-period

NGR:SS4544826716

Historic Parish: BIDEFORD

Period:Late Medieval,

Admin Devon

Civil Parish:Bideford Medieval, XV, XVI, XVII

Evidence:Extant Building

Listed Building Grade: Grade II

Class:DOMESTIC

District:Torridge District

SM No:

Summary

Late 15th century building with later remodelling. Retains medieval roof.

Description

House with shop. Circa late 15th century, remodelled in early-mid 19th century. Stuccoed stone. Slate roofs with gabled ends. Plan: the front range has a 2-bay late Medieval roof at right angles to the road; probably a first floor chamber. At the back there is a range, parallel with the road, with a late Medieval 2-bay roof [apparently smoke-blackened] and probably part of the back range of No.3. It would appear that the back range was independent of the front range; in about the early-mid 19th century the front range was refronted and united with the back range. Exterior: 2 storeys. 1-bay east front with 20th century shop on ground floor and 20th century 3-light window above; doorway to left with round arch, semi-circular fanlight with radiating glazing bars and panelled door. The range at the back also has 20th century windows. Interior: at the front, at right-angles to street, is a 2-bay Medieval roof, truncated at the front, with 2 moulded arch-braced trusses on moulded wooden corbels, with moulded wall-plates and moulded purlins; it is not smoke-blackened and appears to be a first floor chamber that could have extended further to the rear [west]. The back range has a 2-bay roof parallel to the street, with 3 raised cruck trusses [principals with curved feet], mortice and tenoned to cambered collars and with threaded purlins; it appears to have been dated to circa 1475. (Torridge District Council 2003) Visited 1997 by

Peter Child and Michael Laithwaite. Part of a very grand medieval town house. It is possible that the rest of it is subsumed within the next house, but access was not possible. Very close to the waterfront. Curiously, the house is beyond the area of the medieval quay, at least as far as this has been established. What can be seen of the house today consists of a front range at right angles to the street, with two trusses surviving from a very fine medieval roof, but one that was clearly not smoke-blackened. This might therefore be the storied cross-wing of a house whose hall range has either been lost or is subsumed in the adjacent property. Behind this range and connected to it by a structure which has a 17th century roof truss, but no other dating evidence, is a range parallel to the street, which has a series of "short crucks" which might be smoke-blackened, although the evidence of this is debatable. It might possibly originally have been a detached kitchen. Roof is 15th century arch-braced with a double ridge and false hammer beams hacked on their underside. The gap between arch-brace and collar is filled with a separate triangular-shaped piece, and the truss nearest the street seems to have had a decorative pendant in the centre, where there is now a gap. The panels between the purlins and the rafters are covered, so that it is not possible to see if there are any surviving windbraces; there is evidence for these in one place, where there is a mortice. The mouldings on the braces and the purlins have a family resemblance to those at West Challacombe, but probably only because they are of the same general architectural period. (Child, P. 1997)

Monument

78855 Queen Street

Type: STREET

OS Map: SS42NE

Broad Period: Unknown

NGR: SS4546626754

Historic Parish: BIDEFORD

Period: Unknown

Admin Devon

Civil Parish: Bideford

Evidence: Documentary Evidence

Listed Building Grade:

Class: Devon HER Term

District: Torridge District

SM No:

Summary

Queen Street retains some of the town's last remaining stone warehouses that once fronted the working quay.

Description

Running into Jubilee Square are King Street and Queen Street, with the town's last remaining stone warehouses that once fronted the working quay. (Unknown 2003)

Monument

78856 Queen Street Quay, Bideford

Type: QUAY

OS Map: SS42NE

Broad Period: Post Medieval

NGR: SS4545826690

Historic Parish: BIDEFORD

Period: XVII

Admin Devon

Civil Parish: Bideford

Evidence: Documentary Evidence

Listed Building Grade:

Class: TRANSPORT

District: Torridge District

SM No:

Summary

The junction of King, Queen and Cooper Streets is believed to be the site of a late 17th century quay.

Description

At the point where King, Queen and Cooper Streets widen, records show that this was once the site of a late 17th century quay, with some remaining old rubblestone warehouses to the south. (Torridge District Council Unknown)

Appendix 6

Building Survey Details - No.28 Bridgeland Street

Ground Floor

Room 1 (R1)

Entrance Corridor	
Ceiling	Plastered and painted, modern plaster cavetto coving to interior no mouldings to vestibule.
Walls	Plastered, possibly papered and painted to east and west, west thicker wall than to east, with moulded dado rail, respects door openings. Deep skirting with stepped ogee heavy moulding to top, possibly 19 th century. South wall (former rear wall of building) with arch to opening with stepped beaded moulded springers. Arched opening to west.
Floor	Modern vinyl flooring over concrete.
Doors/doorways	D1 – double front door, of three panels, with small panels to the top and even central and bottom panels. The top and centre panels are raised and fielded with ogee moulding to the sides, the bottom panels have been boarded over with a bead added to the sides. Strap hinges and brass door furniture. Fanlight above doorway, possibly timber, with six sunray lobes, with moulded and beaded glazing bars, delicate swags to exterior of lobes which spring from half medallion in the centre of the fanlight. Large bead moulding to outer edge of fanlight which is set within a semi-circular frame. This fanlight would appear to be 18 th century. D2 – interior door, modern, in modern frame, with plain sunray lobed modern fanlight above. D3 – door to room 5, to west, former dining room? Door is of six panels, with moulding in simple moulded and beaded frame with beehive brass handle opening respected by skirting that appears modern. D4 – door to room 2, to east. The door is the same as door 3, but in a beaded frame and set in a large arched recess with keystone to top and air vents within upper section of arched opening.
Windows	N/A
Fixtures, Fittings and Features	N/A
Overview	Former 17 th century entrance hall or passage to courtyard opened up and pushed through to the south in the 18 th or 19 th century.

R2 Reception Room	
Ceiling	Papered with moulded cornice with large ovolo moulding with two bands of stepped beading separated by flat planes below, of mid to late 18 th century form.
Walls	Panelled walls. Large panels above dado rail with stepped ogee moulding, panels now wall papered but may have held linen or silk; of late 18 th century form. Deep moulded dado rail runs below wall panelling, with stepped beaded band to the top, flat raised plane, with large ogee moulding and stepped bead dropping back to the wall, late 18 th century. Wide horizontal boards applied below and heavily painted, possibly in place of dado panelling now removed, boarding possibly 19 th century. Deep skirting boards, with simple bead moulding - early 19 th century. Modern shallow skirting boards applied over the top, with plain chamfer to top, 20 th century.
Floor	19 th century even width floorboards, probably pine; boards respect hearth of fireplace.
Doors/doorways	D2 described with R1.
Windows	W1- set in the centre of the north wall, overlooking the street. Modern replacement sash window in modern window frame. The shutters to either side are hung on H hinges with butterfly hinges to the central joint on the right hand shutter. The shutters are panelled with raised and fielded panels with large bar fitment to close and lock shutters. The window case is also panelled to the top and bottom, with an inset window seat. The shutters and window case appear late 17 th or early 18 th century.
Fixtures, Fittings and Features	Fireplace in the centre of the south wall with timber surround with heavily moulded mantle shelf and moulded panelled surround with projecting gothic revival polygonal pilasters on column bases, the pilasters curve up and over the lower moulding to the mantle shelf to form stylised supporting brackets. Early to mid 19 th century date for the surround. The cast iron inset register grate has a square set surround with foliate mouldings, sloping cheeks with dark red glazed tiles and a secondary square decorated grate with polygonal projecting smoke hood, with further decorative tiling. The grate has been replaced with a 20 th century gas fire. The cast iron inset dates from the late 19 th century or early 20 th century. Modern tiled area and sink in south-east corner of room.
Overview	R2 and R3 were possibly formerly one large open room, divided in the late 18 th century.

R3 Citizens Advice Bureau waiting room (formerly part of R2 reception room)	
Ceiling	Plaster ceiling with central transverse beam, slightly off centre. Beam is boxed in.
Walls	Plastered, with moulded skirting throughout.
Floor	Solid floor, not viewed, carpeted.

Doors/doorways	D10 in east wall, described with R4.
Windows	W7 in north wall overlooking street, identical to W1 in R2, wall dividing rooms cuts close to window opening to west side. W6, 19 th century 3x3 paned internal window lighting small vestibule at north end of corridor(R4).
Fixtures, Fittings and Features	N/A
Overview	Formerly part of R2, 19 th century skirting and decorative elements. Window casement is of late 17 th or 18 th century date. Window lighting corridor R4 is late 19 th or early 20 th century.

R4 Eastern Access Corridor into CAB offices	
Ceiling	Plaster with slope to centre, probably stair above.
Walls	The east and west walls of the vestibule are planked with narrow vertical pine boards to 1/3 height. Window in west wall to ceiling, to east the wall is plastered. The east wall of the corridor is planked to 1/3 height with moulded dado rail and moulded skirting. Plastered above. The west wall is modern.
Floor	Tiled to both vestibule and corridor, probably 19 th century although corridor tiling does not respect the west wall.
Doors/doorways	D8 - exterior door to street; large plain eight panelled door, formerly hung on LH hinges, now on modern hinges. Exterior with large raised and fielded panels with moulding to the sides. Small panels to the top, larger centre panels, small lower centre panel and large bottom panel. Brass door furniture. Probably late 17 th . D9 – interior door to corridor, ogee moulded frame, eared to top to exterior (north) side, moulded to interior side. Door is panelled to bottom 1/3 with plain moulding. Upper 2/3 glazed of 2 x 2 panes. Small panes of glass form decorative border around main central panes, obscured glass to sides and top, coloured square corner panes. Later 19 th century or early 20 th century. D10 – to room 3, modern door in modern partition. D11 – modern fire door, with glazed upper, set in earlier door architrave with moulded frame, possibly late 19 th century.
Windows	W6 described with R3.
Fixtures, Fittings and Features	N/A
Overview	Corridor to east end of building possibly providing access to R3, currently provides access to rear east wing.

R5 Former Dining Room	
Ceiling	Plaster ceiling with heavy cornice with multiple bands of ogee and stepped ovolo, interrupted by a central band of square projecting with a slight drip to its outer edge. This is of late 17 th or early 18 th century form. The square projection harks back to the use of cornices as exterior features. Central ceiling beam with continuation of stepped ogee moulding from the upper portion of the cornice. The use of exposed but decorated ceiling beams again may date this to the late 17 th or early 18 th century.
Walls	Plastered and papered to dado height. Dado rail is heavy with stepped beading and ogee moulding with a central raised flat plane, 18 th century, appears to terminate before D3 architrave. Dado rail closes directly onto window casements with vertical join. Horizontal boarding the same as found in R2, 19 th century. Deep skirting with stepped beaded moulding to top, late 18 th century. On the north wall between the two windows is a section of panelling the same as in R2, with large flat upper panel and moulded dado rail and boarding below (19 th century) with moulded skirting, 18 th century.
Floor	Wood vinyl flooring over modern cement.
Doors/doorways	D3 – six panel door with two small panels to top, with slightly longer central panel and large panel to the base, raised and fielded panels, ovolo moulded. This door is late 18 th century in date. It is in a narrow moulded architrave with stepped ogee moulding to exterior and flat plain to the interior, of 19 th century date. D4 – doors to cupboard described with fixtures and fittings. D5 – to rear stair hall, room 10. D5 in south wall to west side of chimney stack, large three panel door, with shallow raised panels in plain frame, possibly pegged to corners, may be late 17 th century or early 18 th century. Multiple shaped strap hinges, top panel appears to have been separate at some point and is individually hinged.
Windows	W2 and W3 in north wall, hornless sashes with chunky moulded glazing bars. Early 19 th century? Set in panelled casements with moulding to sides of raised and fielded panels. Opening is lowered to allow a window seat which has raised and fielded panels to the sides. Shutters are plain to interior with raised and fielded panels to the exterior. Small pair of shutters to upper portion of windows, long section below, hung on H hinges, with butterfly hinges to central hinged folding sections, with large diagonal set bar and hook mechanism.
Fixtures, Fittings and Features	Cupboard to left of fireplace, beaded panels form cupboard with a length of moulded stepped bead timber forming a slight pediment to the top. With upper set of double doors, raised and fielded. Lower portion of the cupboard is obscured by the contents of room and could not be viewed. The raised and fielded doors are late 17 th or 18 th century; the panels of the cupboard appear 19 th or 20 th century. Panelled timber fire surround, with flat pilasters with recessed panels to the sides with ogee mouldings

	and a stepped ovolo and cavetto moulded pediment mantle, which breaks and projects out over the pilasters and to the centre over a form of square keystone, with a recessed panel. This surround is late 17 th or 18 th century. Further panelling with plain beading closes in the sides of the firebox, partly blocking what once was a large open fire, creating a smaller opening for a cast iron grate. This is early to mid 19 th century form panelling. Any surviving grate is obscured by the contents of the room.
Overview	A late 17 th or early 18 th century room which has received a late 18 th or early 19 th century makeover. The cupboard appears to have been created at this point using doors from an earlier piece. This cupboard may block a doorway to the rear of the building or an earlier decorative alcove. Panelled elements in this room match those in R2. It is possible that the east wall which borders R1 (entrance corridor) may be a replacement and the wall originally more substantial as to R2, the wall appears slightly set back into the room and although there are elements such as the dado used, these can be re-set. The door architrave is 19 th century, although the door itself has been reused and is of earlier date.

R6 Possible former Butlers Pantry or Service Room	
Ceiling	Plastered and painted. No mouldings.
Walls	Picture rail with large bead flat plain and small bead to base, 19 th century in date. Plastered and wall papered down to dado height. Dado rail with stepped bead, projecting plane with slight curve and stepped bead with cavetto under with bead to base. Of simpler form than in the dining room, of later 18 th or possibly 19 th century date. Wall papered below dado rail. Deep skirting with large stepped bead to top, of early 19 th century form; this skirting has an additional section of plain board above, possibly 20 th century addition. Chimney stack on west wall and window openings on north wall, overlooking the street.
Floor	Modern cement floor, raised from R10, carpeted.
Doors/doorways	D7 in south-east corner, small low opening with plain shallow chamfered door architrave to room. Plain two panel door, with wide lock rail, may be 18th century replacement with wide lock rail. Later 19 th or early 20 th century lock with Bakelite handle. To corridor R10 the panels are raised and fielded, Bakelite handle and modern cut keyhole, earlier keyhole has been blocked. To R10 the door architrave appears disturbed to the base, untidily cut.
Windows	W4, opening splayed to the west and with a straight profile to the east. Window case appears plain and is boarded in below the window, hiding any panelling which may remain. Shutters to either side, plain to the interior with large diagonal set closing bar and hook mechanism; shutters hung on H-hinges. To the exterior the shutters have raised and fielded panels which are more pronounced than those to W2 and W3, although the style appears similar. W5 as W2 & W3, in R5, panelled window seat and single shutter, with folding sections hinges on H-hinges.
Fixtures, Fittings and Features	Fixed shelves against the west wall to the north side of the chimney stack, sat on curved brackets to the sides, two shelves with beaded plank above on the wall, probably 18 th century in date. Modern 20 th century shelves to the south of the chimney stack. Fireplace on west wall, stone surround, possibly slate or marble, now heavily painted. Finely moulded, with reeded flat pilasters and lintel with square corner blocks with concentric circle mouldings and flat plain mantle shelf. This fire surround is of a style popular in the 1820s-1830s. Any inset 19 th century grate is hidden behind 20 th century copper fire plate.
Overview	Heated room overlooking the street with large windows, possibly a service room due to its proximity to the dining room and the fitted shelving. Of late 18 th or early 19 th century character, without the heavily moulded architectural elements found in other rooms, hence the possible analysis as a functioning service room.

R7 Late 18th century Extension to Entrance Corridor (Hallway)	
Ceiling	Plaster ceiling, with shallow cornicing of ovolo and stepped bead moulding, later 18 th or possibly early 19 th century.
Walls	Plastered and painted except for the west wall which is a boarded partition. Picture rail set high on wall with double bead moulding, 19 th century. Deep skirting with stepped ogee heavy moulding to top, late 18 th century, as to R1.
Floor	Modern vinyl flooring over concrete, as in R1.
Doors/doorways	D13 - to east, two panel door with heavy moulding with stepped ogee to panel edges of 17 th century style with pegged corners; 20 th century Bakelite handle. Door architrave with heavy ogee moulding to exterior frame, stepped back to flat plane with smaller stepped ogee to opening, 19 th century. The same as D11. D14 – into enclosed courtyard to south – double doors, with square heavy ogee moulded panels to the base, with glazed long upper panels, with simple bead to edge and leaded lights. Twenty-four small leaded rectangular panes. Semi-circular fanlight above as found above D1, on the street frontage. Later 18 th century. D15 – to west within boarded partition wall – plain painted timber frame to partition, frame to two light over-door light above, pegged with chamfered sides and central chamfered thick mullion with two glazed panels with iron bars, set within a stepped beaded frame. Possibly an earlier exterior? element reset and possibly dating to the late 17 th century; although it appears to match the door set below, it

	may have been truncated to the base, now without a timber plank below the lights, probably to fit into the space below the moulded corning as the frame of stepped ogee moulding appears to match that of the door architrave which is pegged to the corners, of stepped ogee moulding to the exterior frame with a flat plane and bead to opening, also of later 17 th or early 18 th century form. Two panel door with heavy ogee mouldings, as D13. 17 th century. Iron latch, spear headed stops, possibly 17 th century. L-H hinges to door.
Windows	W8 – within rooms 7 and 8 as it runs under the partition wall. Three light timber window, with central timber mullions, plain frame but with chamfered edges to lights with run out stops. Central opening casement. Leaded lights of twenty-four small rectangular leaded panes. Two internal bars to each light. Possibly 19 th century, forms a partly symmetrical arrangement with window 9, to the west. Further fourth light, separated from the other three by a narrow band of brick, forming a mullion, of twenty-four leaded lights in a timber frame as above. W9 – of four lights, with timber mullions, leaded lights of twenty-four panes; set at a slightly higher level than window 8, flanking door 14 to the west side. The eastern light is possibly of earlier form, with later glass inserts and bars added. Scars of different bar configuration visible to sides of window frame, which has a large bead moulding to the opening. Western fourth light is set at an angle to the other three, there is a wider mullion between this and the three light portion of the window.
Fixtures, Fittings and Features	N/A
Overview	Extension to original 17 th century entrance corridor. This could be a late 18 th century hallway extension re-using older elements from within the building. Within the room, the 17 th century doors, an earlier late 17 th century architrave to door 15 and 18 th century skirting have all possibly been re-used. The corning may indicate that the hallway was constructed at the turn of the 18 th and 19 th centuries where corning was becoming simpler and shallower. The door architrave to door 13 is also of the 19 th century. The room was constructed between the two 17 th century rear wings, possibly as a result of the stables and coach house going out of use and being converted into accommodation and the main entrance corridor not being required for animal access.

R8 Toilet	
Ceiling	Plaster ceiling
Walls	To the west the wall cuts the window 8. A partition wall in the centre of this wall forms the toilet cubicle. The north wall of the toilet is plastered.
Floor	Raised from room 7.
Doors/doorways	Door 18, a re-hung earlier door, four panel with moulded edges, plain to the interior, 19 th century. Door 19 newly blocked with concrete block, formerly led into room 11, stairhall.
Windows	Described with room 7.
Fixtures, Fittings and Features	Small 19 th century gas fitting fixed to the north wall
Overview	Possible 19 th century makeover of late 18 th century room, converted to a toilet in the 20 th century.

R9 Cloak Room	
Ceiling	Plaster ceiling with shallow corning as in room 7. Late 18 th or early 19 th century.
Walls	Plastered and wall papered. Moulded dado rail, stepped beading with a recessed flat plane, dropping back to a large stepped ovolo, late 18 th century. Deep skirting with large stepped bead moulding to top late 18 th century. Skirting and dado continue into room 10, respecting former door opening and curvature of the wall, where earlier doorway has been removed.
Floor	Possible cement floor under early 20 th century parquet flooring.
Doors/doorways	Door 15 described with room 7, architrave is plain to interior side to room 9.
Windows	Described with room 7.
Fixtures, Fittings and Features	N/A
Overview	Late 18 th century room, forced through earlier late 17 th century opening, linking it with room 10. Door 15 may have come from this opening.

R10 Stair Hall (west)	
Ceiling	Plaster with shallow cornice to all walls as in room 7 and room 9, of late 18 th or early 19 th century date.
Walls	To the east large opening forced from former doorway, respected by dado and skirting, former entrance into property, scar to top of opening suggesting fitment for former door architrave. Possibly once held door 15 and is an original late 17 th century opening. Skirting as in room 9 and dado rail as in room 9, some individual sections of the dado and skirting may be replacement modern copies. Under the stairs the south wall is of plaster, haired plaster, stair treads are nailed together with forged nails, so the treads may have been replaced or re-set in the 19 th century. Skirting rising with stairs but with simpler bead moulding, later possibly early 19 th century.
Floor	As in R9, but within the understairs area the floor is composed of large slabs, possibly an area of

	surviving late 17 th century flooring.
Doors/doorways	D5 - un moulded to R5 described with room. To stair side the three panels are moulded with stepped bead and ogee mouldings, as to D13 & D15. Additional third narrow upper panel; separately hinged, Narrow moulded architrave with stepped beaded exterior frame and large bead to opening, all possibly late 17 th century. D7 – to R6, set at a lower height to respect stairs, moulded, raised and fielded panels, possibly 18 th century, may be a replacement, architrave as D5. D16 – to understairs cupboard, 2 panels with stepped beaded moulding to sides, in a stepped ogee moulded frame, cohesive with the late 17 th century stairs. Hung on H-hinges. D17 – to R12, architrave as D5 and D7 but set at a lower height, latch as D15, a two panel door plain to both sides leading to former kitchen, possibly also late 17 th century.
Windows	N/A
Fixtures, Fittings and Features	Stairs – large square set newel posts, with chamfered corners, ending in lambs-tongue ‘type’ stops with square pediment tops with stepped ovolo mouldings, pegged to hand rail. Deep handrail with stepped ovolo mouldings to the base, with mouldings to the top of a toads-back form. Closed string stair with wide stair plate, with stepped ovolo moulding to the top and bottom. Balusters of large and quite crude tapered column form, with urn shaped turned bottoms with stepped bulbous ends set on chunky short unturned blocks, to top and bottom. Sloping panel to base of stair with stepped ovolo mouldings. Stair of late 17 th century date. Painted plain treads, possibly replaced or re-set, 19 th century. Stairs rise to ½ landing, ceiling has cornicing as R7 and R9. Stairs rise to second floor, with half landings to first floor and second floor.
Overview	Within the late 17 th century portion of the building, having received a late 18 th century makeover, upon construction of the entrance hall extension and the gentrification of the rear of the property. Stairs rise fully to the second floor where they terminate in a short balconied landing area, half-landings lie between all floors.

R11 Stair Hall (east)	
Ceiling	Plaster, with moulded timber joists, axial, to base of stairs only. Probably modern. Plastered and painted ceilings to landings above.
Walls	Plastered, modern wall to east side, planked and boarded to dado height to south. Deep skirting rises with stairs, stepped ogee and ovolo mouldings, possibly late 18 th or early 19 th century.
Floor	Flooring as in R4, cut to fit space, re-set in 20 th century.
Doors/doorways	Doors 11 and 12, both modern, in north and south walls, leading to rooms 4 and 21 respectively.
Windows	N/A
Fixtures, Fittings and Features	Stairs rising to first floor. Square set newel posts, with incised reeding to either side of each face, with square set pediment top with stepped cavetto moulding to the underside and plain chamfer to the top. Bulbous handrail with stepped beading to base and large ovolo moulding to side with step to pronounced toads back style top. Closed string stair, with shallow recessed stair plate with incised moulding dropping to projecting secondary stair plate with stepped bead moulding to the top and large bead to the bottom. Slim vase balusters with turned banding to lower portion of slight vase section, bulbous vase moulding to base with further turned elements and long unturned blocks to top and bottom. Applied urn finials to each newel post, later additions. Square-set pendants to landings, some with applied urn finials. Stair is probably of pine; of late 18 th or early 19 th century, assuming a similar form to that of the earlier 17 th century stair in the building.
Overview	Hallway containing secondary stairs to first floor, possibly inserted upon the construction of the further entrance hall in the late 18 th or early 19 th century. Stairs continue to the second floor, where they are accessed by R41 through a forced opening in the north wall, formerly the rear wall of the building.

R12 Former kitchen	
Ceiling	Plain plaster with axial beam running across room, in the centre of the ceiling, no mouldings.
Walls	Plastered and painted. East wall dominated by a single twelve light mullioned window. Below the window to dado rail height the wall is planked and boarded, this continues across the wall and around the rest of the room. The north wall is dominated by a large fixed dresser and the door to R10. South wall dominated by modern timber fire surround and cupboard to west and door to east. On the west wall the modern planking continues but older 19 th century planking can be seen underneath to the centre of the wall. A long narrow bead moulded plank runs along the south end of the wall, terminating towards the centre of the room where there appears to be a scar in the plaster. There are a number of scars within the west wall, suggesting large openings may have been blocked or other fixed items of furniture may have been removed.
Floor	Parquet flooring, 20 th century as in R9 and R10.

Doors/doorways	D17 - described with room 10 to exterior, to interior plain unmoulded panels, large spear-headed strap hinges. Pegged to corners and panels, spear-headed detailed iron latch. 17 th century. D18 – to R13, reused from elsewhere, of three vertical planks, with chamfered ledging bars to rear side. Central recessed panel with beaded edge with modern hinges but with remains of spear-headed hinges on the rear side, re-used latch and handle, probably 19 th century. Door is set back in the wall under the cupboard with folding door. Small door leads back under the stairs in the north-west corner.
Windows	W10 - Large twelve light window separated by two large moulded timber mullions, with lambs-tongue stops, into three four-light windows. There is also a central planked section dividing the middle window, this has rebates for shutters. The six long bottom lights have eighteen small leaded panes, the top smaller lights have nine small leaded panes. The lights have ovolo mouldings to the sides and each light has two chamfered bars to the interior. These windows are probably 17 th century. Some of the windows are casements, with coiled iron openers.
Fixtures, Fittings and Features	Large fixed dresser on north wall, with cupboards below, panelled with prominent ogee and stepped beaded mouldings. Large square doors (five in number, two of which are fixed) to cupboards, with H-hinges; with three long shallow drawers above, two long drawers with a shorter central drawer. Above this are a series of shelves fixed to the wall with a stepped cavetto pediment to the top fixed to the ceiling and moulded framed sides. This is an original piece of fixed furniture, dated to the late 17 th century. Fireplace in south wall, large timber fire surround with ovolo moulded panels, boarding around and into firebox, hiding earlier surround and range? Projecting mantle shelf on curving brackets. Modern boarding and modern brick decorative surround with arched opening to centre. Small open firebox with sloping cement to sides. All early to mid 20 th century, earlier fireplace may survive to rear of these later additions. Cupboard (D19) to west end of south wall, adjacent to fireplace, upper small cupboard with square doors (D21), moulded to sides and raised and fielded panels, in ogee moulded frame, painted, of 18 th century date. Below long cupboard, fitted with shelves, partly truncated with replacement 20 th century doors, timber planked and panelled doors, not painted. May block a doorway which led into R13 or part of R13 beyond the wall stub to the west which may have been a large larder, pantry or store room serving the kitchen. Cupboard (D20) to east side of south wall above doorway to R13, planked door, painted in plain frame, with folding section to middle and butterfly hinges. Simple pegged corners to frame. Possibly 17 th or 18 th century. Small blocked square opening above fireplace, to west side, former spice cupboard? Vent built into chimney stack at top of wall.
Overview	Late 17 th century kitchen, original with the building, with some possible 19 th century additions and possible covered/partly-blocked fireplace in large chimney stack to south wall. Converted in 20 th century to living accommodation, large fixed dresser has survived the conversion. Part of room 13 to the west may have been a larder or store serving the former kitchen.

R13 Former service rooms to kitchen	
Ceiling	Plastered and painted, with central ceiling beam possibly in position of former wall and set into the chimney stack.
Walls	All tiled or boarded with modern wood veneer sheeting. Forced opening in west wall, stub of wall visible and visible scar on ceiling, formerly two separate rooms, small room to west.
Floor	Raised floor level from room 12, possibly modern concrete under modern vinyl flooring.
Doors/doorways	Door 18 described with room 12. Door 19 described with room 12. Door 22 – in east wall to courtyard, modern 20 th century, leads to courtyard. Door 23 – in south-west corner, tall 19 th century door to room 14, four panel door, two moulded panels below and two long upper glazed panels, door set in plain unmoulded architrave.
Windows	Window 11 - 20 th century metal framed casement window, into room 14.
Fixtures, Fittings and Features	Modern kitchen units and appliances. Chimney stack appear to have been partially breached to the rear to take cooking appliance venting.
Overview	Probable service room leading through to sculleries and other service quarters, with to the west a separate possible larder or pantry accessed from room 12, through cupboard/door 19, and now accessed via opening through forced wall.

R14 Modern (20th century) Conservatory? Former use unknown	
Ceiling	Corrugated plastic conservatory ceiling, timber beams.
Walls	Plastered and painted, south wall formerly solid, breached to create modern glass wall.
Floor	Modern quarry tiled floor, mid 20 th century or later.
Doors/doorways	Door 23 described with room 13. Door 24 – leads into room 15, possibly a forced opening, modern in a modern frame. Door 25 – modern in modern frame, leads to exterior.
Windows	Glazed wall to south with arched sections and glazed door, all modern (late 20 th century)

Fixtures, Fittings and Features	Some fitted units to west wall.
Overview	Former part service range/stores/part-open service yard?

R15 Former Service/Store Rooms (Dairy?) – heavily modernised internally	
Ceiling	Plaster, central beam, running east-west. Double shallow vaulted ceiling, aligned east-west. Apparently dating from 1960s?
Walls	Plastered and painted, wood panelling to picture rail height on east wall, modern. Shallow modern plain chamfered skirting.
Floor	Carpeted over concrete, modern.
Doors/doorways	Door 26 – double glazed doors to garden. All modern. Archway to room 16, sliding modern door. Door 28 – double timber doors, panelled to the bottom, glazed above. Leaded lights, fifteen small leaded panes to each large upper light, in arched timber frame.
Windows	N/A
Fixtures, Fittings and Features	Fixed cupboard, in north-east corner. All modern.
Overview	Internally heavily modernised, no visible surviving features.

R16 Former Service/Store Rooms (Dairy?) – heavily modernised internally	
Ceiling	As room 15.
Walls	All modern.
Floor	All modern.
Doors/doorways	Door 27 – double glazed doors to garden. All modern.
Windows	Window 13 plain modern timber frame with plain glazed panes, quarry tiled sill. Window 14, modern timber window, in slightly arched frame, with leaded lights, ovolo mouldings to sides of lights.
Fixtures, Fittings and Features	Modern ensuite built in corner with partition walls.
Overview	As room 15, all heavily modernised.

R17 Former Store/Stables - 19th century offices	
Ceiling	Plaster, visible ceiling joists, chamfered edges with run-out stops.
Walls	East wall is a modern partition with a modern door. Projecting possible former chimney stack and blocked fireplace in south-west corner. Skirting, some sections modern.
Floor	Solid floor, carpeted.
Doors/doorways	D29 – modern.
Windows	W15 opening formerly larger doorway (entrance to stable) and now planked to the sides and under widow, later 19 th century. A three light window in wide timber frame with wide timber mullions separating lights, plain glazed panes. Long fixed panes to base, slim glazing bars to top and small square panes to top, one of which is a casement. Windows later 19 th century.
Fixtures, Fittings and Features	N/A
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised.

R17A Corridor within 19th century offices	
Ceiling	Plastered and painted, with no mouldings.
Walls	Stepped ogee moulded skirting, 19 th century. South wall is a partition wall, room was once open to room 19, skirting continues under partition wall.
Floor	Solid, carpeted.
Doors/doorways	Door 30 to corridor modern, east wall very thick to south, reduced towards doorway.
Windows	Window 16 – as in room 17.
Fixtures, Fittings and Features	N/A
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised. Formerly one large open room with room 19.

R18 Former Store/Stables - 19th century offices	
Ceiling	Plastered and painted, with no mouldings.
Walls	Stepped ogee moulded skirting, 19 th century. South wall is a partition wall, room was once open to room 19, skirting continues under partition wall.
Floor	Solid, carpeted.

Doors/doorways	Door 30 to corridor modern, east wall very thick to south, reduced towards doorway.
Windows	Window 16 – as in room 17.
Fixtures, Fittings and Features	N/A
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised. Formerly one large open room with room 19.

R19 Former Store/Stables - 19th century offices	
Ceiling	Plastered and painted, with no mouldings.
Walls	Skirting with stepped ogee moulding to top. North wall is a partition wall, skirting continues under. Skirting respects blocked opening in south wall and wall scar is visible, possible blocked fireplace?
Floor	Solid, carpeted.
Doors/doorways	Door 31 – door is modern but frame is chamfered as the joists in room 17.
Windows	Window 17 – as in room 17.
Fixtures, Fittings and Features	N/A
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised. Formerly open to the north to room 18.

R20 Former Store/Stables - 19th century offices	
Ceiling	Plaster
Walls	Plastered and painted. Possible blocked former fireplace in north wall, projecting chimney stack. Partition wall to stairs, to west. Skirting respects wall and partitions.
Floor	Solid floor, carpeted.
Doors/doorways	Door 32 – in north wall, leads to room 21; the access corridor. Moulded door architrave. 19 th century. Door 33 – in west wall, leads to stairs. Four panel door with long upper panels and shorter lower panels, with stepped ovolo and bead moulding to sides. Beehive handle fixing and key plates to both sides, modern replacement timber door knobs. Moulded door architrave. Both 19 th century.
Windows	Window 18 – large three light mullioned window with long bottom panes and small upper panes. Matches windows 34-36 on first floor. Metalwork fastener for hopper openings and level below, to left light; centre and right have replacements. Sill is truncated to the right hand side but the wall appears to have been built up and out at this point or heavily re-plastered.
Fixtures, Fittings and Features	N/A
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised. Formerly open to the north to room 18.

R21 Stair hall - modern	
Ceiling	Plastered ceiling with feet of roof trusses exposed, bead moulding to edges of truss blades.
Walls	Plastered and painted with modern squared skirting to sides of stair. Skirting with ogee moulding survives to bottom of stairs, only a short length of this remains.
Floor	Solid.
Doors/doorways	Door 36 – modern fire door to exterior, forced opening.
Windows	Window 19A – single light window at top of stairs with tongue and groove planking to reveals.
Fixtures, Fittings and Features	Modern inserted staircase.
Overview	Possible original single storey 17 th century stable wing, (or additional service wing not domestic) converted to service in the 19 th century (chimneys added, doorways blocked), now CAB offices and heavily modernised. Inserted into room 20, linked to room 22 by modern corridor.

R22 Corridor connecting to former outside privy	
Ceiling	Modern plaster
Walls	All modern cement.
Floor	Brick floor, orange brick, no frogs to bricks, bricks laid flat.
Doors/doorways	Door 35 – all modern. Door 34 – modern exterior door.
Windows	Window 19 – modern single light window.
Fixtures, Fittings and Features	N/A

Overview	Possible former outside privy (19 th century) connected to building by modern corridor. Courtyard to east of room 22 – earlier orange brick floor as in room 22, brick wall to south and east. The east wall sloped to the south as if formally roofed and there is a blocked opening (doorway) to the north of the centre, with steps leading up to it.
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First Floor

R23 First Floor Landing - formerly two rooms	
Ceiling	Plastered and painted. Moulded cornice, shallow in depth as to rooms 7, 9 and 10 below on the ground floor.
Walls	Plastered and painted above dado rail; wall papered below. Large arched forced opening between two distinct areas, opening has bead to edge with run-out stops to the base. Picture rail to all walls, which respects opening. Dado rail also to all walls, sections cut to fit opening, as to as in room 9. Elaborate skirting with stepped bead moulding to top and a wide band of reeding to the lower flat plane, early to mid 19 th century. No skirting below window on south wall; ridged boarding, simpler form of dado projecting above boarding. South wall of stair hall may be lathe and plaster as below.
Floor	Carpeting over floorboards, floor level rises slightly to east, within former separate room.
Doors/doorways	D38 – serves room 25, six panel door with wide stepped ogee moulding to edges of panels, two smaller upper panels, with long central panels and shorter ones to the base. Panels are flat and quite narrow. Brass door furniture. Door architrave joint with door 39, with stepped ogee moulding to exterior frame and narrow flat plane and bead to opening; wooden partition between doors. Door and architrave of late 19 th century date. D39 – as door 38, serves room 26. D40 – six panel door with stepped ovolo moulding to edges of panels, two smaller upper panels, with long central panels and shorter ones to the base. Panels are flat and broader than those to D38 and D39. Brass door furniture. Panelled door case to R23 with stepped bead and ovolo moulding to recessed flat panels, three per side with two small panels above, door is flush with the interior wall of R27. Stepped ogee and beaded frame with large bead to opening. Door and architrave of late 18 th century date or early 19 th century – must be re-set. Elaborate nature of panelled casement may highlight status of room. Door 41 – serves room 24, six panel door, narrow flat panels, as door 38, with wide stepped ogee moulding to edges. Moulded architrave with stepped bead to exterior and wide ogee moulding to interior, narrow flat plane with bead to opening, late 19 th century. Door 42 – described with room 28.
Windows	Window 27 – large three light window to former eastern room, large ovolo moulding to window frame, stepped bead mouldings to lights. Two outside lights are casements with beehive catches; central light is fixed. Insert decorative stained glass panels, diamond leaded patterns to the sides with stylised foliate patterns, the central pane has a diamond leaded pane with a painted panel with a man's face and the word 'WILTON'. Late 19 th century window.
Fixtures, Fittings and Features	Stairs as below, square newel post to landing, half landing below; stairs rising to second floor with another half landing. Square-set pendants projecting below the base of the newel post on the half landings. Late 17 th century.
Overview	17 th century stair hall, modernised upon the building of the entrance hall extension in the late 18 th century, with possible later enlargement and forcing of the opening in the 19 th century and the insertion of the new window overlooking the courtyard. Doors added in the 19 th century, door 41 earlier dating to the late 18 th century.

R24 Modern Bathroom	
Ceiling	Plastered and painted, no mouldings. Lowered planked and boarded section over the bath (tongue and groove), to the east side.
Walls	Modern planks and boarding screwed together, tiled to east and north-east. Wall-papered to north-west. West wall is a slim partition wall. Some skirting to north and west wall, as in room 23.
Floor	Carpeted, possibly over floorboards.
Doors/doorways	Door 41 described with room 23.
Windows	Window 28 – two light window, similar to window 27. Obscured glass panes below and coloured leaded panes above. Western light is opening casement, beehive handle with modern catch. Stepped ogee moulded window frame.
Fixtures, Fittings and Features	20 th century bathroom fittings.
Overview	Room may formerly have been open with room 23, now a 20 th century bathroom.

R25 Bedroom	
Ceiling	Plaster with projecting beam to east end, in line with walls on ground floor, further projecting beam appears to brace the west end of the room, running through the rear of the projecting chimney stack, no mouldings. Some scarring to plaster ceiling to north and south walls at the join between wall and ceiling; could this be evidence of the large late 17 th century cornices having been removed during later

	stages of remodelling, possibly in the 19 th century when the room was divided, creating room 26?
Walls	Plastered and wall-papered. The east end is rebated at the south-east end to allow for the door to open, this wall is a partition, but of some width, possibly lathe and plaster. Ogee and stepped bead moulded picture rail and plain beaded deep skirting, 19 th century.
Floor	Carpeted but possibly with floorboards below, slightly raised area to the east.
Doors/doorways	Door 38 described with room 23. 19 th century. Internal architrave is cut off to the east, to allow for the partition wall.
Windows	Window 20 – sash window, appears to be slightly truncated to the west where it directly abuts the west wall. Square set openings with panelled window seats below sill, panels have ovolo moulded sides and are raised and fielded as on front windows on ground floor, ovolo moulded plank seat to base. Windows are hornless sashes, set in simple pegged frames with bead to opening. Thick moulded glazing bars with bead to panes, 6x6 panes. Late 17 th century.
Fixtures, Fittings and Features	Fireplace in the centre of the west wall, within projecting chimney stack. Timber surround with heavily moulded mantle shelf and moulded panelled surround with projecting gothic revival polygonal pilasters on column bases, the pilasters curve up and over the lower moulding to the mantle shelf to form stylised supporting brackets, of early to mid 19 th century date. Any cast iron inset register grate has been removed or obscured and the opening is blocked with decorative copper sheeting with appliqué circular geometric motifs, with coloured stones, possibly early 20 th century.
Overview	Room given a 19 th century makeover, divided from room 26 at this point. Late 17 th century panelling surviving to windows.

R26 Bedroom - Formerly part of R25?

Ceiling	Plastered and painted with chunky projection alongside the east partition wall, possible site of former wall? No mouldings.
Walls	Plastered and wall-papered, section of tiling to south-east corner. The western wall is a partition wall with room 26, this has a projection to the south, towards door 39 and cuts the door frame at this point. Skirting with large bead moulding to top, probably early 19 th century. Picture rail with stepped inverted-ogee moulding with the projecting portion to the base.
Floor	Floorboards under carpeting, appears to be random width, late 18 th or possibly early 19 th century.
Doors/doorways	Door 39 - as door 38. Door 44 – modern fire door, in moulded architrave, narrow in width, with large stepped bead moulding, possibly 19 th century.
Windows	Window 22 – hornless sash window, as before. No shutters, window casement survives below the window with panelling visible with raised and fielded panels, the same as windows 20 and 21. The window casement and panelling dates to the late 17 th or early 18 th century.
Fixtures, Fittings and Features	N/A
Overview	Room divided in the 19 th century from room 25?

R27 Central front room with first floor oriel window

Ceiling	Plastered and painted, transverse beam running across to the east, stops above opening to oriel window. Beam appears to cut the corncicing to the south but appears respected by it to the north, where it appears to dip lower to accommodate the beam within the mouldings. Some moulding continues onto both sides of the beam. The corncicing is deep, of bands of stepped ogee and bead moulding with a central square projection with a small drip to the exterior edge. This is similar in style to that in R5, which is below it to the west, the corncicing here is however shallower in depth than that on the ground floor and there is less variety in the bands of moulding used. Probably of 18 th century date, copy of the style of the earlier cornices on the remodelling of the room.
Walls	Plastered and wall-papered below picture rail. Narrow picture rail which runs below the cornice; this has a large stepped bead to the top, narrow flat plane and a recurring smaller stepped bead to the base, 19 th century. The picture rail is cut around the moulded frame of the window casement to window 24. Dado rail, wide with stepped bead mouldings to top, projecting raised flat plane, stepped bead moulding to base, cavetto under with stepped bead moulding to bottom edge, respects curve of bay window opening, cut to window 24, respects doorway of door 44 and door 40, possibly 19 th century addition or replacement, may even be 20 th century, quality of mouldings seen on other dado rails simply isn't present. Walls are papered below the dado rail. Deep skirting with large bead moulding to top, as in rooms 26 and 25, 19 th century. Into the bow window (window 29) there is complex skirting with stepped beading to the top and reeding or fluting occurring again in a band below this within the flat plane running down to the floor. This skirting seems to project away from the wall, projecting further at the second band of moulding. Possibly early to mid 19 th century. East wall forming room 30 is a modern partition, the corncicing runs under the partition. The west wall appears to cut the projecting chimney stack to the south-west corner; this chimney stack has been completely reduced in room 26 to the west and does not appear, the cornice also respects the projection. Although it appears as if the cornice respects the west wall, upon closer inspection it can be

	seen that the mouldings to both north and south corners are off-set, with what appear to be crude plaster repairs. The 18 th century cornice almost appears to run under the partition, it is possible this partition is of early date and the cornice style has been copied and applied to the wall to make it look correct, possibly done in the early 19 th century.
Floor	Floor boards under carpet; appear to be random width, late 18 th or early 19 th century.
Doors/doorways	Door 40 – in south wall serving room 23, the landing. Described with that room, of six panels, in a moulded narrow door architrave. Door 44 – serves room 26, described with that room, modern fire door, within narrow moulded frame with large stepped bead, possibly 19 th century. Door 45 – modern, serves room 30 within modern partition to east of room 27. Door 46 – modern, serves room 32, rear corridor and secondary stairs, doorframe built up against blocked fireplace in projecting chimney stack.
Windows	Window 24 – Hornless sash, chunkier glazing bars, with stepped ovolo mouldings. 6x6 panes. In a simple window frame with large bead to opening, within a moulded and panelled casement, recessed panels are flat with stepped ovolo mouldings to edges. Two long panels to each side and one long panel to the top, stepped ogee and ovolo moulded exterior frame to casement. Although the window casement is deep and panelled it is not clear if the panelling hides shutters, it appears not. There may be a window seat below the window; however it is obscured by the contents of the room. This window dates to the late 18 th or early 19 th century. Window 29 – large projecting three-light bow/oriel window. Two outer narrow curving sash windows, with wide central sash; all hornless sashes with slim moulded glazing bars, 6x6 panes to the side windows, 8x8 panes to the larger central window. Windows set in wide curving window casement, with moulded exterior frame, with fluted edges terminating in corner blocks to the exterior and between the windows to the top and bottom of the mullions, which are also fluted. The top corner blocks are inset with a raised concentric circle pattern. Possibly late 18 th century or early 19 th as this form of decoration was very common in the early 19 th century, rising to particular prominence in the 1820s and 1830s.
Fixtures, Fittings and Features	Simple timber fireplace surround with narrow curved mantle shelf on west wall, 19 th or 20 th century. Earlier blocked fireplace within large projecting chimney stack on south wall.
Overview	Large main front room, 18 th century cornice and formerly central ceiling beam, projecting chimney stack to south and further projecting chimney stack stub to south-west corner. The cornice is of a similar form to the deep 17 th century cornices used in the house but is less elaborate and uses only bands of shallow ogee moulding. It may be an attempt for a later plasterer to copy the forms and styles of the other cornices in the building. Late 18 th century bow window, projecting out over main entrance doorway, more similar in style to windows of the 18 th century, may be an late example of a bow window, or the internal decoration may be an early example which becomes popular in the 19 th , making the window later 18 th century. Room possibly reduced to the west in the later 18 th century, modern partition to the east reducing the size further. Some late 18 th /early 19 th century internal decorative elements such as picture rail, skirting, door no.40 architrave and door and possibly dado rail suggest a possible late 18 th /early 19 th century makeover.

R28 Main first floor chamber	
Ceiling	Elaborate transacted box-framed beamed ceiling, forming 12 panels, central transverse beam is heavier and projects below the rest. Panels are recessed with heavy cornicing which is very similar to that found in R23, 10 and 9; which date to the late 17 th century and comprise bands of ogee cavetto and ovolo moulding with a central band of square profile, with an outer projecting course. Cornice also around all wall tops and respects the chimney stack.
Walls	Elaborate picture rail with large stepped ovolo moulding to the top, with a central flat plane between, to a lower band of stepped ogee, possibly of 17 th century date. Deep ovolo moulded skirting late 17 th century.
Floor	Carpeting over floorboards.
Doors/doorways	Door 42- Heavily moulded architrave with bands of stepped beading and ogee moulding with a narrow flat plane and bead to opening, 19 th century. Six panel door with heavy stepped ogee moulding to panels, 19 th century. Brass beehive handles. Skirting is cut by doorframe. Door 43 – simple plain pegged frame, with narrow bead to opening similar to skirting, respected by skirting, in relatively low doorway. Two panel door with crude ovolo mouldings to panels, small elongated brass handles, late 17 th century.
Windows	Window 25 – central transom window of four lights, with two long lights to the bottom and two small upper square lights to the top. All are fixed. Lights divided into smaller panes, the two top lights are 2x2 and the long bottom lights are 4x2. The central mullion which divides the transom projects deeply into the room with a beaded edge, this may have been for heavy internal shutters, now removed. To either side in beaded frames are two hornless sashes 6x6 panes, with thick moulded glazing bars. All are within a beaded casement with deep sill. The same as window 10 below on the ground floor.
Fixtures, Fittings and Features	Large projecting chimneystack with decorative surround to fireplace, late 17 th century. Large plain outer surround with small ovolo bead to exterior edge. Projecting moulded mantle shelf, separate from main fire surround, with a flat plane between. The mantle shelf is of stepped bead moulding to the top, with central band of square projection, echoing the cornicing to the ceiling, with a deep cavetto beneath dropping to three bands of small stepped beading. The main surround has stepped beading

	to the outer edge with a large bolection moulded projecting ogee, then a stepped narrow plane then a small narrow band of inner cavetto and a final band of beading to the opening. The firebox is blocked and boarded.
Overview	Late 17 th century first floor room, probably a reception room not a bedroom, the ceiling and fireplace suggest this room was intended for show, the room has survived intact without the 18 th or 19 th century remodelling found in other parts of the building.

R29 Dressing Room off R28

Ceiling	Plastered and painted; no mouldings.
Walls	North wall solid, plastered and painted, with large projecting chimney stack which runs to the west wall. The south wall drops back in thickness from room 28 and to the south end is boarded, with modern boards projecting from the wall. The west wall and also the south have all been boarded with modern 20 th century skirting. The skirting to the north wall and north east section of wall is the same as to room 28, with a plain bead to the top. The picture rail is plain and of modern date.
Floor	Modern vinyl floor covering, probably boarded beneath.
Doors/doorways	Door 43 – serves room 28, described with room 28. 19 th century sprung latch to inner face, with spear-headed T-hinges.
Windows	Window 26 – in east wall. Cruciform mullioned window, with opening hopper window to upper right and quarter sash to lower left. The upper lights and the lower right have moulded sides as window 25 but the glazing bars a wider. The lower lights have a beaded frame, applied to allow the sash to function. Window is possibly earlier and adapted to fit room.
Fixtures, Fittings and Features	Sink in south-west corner and built-in cupboard to north-west cupboard.
Overview	Within the western rear 17 th century wing of the building, accessed from room 28 which has many surviving 17 th century features. Nothing of any significant historical value remains within this room however, although the window may be early and re-used or adapted in the 19 th century.

R30 Small modern store room - formerly part of R27

Ceiling	Plastered and painted, cornice continues from R27 under modern partition.
Walls	Plastered and wall-papered. Picture rail, dado rail and skirting as before in room 27. West wall modern partition. East wall is very thick, adjoins room 31, first phase construction wall, solid, not partition wall.
Floor	Floorboards under carpet, as in room 27.
Doors/doorways	Accessed from room 27 through modern door no.45.
Windows	Window 30 – hornless sash with chunkier moulded glazing bars, in a simple frame with bead to opening, in a panelled casement with flat recessed panels with moulding to sides. Identical to window 24 in room 27. Window seat can be seen here with panelling to sides and below window, as above. Late 18 th century, early 19 th century window.
Fixtures, Fittings and Features	Modern shelving and storage.
Overview	Room 30 was formerly part of room 27, partitioned to form storage in later 20 th century.

R31 Front First Floor Bedroom

Ceiling	Plaster ceiling with deep cornice with bands of ogee ovolo and cavetto with a central square projection, with small drip, the same as found in rooms 23, 10, 9 and 28. Central ceiling beam, also moulded as to cornice. Cornice continues under modern partition to south and respects projecting chimneystack. Late 17 th century.
Walls	Plastered and painted, deep skirting with small ovolo moulding to top, late 17 th century. Plain modern picture rail, 20 th century. South wall is 20 th century plasterboard partition.
Floor	Floor boards under carpet, not viewed.
Doors/doorways	Door 47, modern timber floor in modern partition.
Windows	Windows 31 and 32 – with deep panelled window seats, with ovolo moulding to sides and raised and fielded panels, as to windows 20 and 21 in room 25 and on ground floor in rooms 5 and 6. Ovolo moulded plank seat to base. Hornless sash window in simple beaded pegged frame, with thick moulded glazing bars, with bead to pane and 6x6 panes. Late 17 th century.
Fixtures, Fittings and Features	Moulded timber fire surround, late 17 th century. Fireplace as in room 28 but on a smaller scale, with a projecting moulded mantelshelf, with cavetto and square projection as to cornice and separate heavy ogee bolection moulded surround below set on a plain exterior surround with small bead to outside edge. The fireplace is partially cut to the south by the modern partition. Firebox is blocked, would have been open, inset with late 18 th century cast-iron hob grate. Large plain cast-iron sheeting outer plane, with shallow ogee moulded band to square heated decorative grate. Stepped bead moulded exterior frame, with top rectangular decorative section of fluting with central flat panel with inset flower relief. Moulded sunray spandrels to main opening which are also found at the base of the curving fire basket. Flat topped grid-irons to sides with recessed decorative panels, now with early 20 th century floral tiles inserted. Curved central basket with open hearth below with bands of fluting below. The grate sits on the original 17 th century stone hearth which stretches back under the grate. Glazed tile/brick log roll to

	front of hearth, overlies the carpet, early 20 th century.
Overview	Late 17 th century first floor front bedroom, cornice, skirting, windows and fire surround are all correct. The fireplace itself has been updated with a hob grate in the later 18 th century; this has been updated in the later 19 th or early 20 th century with fashionable tiles and again with the log roll. The room has been divided in the 20 th century.

R32 Modern Corridor at south-east end of the main range - formerly part of R31 to north.

Ceiling	Plastered and painted. At west end the cornice from room 27 continues under the modern partition which forms room 30, running south and turning the corner, respecting the projecting chimney stack which is now blocked at this level. The cornice respects the former eastern wall of room 27, above a large forced opening leading to the south portion of room 31. This cornice is of 18 th century date, or possibly early 19 th century. The partition wall to the north, cutting room 31 is modern. The corning from within room 31 extends under this partition; this is very deep, of multiple bands of stepped ogee and ovolo and stepped bead mouldings, with central band with a square projection, with a small outer drip course projecting from the outer edge. This cornice is identical to that in room 28 and room 5, all late 17 th century.
Walls	Plastered and painted, painted plasterboard where partitions.
Floor	Floorboards under carpet.
Doors/doorways	Door 46 – serves room 27, described with that room; modern. Door 46a – serves room 36, described with that room; modern. Door 47 – serves room 31, described with that room; modern. Door 49 – in south wall through to room 11, the secondary staircase; modern door in a moulded architrave. Architrave has a stepped beaded exterior frame, stepped flat plane and stepped bead to opening, possibly 19 th century.
Windows	N/A
Fixtures, Fittings and Features	Door 48 – actually a set of double doors to a large fixed cupboard, modern.
Overview	Corridor created by partitioning off the south-east corner of room 27 and the south end of room 31, in the late 20 th century.

R33 Corridor & modern bathroom

Ceiling	Plastered and painted.
Walls	Most skirting is replacement, some beaded.
Floor	Floorboards under carpet.
Doors/doorways	Door 50 – serves room 11 landing; modern door in historic style, of four panels which are raised and fielded. Door 51 - Modern door in moulded frame.
Windows	Window 34 – large three light mullioned window, with ogee moulding to mullions. Large single panes below in plain glass. Window height has been raised adding three quarter size lights to the top of the window in a finer timber frame, which has timber supports to the side and hinging for them to open as a large single hopper style unit. Plain pine window sill.
Fixtures, Fittings and Features	Modern toilet and bathroom fittings, modern fitted cupboard built into wall to north side.
Overview	Larger room within 19 th century first floor of eastern rear wing and accessed by the east stair, converted to a bathroom and corridor in the 20 th century.

R34 19th century Offices

Ceiling	Plastered with exposed feet of roof trusses to the west side with beaded edges. Sloping eaves plastered and painted.
Walls	Plastered and painted. Projection in north-west corner possible stub of an earlier wall? Deep skirting with double bead to top.
Floor	19 th century pine floorboards under carpet.
Doors/doorways	Door 51 – described with room 33. Door 52 – in south-east corner, serving room 35. Modern fire door (very heavy), in moulded frame, cut by east wall. Door 53 – serves stairs down to room 20. Moulded frame, cut by west wall, six panel door, three long narrow panels to upper portion with glazed central panel, shorter boarded panels below, door has been cut down to fit opening, late 19 th century, early 20 th century.
Windows	Windows 35 and 36, as window 34 in room 33. Window sill below window 36 is moulded. Both windows have the two upper side panes fixed and the central pane is replaced as an opener.
Fixtures, Fittings and Features	Chimney stack and blocked fireplace between doorways in south wall.
Overview	Converted to offices in the 19 th century.

R35 19th century Offices

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Ceiling	Ceiling as in room 34, with exposed truss blade feet to west side.
Walls	Plastered and painted. Deep skirting with double bead to top. Modern partition to west to serve stairs.
Floor	Floorboards under carpet.
Doors/doorways	D52 – serves room 35, described with that room.
Windows	W37 - large modern window in south wall in the style of the 19 th century W34, W35 & W36, set in a 19 th century moulded window casement, with pine sill as W34.
Fixtures, Fittings and Features	Fireplace in north wall in chimneystack, offset from centre to allow for blocked fireplace flue from room 34. Plain timber surround with plain mantelshef, supported on carved corbelled brackets, 19 th century.
Overview	Converted to offices in the 19 th century.

R36 Modern bathroom accessed via passage (R32)

Ceiling	Plastered and painted.
Walls	The south wall to the west does not sit comfortably with the window and the right hand reveal is cut in, with the wall projecting out further and the reveals to the right have been cut into the wall. North wall with forced doorway to room 32.
Floor	Modern vinyl floor covering. Floor level is much lower here and steps lead down 3 steps from room 32.
Doors/doorways	Door 46A described with room 32.
Windows	Window 33 – three light mullioned window with upper 1/3 panes coloured as windows 27 and 28. Lower panes obscured glass. Central light is a casement opener.
Fixtures, Fittings and Features	Modern bathroom fittings.
Overview	Modern bathroom possibly built within an infill portion of the building between rooms 23, 24 and the secondary stairs, room 11.

Second Floor**R37 Service Bedroom in former attic**

Ceiling	Plastered and painted, sloping south-west corner respects eaves and roof line, single central beam visible bracing the corner (rafter projecting down from roof). No mouldings
Walls	Plastered and wall-papered, the south wall has south-east corner boxed in with modern plaster board to create a corridor. Chimney stack on west wall, projecting into room. Skirting to all walls with simple bead to top, early 19 th century.
Floor	Floorboards under carpeting. Raised square boarded portion of floor to either splay of dormer window, varnished wooden boards.
Doors/doorways	Door 56 – four panel, long upper 2/3 panels, smaller 1/3 to base; panels are narrow and recessed, with shallow stepped moulding to edges, later 19 th century. Brass beehive door knob and late 19 th or 20 th century door furniture.
Windows	Window 39 – large four light casement with opening lights to east and west, ovolo moulded mullions and frames. Simple drop handles. Window 39a – single light single pane fixed window in modern partition wall, moulded frame
Fixtures, Fittings and Features	Fireplace surround; painted slate, carved brackets to simple plain mantelshef, plain jambs with chamfers to sides ending in simple run-out stops. The fireplace may be early 19 th century. Adjacent to the fireplace is a deep moulded shelf, with enclosed cupboard below with single panelled door set in a stepped ogee moulded frame. The fire surround appears to be laid over the top of this shelf and cupboard or in some way partially integral.
Overview	Bedroom built within the eaves when the building was possibly remodelled in the late 18 th /early 19 th century, the window probably enlarged at this time or inserted and remodelled later?

R38 Corridor

Ceiling	Plaster, sloping to eaves to the south side, projecting base of roof truss, runs from the north-west to the south-east corner. Central roof light.
Walls	Slim partition walls, probably lathe and plaster, wall-papered, possibly 19 th century. Skirting with simple bead to top, early 19 th century.
Floor	Random width boards (visible within cupboard)
Doors/doorways	Doors 56, 57 and 58 all the same.
Windows	Window 39b – modern single light, single pane, fixed in moulded surround, modern.
Fixtures, Fittings and Features	Built-in linen cupboard to the south wall. Of four doors, all two panelled, painted brown, late 19 th century?/early 20 th century.
Overview	Possible 19 th century corridor created to access bedrooms.

R39 Service Bedroom

Ceiling	Plaster, appears modern, sloping to the eaves to the north.
Walls	Solid plastered wall to the north partition walls to south, east and west, possibly lather and plaster, skirting with simple bead to top, 19 th century.
Floor	Vinyl flooring but with even width boards under, possibly 19 th century.
Doors/doorways	Door 57 – as door 56.

Windows	Window 40 - Dormer to north-east corner. Two light casement, both open. Ovolo moulding to mullion and frame, possible late 19 th century. Modern handles.
Fixtures, Fittings and Features	Step up in floor height below window.
Overview	Former unheated servants bedroom, now converted to provide kitchen facilities.

R40 Service Bedroom

Ceiling	Plaster, sloping to north side, large timber runs along the roof at eaves level, beaded to edges. Ceiling slopes away to the south over the bay window. Ceiling slopes away to south-east corner, respecting pitch of roof.
Walls	Beaded skirting and picture rail. Possible brick partition wall to the west, solid to north, south and east. All walls plastered and painted.
Floor	Stained floorboards, quite narrow, late 19 th century? Carpeted.
Doors/doorways	Door 58 – in west wall, slim four-panel, narrow long panels with beaded edges, moulded door frame. Door 59 – in east wall, modern 1950s door, 3 long narrow panels to base with large single square panel above, all panels beaded to edges. Fluted plastic handle from the 1950s, in a moulded frame.
Windows	Window 41 – in north wall, as window 40, but with modern handle and stays to the left hand side. With a moulded sill, as to windows 39 and 40 but with a built-in shelf below. Raised floor area below window, as to other dormers. Window 43 – Modern? horned sash to bay, with angled wooden beaded mullions, three lights,
Fixtures, Fittings and Features	Off-set fireplace to the east of the south wall, adjacent to bay window, which appears forced or inserted later, is uncomfortable with the window; fireplace surround is of green veined marble, plain surround with raised flat pilasters to either jamb, topped by moulded curved brackets to wide mantelshelf, early to mid 19 th century. Firebox is blocked and a modern gas heater has been inserted.
Overview	Larger heated second floor bedroom with inserted bay window to south, 19 th and 20 th century internal decoration, 19 th century fireplace, may be re-used.

R41/42 Service Bedroom; formerly one open room divided by a diagonal modern partition.

Ceiling	Plaster, slopes to north and south.
Walls	Beaded skirting, plastered and painted walls.
Floor	Narrow floorboards, stained. Carpeted.
Doors/doorways	Doors 60 and 61 both modern. Door 61 in pointed arched opening.
Windows	Window 42 – as window 39 but with drop handle to opening lights, no side panes to dormer. Window 42a – at east end of south wall in moulded frame, with sill.
Fixtures, Fittings and Features	Chimney stack cut to the south side by the diagonal modern partition, timber fire surround with plain surround, with chamfered jambs ending in run out stops and moulded brackets to mantelshelf, 19 th century. Firebox blocked and boarded.
Overview	Heated second floor bedroom leading out onto the second floor landing of eastern secondary staircase, divided recently to form two rooms by a diagonal partition.

R43 Second Floor Landing, western end associated with late 17th century stair, to north 19th century addition

Ceiling	Plaster, sloping to east.
Walls	Modern plasterboard partition with internal glazed panel to west, fire-block to top of stairs.
Floor	Set lower than those to room 38 to north and room 44 to south. Carpeted with vinyl flooring beneath, boards under.
Doors/doorways	Door 44 – modern door to stairs. Door 62 – four panel door as elsewhere, with beehive handles to either side.
Windows	N/A
Fixtures, Fittings and Features	Small corner cupboard in south-east corner. Curved with fluted moulding to front, curved opening door, with hinges, possibly late 18 th century.
Overview	Modern partitions create separate space, formerly unenclosed second floor landing to western late 17 th century stairs with different access to the landing (R38) to north which was formerly attic (the roof to the front range raised in 19 th century and accommodation added, again modernised in 20 th century)

R44/45 Corridor/Bedroom – former attic chamber?

Ceiling	Slopes to east and west under mansard roof, plastered and painted.
Walls	To north and west walls sound hollow as if boarded, solid to south and east, modern partition to east side forms narrow corridor to room 46. Picture rail to north and south.
Floor	Narrow stained pine boards under carpet, respect fireplace in south wall.
Doors/doorways	Door 62 – described with room 43. Door 63 – modern. Door 64 – to room 46, in frame as door 62 but in smaller opening. Door is a plain four panel possibly late 19 th /early 20 th .

Windows	Window 44 – in east wall as on front north elevation, three light with 3x2 panes per light and moulded sill, with drop handle and stay to south, stay only to north. Window 45 – to west of chimneystack on south wall, horned sash, 1 pane per sash in a beaded frame, wall boarded below sill.
Fixtures, Fittings and Features	Chimneystack in centre of south wall, fireplace now boarded, painted with fluted columns to sides with decorative top, with dark stone or slate hearth.
Overview	Formerly one large second floor attic room within 17 th century wing with, possibly late 18 th century with 19 th century makeover, divided in 20 th century to create a corridor to room 46, a bathroom.

R46 Bathroom	
Ceiling	Plaster, polystyrene tiles to sloping east and west sides.
Walls	Solid plastered and wall-papered. Row of three cupboards to the western wall. Inside there is graffiti from 1894, April 15 th . Cupboard doors are four-panel with bead mouldings, later 19 th century or early 20 th century, some cupboards are shelved. Beaded skirting to all walls, continues inside the cupboards. Parts of the south and east walls are tiled.
Floor	Of a much lower level than room 45, wide random width boards, early 19 th century?
Doors/doorways	Door 64 – described with room 44/45.
Windows	Window 46 – horned sash of single panes, in beaded frame.
Fixtures, Fittings and Features	Modern bathroom fittings. Inside linen cupboard
Overview	19 th century laundry or linen cupboard? Converted in 20 th century to a bathroom.

Appendix 7

Building Survey Details - No.5 Queen Street

R1 Entrance Hallway	
Ceiling	Painted lathe and plaster ceiling. Deep moulded cornice respects all walls and runs under the central inserted partition. This cornice has a central square projection, with small drip projecting from the bottom and stepped ovolo and ogee mouldings. The cornice is similar to that in Room 4 and also to that in Room 3. It is of late 17 th to early to mid 18 th century form, the small drip detail harks back to the former exterior function of such cornices. The time lag seen in the spread of styles from the south-east, in London, down to the south-west may make features like the cornice of later 18 th century date, despite the use of mouldings used in the late 17 th to early 18 th century.
Walls	Plastered and painted in rich cream gloss paint; to the northern wall there is a large support beam running just under the base of the deep cornice, this appears to run the length of the hallway to the front wall of the house, it has been partially plastered over but is still visible. This is an unusual form of construction. Skirting runs around the walls, this is quite deep and is moulded to the top; this skirting is identical to rooms 3 and 4 and is of 18 th century date. There is a large archway at the western end of the hallway, leading to room 4, which has a decorative bead to the opening and dates to the early 19 th century in shape and form.
Floor	Narrow pine floorboards, which run down the long axis of the hallway, of 19 th century date.
Doors/doorways	Two opposing doors in centre of north and south walls of hallway, leading to rooms 2 (door 2) and 3 (door 3); these wide double width stepped plane architraves with fine mouldings to exterior (stepped ogee) and simple bead to the opening; are identical to the architrave to room 7 and that to the cupboard in room 6. These architraves are of 18 th century form. Neither door itself has survived <i>in situ</i> .
Windows	N/A
Fixtures, Fittings and Features	Inserted late 19 th century part timber, part glazed partition, which runs across the hallway to the east of the opposing doors to rooms, 2 and 3. This partition has a wide opening, once with double doors, now only one remains (door 1a). The partition creates an enclosed lobby to the entrance doors in the east (front) wall of the building (door 1). Door 1a - The lower portion of the partition is panelled with bead decoration; above are glazed panels, formerly with coloured glass. The one surviving door has an upper glazed panel, divided by narrow glazing bars into a main central pane and an outer decorative coloured border. The main pane has been replaced with modern obscured glass.
Overview	A room of domestic or possibly public character; the large and impressive entrance hallway leads through to the equally large and impressive stair hall which dominates the space within the building. The scale of these access areas within the building raises the possibility these may have been constructed and designed for public display, not merely for domestic purposes, as offices, a club or assembly rooms. The current appearance of this room is of the late 19 th century, due to the dominating stained glass partition but the door architraves, skirting and the deep cornice are from the 18 th century. The archway with bead to opening leading to room 4 is early 19 th century in style, suggesting first an early 19 th century makeover, then a later 19 th century update with the addition of the doors to the lobby area.
R2 Reception Room	
Ceiling	Painted lathe and plaster. Shallow moulded cornice (bead and cavetto mouldings) respects all walls of the room. The cornice is much simpler than in the other rooms of the house with cornices, of later 19 th century style.
Walls	Plastered and painted cream, with panelling below the dado rail. Picture rail, with large bead, simply moulded. Beaded dado rail above panelling. The panelling is formed from long rectangular panels which are raised with a shallow chamfered fielded edge and with a small bead to the edge of the panel. All the current decorative elements are of later 19 th century style.
Floor	The floor is largely obscured by modern 20 th century carpeting but appears in places to be of narrow pine floorboards, dating to the 19 th century.
Doors/doorways	Door 2 - Doorway with wide moulded architrave, described with room 1, of 18 th century date.
Windows	Window 1 - The window opening in the east wall is of square profile with no decoration, the window itself is boarded internally and externally.
Fixtures, Fittings and Features	The shallow chimney stack is truncated to the south by the current south wall of the room, this stack is also boarded and any fireplace appears to have been blocked and lost. The recess adjacent to the stack has been filled with a decorative cupboard. The cupboard has an arched opening with double doors. The frame is panelled with a rectangular panel above the arched opening; this panel matches in style those below the dado rail. The double doors are also panelled and also match the other panelling in the room. The arched opening has a moulded architrave similar to those of the doors, with a pediment keystone detail at the apex, with decorative arcading. This dates to the later 19 th century and its panelled elements seek to emulate the earlier 18 th century panelling in rooms 4 and 6.

Overview	<p>A room of possibly heated domestic or administrative use; this room may have been domestic when first constructed and then may have become an office upon its size being reduced or may have been initially constructed as an office. Its later function was domestic until the 1920s when habitation of this floor of the building was abandoned.</p> <p>Originally built as a mirror to room 3 the room is unbalanced and unusually narrow, the chimney stack has been truncated, suggesting the room has been divided and foreshortened at some point; most likely in the later 19th century as the main architectural features of the panelling and cupboard and cornice all date to the later 19th century and respect the current layout of the room. The architectural elements copy the earlier features in the house such as the panelling in room 4. The doorway is the only surviving element from the 18th century.</p> <p>Note: To the exterior side of the truncating late 19th century wall is the alleyway which forces itself through the building. Within the ceiling/roof of this alley a section of elaborate plaster cornice can be seen which matches that found in room 10 and dates the mid to early 19th century (1830s) and is of high status. This is the only surviving part of the earlier decorative scheme of room 2 before it was reduced and altered in the later 19th century.</p>
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R3 Reception Room	
Ceiling	<p>Lathe and plaster, wallpapered with gold floral patterned paper, possibly early 20th century or late 19th. Exceptionally deep and detailed moulded cornice which respects all walls of the room. This is similar to those in rooms 1 and 4 but not identical. The cornice has a large central square projection with small projecting drip, which runs in a band breaking up the ogee, ovolo and beaded mouldings, this is of late 17th or early to mid 18th century in date.</p> <p>A mentioned in room 1; the time lag seen in the spread of styles from the south-east, in London, down to the south-west may date the cornice to the later 18th century, despite its earlier form which appears to date it to patterns and styles used in the late 17th to early 18th century.</p> <p>A further run of deep cornice respects the large bay window in the east wall; this is more similar to that found in room 1 and appears to have been added later in an attempt to 'match' the bay in with the decorative scheme of the rest of the room, probably an early 19th century copy.</p>
Walls	<p>Plastered and painted in a dark green. To the west wall there are arched concave alcoves, either side of the central shallow chimney stack; these alcoves have a decorative bead to the opening, the alcoves are of 18th century form but the beading to their openings is more often found in early 19th century decorative schemes. The alcove to the south has been forced through to provide an additional doorway.</p> <p>The central chimney stack has a decorative bead to the edges; there appears to be an open firebox, however the stack is largely obscured by the contents of the room. Deep moulded skirting identical to those in rooms 1 and 2.</p>
Floor	Pine floorboards, some of random width, mostly obscured by contents of room, appear to be 19 th century.
Doors/doorways	<p>Door 3 - Door to room 1 in south wall, with wide moulded architrave which matches that to room 2, room 7 and the cupboard in room 6, of 18th century style.</p> <p>Door 4 – Doorway forced into alcove in west wall has timber frame, with simple bead to opening, 20th century. Neither doorway has a surviving door.</p>
Windows	<p>Window 2 - Three light polygonal or canted bay window set into east wall which fronts onto the street. The three lights comprise separate sash windows, to either side these are hornless sashes of 6x6 panes, with moulded slim glazing bars set in a beaded frame. These match the windows in rooms 11, 15 and 17 (room 10 are modern copies of the others). These windows are of early 19th century style. The central window appears to be a replacement or has suffered extensive repairs, the glazing bars are thicker the mouldings more crude and the frame is plain. This window is of later 19th or 20th century style. Boarding to the sides of the bay opening.</p>
Fixtures, Fittings and Features	<p>There is a decorative timber fire surround which is leaning against the wall of the room; this fireplace appears to have green paint to the back and may have been removed from this room. The fireplace is in the typical late 18th century classical appearance (often referred to as 'Adam' style) with flat fluted pilasters and decorative panels with urns and foliate swags.</p>
Overview	<p>A room of domestic character, its proximity to the supposed rear kitchen wing may make this a former dining room; even if the building was built with an administrative or public function a heated dining room may still have been required. Its later function remained domestic until the 1920s when habitation of this floor of the building was abandoned.</p> <p>In appearance the rooms is of classical 18th century appearance with elegant and classically inspired, yet simple architectural features such as the door architraves and heavy ceiling cornice. The polygonal or canted, bay window and hornless sashes however are of early to mid 19th century style, presumably a later addition to the exterior of the property. The beading to fireplace and alcoves may have been added in the early 19th century as well.</p>

R4 Stair Hall – Ground floor	
Ceiling	Lathe and plaster, painted white. Exceptionally heavy cornice, multiple bands of stepped ogee, ovolo and cavetto mouldings with a central square profile projection with a small drip projecting from the bottom. This cornice respects the ground floor walls of the stair hall and terminates on the south wall

	upon the opening up of the stair hall to first floor height. The form of the cornice is of late 17 th to early 18 th century in date. The time lag seen in the spread of styles from the south-east, in London, down to the south-west may make the cornice of later 18 th century date, as mentioned above in rooms 1 and 3.
Walls	The north, east and south walls are plastered and painted white. A new plastered partition wall has been inserted to the west. Moulded dado rail with panelling below; which has large rectangular raised panels, shallow ovolo mouldings to the edges with deep chamfered fielding. The panelling runs along the east wall and the south, respecting the doorway in the south wall and rises with the stairs to the large open first floor stair hall. There is deep moulded skirting to the base of the panelling, of shallow depth with stepped ovolo mouldings and ogee elements. This is mid to late 18 th century in style. There is a large archway to room 1, with a decorative bead to the opening, this is of early 19 th century form;
Floor	Narrow pine floorboards, of 19 th century date.
Doors/doorways	Door 5 - Doorway in south wall at the base of the stairs, the same as in rooms 2, 3, 7 and the cupboard of room 6, late 18 th century. No door itself. Door 6 - Modern door and 19 th century doorway beyond to alleyway. Door 7 - To the north wall is a narrow forced opening, giving access to a small lobby and room 3 to the east and rooms 5a/5b to the west, possibly undertaken in the 20 th century to improve access. This forced opening exposes the large timber support beam which is seen further to the west in rooms 1 and 3.
Windows	N/A
Fixtures, Fittings and Features	Long rectangular timber plate with bead moulding to edge fixed to wall below cornice on east wall of room, 18 th or 19 th century. This is fitted with small metal hooks and fittings which suggest a bell board, often seen in servant's passages and within service wings. The stairs rise in the south-west corner and turn to the north, up to the first floor. The risers and treads are all painted timber, the handrail and newel posts have been boxed in by the modern plaster partition wall; however what can be seen further up the stairs appears to be 18 th century, with deep moulded ramped handrail, heavy turned balusters and a square set pediment topped newel posts.
Overview	A large and impressive stair hall, with classical detailing typical of the 18 th century, with the early 19 th century archway and associated panelling, linking it with room 1, the entrance hall, suggesting some early 19 th century remodelling. The spatial display created by this room and room 6 on the first floor may suggest a public access function for this building, as offices, a club, assembly rooms. The size and proportion rooms 4 and 6, within what is a narrow townhouse seem out of place in a merely domestic structure. Narrow partition room between room 4 and the exterior alleyway, possibly contained stairs which led down from the first and second floors to a now blocked rear doorway, early 20 th century. Considerable recent work has obscured much of the historic nature of this room.

R5a/5b Garage Offices – modern usage	
Ceiling	Plastered and painted.
Walls	Boarded with pine sheeting.
Floor	Carpeted.
Doors/doorways	All appeared modern.
Windows	All appeared modern.
Fixtures, Fittings and Features	Possible beaded sides (hinge notches visible) of former 19 th century cupboard built into recess next to the projecting chimney stack on the east side of the room.
Overview	Note: these rooms were heavily altered and modified in the early to mid 20 th century to create offices for the adjacent garage which was in the same ownership. No historical features were visible but may survive beneath the modern internal treatments and further investigation may be required at a later date here. An area of flooring beyond the rear wall of the building was found to be flagged and stone and brick walls or elements of walls survive to this day suggesting a service wing on the ground floor which stretched away to the west.

R6 Stair Hall – First Floor and Landing	
Ceiling	Lathe and plaster, painted white. No mouldings.
Walls	Plastered and painted white. Dado rail and panelling to stairs and landing, as described in rooms 4, of 18 th century date. Inserted 1930s/1940s partition at first floor level which truncates the room at the south end, parallel to room 7. Large arched opening to east wall, with bead decoration, of early 19 th century form, leading to room 9.
Floor	A mixture of floor boards, wide dark stained fine boards, possibly elm which may be reused and appear to respect the tops step of the staircase; these may be early 19 th century. Narrower boards appear to run at 90 degrees underneath.
Doors/doorways	Door 8 - Forced doorway on second half landing, leads to room 8, cut into panelling, with narrow moulded 20 th century door frame. Door described with room 8. Door 9 - Doorway on landing with wide stepped plane architrave with ogee moulding to exterior and bead to opening; identical to those in room 2, room 3 and room 4 (and room 7), of late 18 th century date. L-H hinges, of late 18 th or early 19 th century form, the hinges do not appear quite correct with the

	door. Door 10 - 20 th century narrow moulded door frame to 20 th century partition wall to south.
Windows	Window 3 - Large arched window set in beaded arched opening, also set within large recess on wall, also with bead moulding. The window itself is set within a simple frame with bead to opening. There are three fixed panels above with a sliding lower pane, with thicker timber frame and less moulding, suggesting a replacement. Long curved sill leads away from the curved window under the modern partition wall to the south.
Fixtures, Fittings and Features	Large and impressive open well main stair to the first floor; with two half landings against the west wall. Staircase is of open string design with heavy moulded handrail, of the 'loads-back' form. There are tapered column balusters of plain form with simple turned elements with an urn shape to the base and unturned blocks to top and bottom. There are three balusters set to each stair; the length of the column section of baluster is balanced so that the top mouldings stay in a continuous line with the handrail but differ at the base, as each step drops in height. The handrail rises in straight sections tenoned into square set newel posts. The newel posts have a moulded square pediment with ovolo moulding to the edges and a stepped flat top. The open string is largely obscured by the modern plaster partitions which box it in; however simple ovolo moulding can be seen running along the landing stair-plate underneath the balusters with a wide stepped flat plane with ogee moulding ovolo moulding to the base. The treads appear to have simple ovolo mouldings to their former exterior end. Any mouldings to the open string are hidden by boxing in. The stairs may be of pine, heavy paint and staining treatments obscure much of the smaller details. This staircase appears to be mid to late 18 th century. Carved flat foliate and curving geometric finials have been added and some of the newel posts have cherub heads attached below the pediment with scrolls or horns rising from the head and a 'fleur de lis' or three pronged leaf rising from the centre of their forehead. These may have been added in the 19 th century by an occupant of the building or even the early 20 th century; they are certainly not original to the design.
Overview	This large and impressive first floor stair rises from the equally grand rooms 1 and 4. The scale and display of the panelling and stair suggest this building may not have been for domestic use alone and instead may have had an element of public access, such as a club, company offices or possibly assembly rooms; the journey to the first floor was certainly a grand one and the most expensive elements in the early decorative scheme appear to have been laid on in this room alone.

Room 7 Bedroom/Office	
Ceiling	Lathe and plaster and painted white.
Walls	Plastered and painted and lined with paper, cream. Large sections of plaster removed, either intentionally or by damp problems. This has exposed brickwork beneath. The bricks appear to be of early date, possibly 18 th century, there is a large segmental relieving arch also built in brick visible leading away to the east back beneath the plaster. What this arch was associated with was not identified. The north-west corner of the room has been breached to allow access to the adjoining stairs and the second floor. Picture rail with stepped bead moulding, of early 19 th century date. The same picture rail is to be found in rooms 16, 17, 18 and 14. Shallow skirting with simple bead which is identical to that seen in rooms 8, 16, 17, 18, 13 and 14, of early 19 th century date. Square set opening to single light window, boarded to sides with moulded frame to opening.
Floor	Modern pine boards to the north side of the room where a portion of the floor appears to have been cut out. To the south side and respecting the fireplace are wider random width pine boards early 19 th century.
Doors/doorways	Door 11 - Door architrave is wide with stepped plane and moulded ogee exterior and bead to opening architrave rests on square plain block plinths. This matches those to rooms 2 and 3 and the cupboard in room 6 and is of late 18 th century style. No door.
Windows	Window 4 - Boarded frame to windows with inner frame with simple bead to opening, later 19 th century. Hornless sash window the same as in room 3 (two windows), 8 (at the bottom of the second floor stairs), 11, 10 (copies), 15, 16 and 17, early 19 th century.
Fixtures, Fittings and Features	Partition wall inserted between room 7 and room 6 in the 20 th century to accommodate an additional stair which was forced through up into the second floor. To allow for this stair the floorboards of the first and second floors were merely cut through haphazardly. The stairs are timber and were accessed from within room 7 in its north-west corner, leading down to the small partitioned area between room 4 and the exterior alleyway. The partition is lathe and plaster, it truncates the handrail of the stair which forms a wide landing area, a narrow moulded door frame has been inserted leading through to room 7. The exterior wall of room 7 has matching decorative elements to room 6, with the raised and fielded panelling below the bolection moulded dado rail, matching stepped moulded architrave and skirting, all of which are early 18 th century. Fireplace built across the south-east corner of the room; large surround has been removed, exposing bricks in a lime mortar with timber lacing to the sides of the opening. Inset cast-iron register grate with square set surround, with foliate and geometric repeating designs, square moulded fire grate with projecting polygonal smoke hood with foliate design central panel and ribbed sides. Register plate is missing. Wide splayed firebox, grate itself removed. Plain green glazed tiles between outer square surround and square moulded fire grate. All of late 19 th century date, possibly even early 20 th century, 1900-1910.

Overview	A room of domestic or possibly administrative character; of 18 th century date to its construction, with architrave and panelling to former stair wall. The room has early 19 th century embellishments in the form of the window and skirting, with later 19 th century upgraded fireplace. This room may have been either a bedroom or possibly an office; its usage in the modern day was possibly as a bedroom until the mid 20 th century (1930s/1940s), upon which it became another access point to the second floor.
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Room 8 1930s/1940s Bathrooms	
Ceiling	Lathe and Plaster, painted blue and lined with paper, no mouldings.
Walls	Plastered and painted pink. Blue to upper ¼ of wall. Chimney stack to east wall, truncated by inserted partition. Blocked opening visible on south wall, opposite door to cupboard from room 6, former entrance to room. Possible larger further blocked opening on south wall at raised level; could indicate position of stairs was different or stairs formerly turned and entered this room in a dog-leg style. Further blocked opening in north wall, possibly a door or window. Window opening in west wall, further window to base of second floor stairs. Some lengths of skirting have survived; this is the same as in rooms 16, 17, 18, 13 and 14, of early 19 th century date.
Floor	Narrow pine floorboards, painted brown/red, later 19 th century.
Doors/doorways	Door 12 - Door to second floor stairs of two panels, mid 20 th century. (Door 8 - Door to main stairs, forced through wall of room 6, created out of truncated pieces of panelling, attached using strips of dado rail, 20 th century.) Door 13 - Doors within room; to one bathroom four panel plain 19 th century. Door 14 - To other bathroom; four panel, narrow door with beaded moulding to panel, late 19 th century. Both doors 13 and 14, set in narrow timber moulded or beaded frames within partition walls.
Windows	Window 5 - Window to north of west wall, boarded to splayed sides of opening, moulded beaded window frame, 20 th century. Horned sash, appears modern, obscured glass to bottom, 2x2 panes. Window 6 - Window to base of second floor stairs, in simple frame with bead to opening, hornless sash, slim moulded glazing bars, 6x6 panes. This window is the similar to rooms 15, 16, 17, 11 and two of the windows in room 3, early 19 th century.
Fixtures, Fittings and Features	Inserted timber partitions, formed of narrow pine boards; one long partition runs east-west at the northern end of the room, this forms a long narrow bathroom cubicle which has no natural light so above the timber partitions is a row of large glazed timber framed panels, some of which tilt. There is a second short timber partition which runs north south and abuts the long partition; this is at the west side of the room, forming a small square bathroom to the east, this partition is open to the ceiling. All mid 20 th century. There is a blocked fireplace in the chimney stack which was not viewed but may require further recording at a later date. The second floor stairs have been inserted to the south side of the room, with a lathe and plaster partition separating them from the bathrooms, the stairs are of timber, with a simple stair plate with decorative bead to the top. There are carpet catches attached to all risers and these are of a classic 'art deco' style (1930s), in the shape of a fan. The stairs make a marked change of rising angle near the top.
Overview	A room of domestic character; its original function is unknown but its position in relation to what may have been a servant's stair suggests it may have been for domestic administration, a heated housekeeper's room? The room itself has a few features which suggest an early 19 th or even late 18 th century history, namely the simple skirting and the window at the base of the second floor staircase and boarded fireplace. The room was converted to bathrooms in the 1930s and 1940s for evacuee children who resided in the property.

Room 9 First Floor Landing (Eastern Portion)	
Ceiling	Lathe and plaster, painted in gloss white. Small boarded hatch to possible void beneath second floor. No mouldings.
Walls	Plastered and painted in white gloss. The partition walls are constructed of lathe and plaster; structure viewed though a number of damaged patches. No mouldings, no picture rail, no dado rail. Deep skirting with stepped bead mouldings to the top. This skirting is the same as found in parts of room 6. Large archway to room 6 with decorative bead to opening and wide splayed single light window to east wall, with decorative bead to opening.
Floor	Narrow pine boards beneath which run on a north-south axis, overlaid by wider narrower boards, possibly of elm, which run on an east-west axis. These top wide boards continue uninterrupted into room 6 and abut the stairs, seeming to respect the top step.
Doors/doorways	Doors 15 and 16 - Two opposing doorways adjacent to the east (front) wall of the building. Moulded architraves which match in style those of rooms 13, 14, 15, 16, 17 and (exterior architrave of 18). These architraves are simple in style and narrower than those seen on the ground floor or in rooms 6 and 7. Door 15 - Door to room 10 is of six panel design; with ogee mouldings to the panels which are plain, this is now painted blue. Possible early 19 th century door furniture, black lacquer chunky door knob. Door 16 - No door to room 11.
Windows	Window 7 - Large single light window at eastern end of landing in front east wall of building. Splayed window opening with bead to edge. Large single light window, in stepped beaded frame which is different to the other window frames in the building, mid 19 th century. Hornless sash window, 6x6 panes, stepped beaded moulding to sash window, moulded glazing bars, early to mid 19 th century,

	copy of earlier windows. Recess of window opening extends below base of window frame and drops to form a shallow window seat, timber sill/seat with rounded edges, also painted blue. The plaster between window frame and sill/seat has blown showing the area below the window has been rebuilt or repaired in brick, which is set in a lime mortar. Possible mid 19 th century conversion or rebuild of earlier opening.
Fixtures, Fittings and Features	N/A
Overview	This section of hallway/landing has an administrative appearance, as if set up as a waiting room; largely early to mid 19 th century appearance; no cornicing, dado rail or other mouldings. This area has a markedly different appearance and decorative treatment than the adjoining and connected room 6 landing area and main stairs. The architrave and one remaining door both appear to also date from the early 19 th century. Note: hatch in ceiling could be investigated for evidence of voids or earlier ceiling levels.

Room 10 Reception Room/Office	
Ceiling	Lathe and plaster, painted white. There is an elaborate plaster cornice which respects all walls and the bay window. The cornice has multiple elements; with a double bead and cavetto mould to the lower portion at the top of the wall, with a main ceiling band of moulded beaded edges with recessed flat field to the exterior and a central raised and fluted section. The fluted elements intersect with diamonds of bead moulding (square at the corners) with a flat recessed field and an applied foliate roundel which stands proud and appears to be a formalised eight petal/leaf flower. This dates from about 1830, the early to mid 19 th century.
Walls	Plastered and painted. Picture rail identical to rooms 11, 13 and 15, mid to late 19 th century. East wall and polygonal bay window largely rebuilt after being hit by lorry on street, modern plaster. Exceptionally deep 9 inch skirting, with double bead mouldings to top and ogee. Similar to the skirting in rooms 6, 9 and 11 but deeper, mid 19 th century. The skirting has a further large bead to its base, a later addition, possibly associated with a floor covering.
Floor	Narrow pine boards, later 19 th century.
Doors/doorways	Door 15 - The door has been described with room 9, there is a black lacquer key plate which matches the black lacquer knobs on the interior face of the door, and this key plate is of simple tear drop shape without any embellishment and appears to be around 1810-1840 in style. . The exterior architrave has also been described with room 9. The interior architrave is very different with highly elaborate mouldings; to the outside frame there is a band of ogee moulding on the uprights and cross piece there is a recessed exterior field, with a raised fluted central section and further bead to the opening. The architrave has corner squares, which are recessed with a chamfered step to the sides and a plain central panel. The mouldings end in a plain flat square block plinth below the line of the skirting. This doorway echoes the ceiling cornice and dates to around 1830.
Windows	Window 8 - Polygonal bay window rebuilt recently following accidental damage. Windows exact copies of those in room 11, 15, 17 and two sashes in room 3.
Fixtures, Fittings and Features	An elaborate early 20 th century timber fire surround, with stepped flat uprights which terminate in projecting bracketed hollow corbels with double ogee carved timber insets, of Indian or Moroccan influence. These corbels or brackets support a deep display shelf mantelpiece with large central curving opening and square recessed panels to the sides. There are further small ogee shaped bracketed corbels which support the mantle shelf across the central portion, over the firebox. The fire box is boarded.
Overview	The room is of domestic or administrative character as there is the possibility it was used in the 19 th century as an office. It holds an early 19 th century appearance with embellishments from the 1830s, such as cornice, architrave and skirting. This room was of high status within the building and was treated accordingly. Note: A small section of the same form of cornice can be seen in the alleyway next to the room 2, which is directly below room 10. Room 2 was truncated in the mid to late 19 th century to allow for the alleyway and the early 19 th century decorative scheme was lost.

Room 11 Reception Room/Office	
Ceiling	Lathe and plaster, painted and wall papered. No mouldings.
Walls	Plastered and painted, lined with wall paper. Picture rail, moulded with beading and cavetto elements, identical to the picture rail found in rooms 10, 13 and 15, mid to late 19 th century. Deep skirting boards with double bead moulding to top, identical to that found in room 9, sections of room 6 and room 15, mid 19 th century. Large polygonal bay window to east wall. Fireplace to west wall.
Floor	Wide floor boards, stained dark, as seen in rooms 6 and 9, possibly elm, possibly reused early 19 th century boards.
Doors/doorways	Door 16 - Doorway with moulded architrave described with room 9, no door. Architrave of early 19 th century style.
Windows	Window 9 - Large three light polygonal bay window, hornless sash windows, with slim moulded glazing bars, 6x6 panes. The three sash windows are set in a wide moulded frame (stepped and beaded ogee mouldings), early 19 th century. Each individual window has beaded moulding to the opening. These windows match those found in room 15, 17, 10 (copies) and two of the windows in the bay of room 3.

Fixtures, Fittings and Features	The fireplace on the west wall has a simple timber surround with flat plain pilasters to the sides, with indent detail to their corners and a simple plain mantle shelf supported on plain bracketed ogee shaped corbels, with plain base surround with slight chamfer to opening. The firebox has been reduced in size and partly blocked, there may be a cast iron surround behind this, there is currently a small area for the attachment of a 20 th century gas or electric fire. This form of fireplace was in style in the early decades of the 19 th century, although the style also became popular again in the later 19 th century.
Overview	A room of domestic or possibly administrative function as it may have been used in the 19 th century as an office. The room has a 19 th century appearance, with features from both the early and mid 19 th century.

R12 Second Floor Hallway	
Ceiling	Lathe and plaster, painted white. Hatch to loft/roof space. No mouldings or decoration.
Walls	Plastered and painted pink. Bead detailing to the projecting partition walls forming rooms 15 and 17 to the front of the building (east), 19 th century feature. Skirting identical to that in rooms 16, 17, 13, 18 and 14, of 19 th century form. No moulding or decorative elements.
Floor	To the west side of the hallway the floor boards are wider, possibly elm and are not of even width. These wider boards appear to end in a line before the spine wall of the building which divides the front rooms from the rear; possibly early 19 th century. To the east side the floor has been patched with narrow pine boards. The floor has also been much repaired to the north end of the room. All narrow boards of later 19 th or 20 th century date.
Doors/doorways	Doors to rooms, 13, 14, 15, 16, 17, 18 – all doors and doorways are described together with their respective rooms. All architraves match, of early 19 th century style. The doors are of different styles and ages.
Windows	N/A
Fixtures, Fittings and Features	The stairs fall to first floor at northern end of hallway immediately in front of door to room 18. To left hand side the balusters project into the hallway and are of heavy weight with a wide simple chamfer to the sides, mid 20 th century. To the right hand side against the door of room 18 is another short stretch of baluster which has a moulded shallow handrail and turned column newel post, the balusters themselves are consecutive stick or turned balusters, of early 19 th century style. The stairs to the south are of 20 th century date having been forced through the second floor in the 1930s or 1940s. There is a narrow timber frame with fanlight above with three small panes of obscure glass.
Overview	A wide and surprisingly gracious second floor hallway of early 19 th century appearance.

R13 Rear Central Bedroom	
Ceiling	Lathe and plaster, painted and lined with paper. No mouldings.
Walls	Plastered and painted, lined with wall paper, white/cream. Picture rail, as seen in rooms 15, 10 and 11, mid to late 19 th century. Skirting as in 16, 17, 18 and 14, of early 19 th century style. Wide splay to single light window in west wall, with bead to opening, early 19 th century. Alcove built around stair which enters the second floor immediately to the north, bead to the side of the alcove.
Floor	Wide floor boards of random widths, possibly elm, stained dark, possibly early 19 th century.
Doors/doorways	Door 17 - Moulded architrave the same as in rooms 10 (exterior only), 11, 14, 15, 16, 17 and 18 (exterior only), early 19 th century. Door with 6 panels, plain to the interior, with wide shallow bead to exterior panels, same as the door to room 17, mid to late 19 th century. Modern door furniture and hinges.
Windows	Window 10 - Simple window frame with bead to opening, early 19 th century. Horned 2x2 paned sash window as in rooms 14 and 18, later 19 th century replacement.
Fixtures, Fittings and Features	N/A
Overview	A room of domestic character; the central rear unheated bedroom, of early 19 th century style, with door architrave and skirting and wide splayed window opening. More elaborate later 19 th century picture rail added and replacement horned sash.

R14 Rear Bedroom	
Ceiling	Lathe and plaster, painted, previously wall papered, not much survives as ceiling has been stripped. No mouldings.
Walls	Plastered and painted, wall papered, not much survives as walls have been stripped. Skirting of shallow depth with small bead to top, the same as in rooms 16, 17, 18 and 13; of early 19 th century style. Picture rail has survived, moulded as in rooms 16, 17 and 18; of early 19 th century style.
Floor	Narrow pine boards, even width, stained brown, of 19 th century style.
Doors/doorways	Door 18 - Doorway to room 14 is moulded timber architrave which matches those in the hallway to rooms 13, 15, 16, 17 and to the exterior of 18. No door to earlier architrave; this is of early 19 th century style. Door 19 - Doorway within internal modern partition with narrow moulded 20 th century door frame. Door set in modern partition is reused from elsewhere in the building. Of six panel design, with uneven

	sized panels, heavier mouldings to edges of panels and raised and fielded to centre. This door matches that of room 16 and the cupboard in room 6, it is of late 18 th century style.
Windows	Window 11 - Horned sash window as in rooms 13 and 18, of mid to late 19 th century style, window is a replacement. The beaded splayed window opening and window frame date to the early 19 th century.
Fixtures, Fittings and Features	Fireplace in south wall with simple square timber surround with plain flat mantle shelf, of early 19 th century style. Bead moulding to opening. Inset with cast iron register grate, arched or rounded moulded surround with consecutive repeating foliate pattern and geometric design, chamfer to bead around firebox opening. Ribbed moulded fire back, projecting grate, ash box missing, of mid 19 th century style.
Overview	A room of domestic character; the rear north heated bedroom on the second floor, of early 19 th century appearance with skirting, picture rail, door architrave and fire surround all being cohesive in style and simplicity. Use as a bedroom has clearly been maintained into the mid to late 20 th century before the building was left empty.

R15 Front Bedroom

Ceiling	Lathe and plaster, painted and lined with paper. No mouldings.
Walls	Picture rail as in 10, 11 and 13, mid to late 19 th century. Skirting as seen in room 11, mid 19 th century. Plastered and papered in woodchip. Large section in south-west corner has blown through water damage to reveal stone construction of south gable; rubble stone set in a cob mortar.
Floor	Narrow pine floorboards, 19 th century.
Doors/doorways	Door 20 - Architrave the same as to rooms 13, 14, 16, 17 and the exterior of 18. Door is of six panel, of uneven size, with ogee moulded sides, but flat panels, moulded to both sides this door may date to the very early 19 th century and may be the only door on the second floor which is correct with the architraves.
Windows	Window 12 - In the east wall is the polygonal or canted three light bay window; with three hornless sash windows of 6x6 panes. With moulded slim glazing bars set in a large moulded frame with ogee mouldings to the exterior, of early 19 th century date. These windows match those in room 10 (copies), 11, 17 and two windows in room 3, as well as the single light windows in rooms, 7, 8, 9, 16.
Fixtures, Fittings and Features	Fireplace. Possible stone fire surround with panelled jambs and a panelled top with rounded curved corners set to a moulded keystone with central row of 'beads' with wave moulding to either side. Moulded thick mantle shelf. The panels have deep ogee moulding to sides which is stepped and the panels are raised. This fire surround is of classic Georgian style, dating to the first half of the 18 th century, possibly pre 1750s. There is a large stone hearth. The firebox is now filled by a large inset cast-iron register grate dating to the late 19 th or early 20 th century. Of 'art nouveau' style with intersecting foliate and geometric patterns to the square headed exterior frame and with glazed tiles to the cheeks with foliate patterns which are highly stylised. Curving projecting smoke hood with foliate patterns and decorated bands to side of sloping iron firebox, basket has been replaced with early to mid 20 th century gas fire fitment. Fireplace shows some cracking and movement, this may indicate the fireplace has been re-set from the first floor or elsewhere in the building.
Overview	A room of domestic character; the large south front heated bedroom on the second floor, of early 19 th century appearance with large three-light polygonal bay window, door architrave and door. Later 19 th century embellishments such as fireplace, picture rail and skirting. Use as a bedroom or possibly a living room, has clearly been maintained into the mid to late 20 th century before the building was left empty. Fireplace shows some cracking and movement, this may indicate the fireplace has been re-set from the first floor or elsewhere in the building.

R16 Front Bedroom

Ceiling	Lathe and Plaster, painted white. No mouldings.
Walls	Plastered and painted white. Picture rail as in rooms 14, 17 and 18, early 19 th century. Skirting the same as rooms 8, 13, 14, 17 and 18, early 19 th century.
Floor	Floor boards beneath carpet. Wider in width, similar to those in room 13 and west side of room 12, possibly elm, stained dark brown, early 19 th century.
Doors/doorways	Door 21 - Architrave to door the same as in room 13, 14, 15, 17 and the exterior of room 18, of early 19 th century style. Six panel door with heavy ogee moulding to panels which are raised and fielded, two narrow uneven panels to the top and two long panels in the middle, slightly shorter panels at the bottom. This door is the same as that to room 14, of late 18 th century style and is presumably reused from elsewhere in the building.
Windows	Window 13 - Wide splayed window opening, with decorative bead, window frame with simple bead to opening and hornless sash single-light window, 6x6 panes as the windows in bay windows in rooms 15 and 17. Of early 19 th century form.
Fixtures, Fittings and Features	N/A
Overview	A room of domestic character; the small central unheated front bedroom on the second floor, of early 19 th century appearance with single-light hornless sash window, door architrave, skirting etc. Use as a bedroom, has clearly been maintained into the mid to late 20 th century before the building was left empty.

R17 Front Bedroom	
Ceiling	Lathe and plaster, painted. No mouldings. Significant water damage.
Walls	Plastered and painted, wall papered. Picture rail as in rooms 14, 16, 18, early 19 th century. Skirting board as in rooms 8, 13, 14, 16, and 18, early 19 th century.
Floor	Narrow pine floor boards, 19 th century.
Doors/doorways	Door 22 - Door same as room 13, mid to late 19 th century. Architrave early 19 th century, same as rooms 13, 14, 15, 16 and exterior of room 18.
Windows	Window 14 - Large polygonal or canted three light bay window with hornless sashes, as in room 15, 11 and 10 (copies), early 19 th century.
Fixtures, Fittings and Features	<p>Fireplace with square timber surround with slight cavetto pediment mantelshelf, outer flat plane surround and inner raised surround with ogee stepped moulding and flat plane to opening. The outer surround terminates in square block plinths which are truncated by the inner raised surround the moulded edge of which sits on the inner edge of the plinth. The fire surround is of the plain classic designs favoured in the early 19th century. Cast iron inset register grate with arched moulded and beaded opening and scroll moulded fireback, with curving open grate. The ash box is a replacement. This fire grate is of mid 19th century date; during the later 19th century two pot stands were fixed to the exterior arch just above the curving bars of the grate.</p> <p>There is also a large cupboard built into the north-west corner of the room, into the alcove created by the chimney stack which rises from the first and ground floors. This cupboard has panelled doors with large flat panels and ogee moulding to the sides. Two small square upper doors lead to a small shelved cupboard. Long double doors with small top square panels and long narrow rectangular panels; lead to a wardrobe, although fixings for shelves can be seen. This cupboard dates to the early 19th century; it is respected by the picture rail and skirting.</p>
Overview	A room of domestic character; the large north front heated bedroom on the second floor, of early 19 th century appearance with large three-light polygonal bay window, door architrave, skirting and picture rail, cupboard. Fireplace surround is also early 19 th century; cast-iron grate is mid 19 th century with some later embellishments. Use as a bedroom or possibly a living room, has clearly been maintained into the mid to late 20 th century before the building was left empty.

R18 1950s Kitchen – at rear	
Ceiling	Lathe and plaster, painted white. No mouldings.
Walls	Plastered and wall papered in a 1950s vegetable design. Picture rail as in rooms 14, 16, 17, early 19 th century. Skirting as in 13, 14, 16, 17, early 19 th century.
Floor	Narrow pine floor boards, 19 th century.
Doors/doorways	Door 23 - Exterior architrave the same as to rooms 13, 14, 15, 16 and 17. Interior architrave of simple narrow moulding, replaced in 20 th century. Door is six panel, of uneven panels, moulded, raised and fielded the same as the doors to rooms 14 and 16; late 18 th century.
Windows	Window 15 - Wide splayed full height window opening with bead decoration, simple frame with bead moulding, early 19 th century. Replacement later 19 th century honed sash window, 2x2 panes, as in rooms 13 and 14.
Fixtures, Fittings and Features	A mixture of mid 20 th century kitchen appliances and a large ceramic sink. Fireplace is blocked.
Overview	A room of domestic character; the small rear north heated bedroom on the second floor. With architectural details such as skirting, door and door architrave from the early 19 th century. Fireplace is now blocked. Horned sash window is a later 19 th century replacement. The room was converted in the mid 20 th century to a kitchen; surviving features such as ceramic sink, cooker, fridge and 1950s wallpaper.

Appendix 8

Building Survey Details – Garden Walls

Area B: Garden to 28 Bridgeland Street	
North Elevation	<p><u>Construction:</u> The southern elevation of the 19th century range at the back of 28 and 28a Bridgeland Street (see above). Constructed of a mix of re-used London bricks with stone dressing.</p> <p><u>History:</u> In the southeast corner (to rear of 28a) is a small red brick built yard. A small outbuilding of brick and concrete block has been constructed against the western elevation of this yard. The south facing elevation of the brick yard has the scar and remnants of wooden fascia and a plastic downpipe survive in the northeast corner.</p>
East Elevation	<p><u>Construction:</u> A stone built 1.9m high x 0.35m thick wall before stepping down two courses to 1.7m in height at the midway point. The wall is constructed primarily of 20 courses of thin blocky stones (typically 0.08m x 0.2m) bonded or perhaps re-pointed with cement. The upper three courses in the higher (northern) part include rare (re-used) London bricks which may suggest it has been raised slightly. A dwarf wall of similar stone construction projects 0.1m out from the lowest 2-4 courses of this boundary, the top of which has been partially rendered in cement.</p> <p><u>History:</u> There is the scar of a sloping roof at the northern end of elevation, suggesting that a lean-to structure had formerly abutted the brick wall of the yard to the north.</p> <p>The dwarf wall has been truncated 2m from the southern end, which corresponds with a vertical scar suggesting that there was formerly an outbuilding in this corner of the garden. At the southern end of the wall a buttress of stone with occasional reused red bricks in the lower portion represents a re-faced remnant of the southern elevation</p>
South Elevation	This wall has been demolished with a tiny remnant projecting from the eastern wall and a possible scar on the western elevation.
West Elevation	<p><u>Construction:</u> Same thin blocky stone construction as east elevation, 1.9m high x 0.35m thick. A hard grey lime mortar bonding visible in places. The dwarf wall which projects from this elevation is 6 courses high (0.45m high) except for at its northern end where the ground level is c.0.35m lower and 10 courses are visible.</p> <p><u>History:</u> The southern end of the elevation has a 0.6m high brick upper portion. The bricks include a mixture of reused forms including some London bricks. Below this brick upper was a 0.95m mix of stone and brick courses constructed on top of the original dwarf wall. This suggests that there was formerly an outbuilding located against this elevation, which extended slightly further north than the outbuilding in the neighbouring garden (to the west). This is supported by the cartographic record which has a small structure indicated on the First and Second Ordnance Survey Maps (demolished by 1972).</p> <p>There is also a scar on the southern end of this elevation which probably corresponds with the demolished southern elevation of this garden. Also of note is the fact that the elevation appears to abut the southern wall of the 28 Bridgeland Street.</p>
Outbuildings	A small modified red brick coal shed/privy in the yard to 28a Bridgeland Street.
Gardens	The planting, trees and shrubs are not suggestive of a surviving historic garden. The current concrete paths within the garden appear to largely conform to the layout seen on the First Edition Ordnance Survey Map of 1886, with only the westernmost path lost and currently covered by a wide border.
Overview	The original garden of 28 Bridgeland Street has the eastern and western elevations surviving. The southern boundary having been demolished between 1890 and 1905, leaving visible scars on the formerly adjoining boundary walls. The surviving garden wall elevations are of the same thin blocky stone construction originally with a hard grey lime mortar bonding and dwarf walls.

Area C: Garden Extension to 28 Bridgeland	
North-West Elevation	<p><u>Construction:</u> A stone and brick built wall of approximately 2.4m high and 0.45m wide. The wall is constructed of approximately 27 courses of mixed sized blocky stones (typically 0.1m x 0.25m) and red bricks. The lower 1.75m is constructed of stone and brick before thinning to a concrete block upper on the western portion (inside the shed) and a brick and stone upper on the eastern half. A former doorway with chamfered jambs (gap is now blocked with concrete blocks) separates the western and eastern portions of the wall. A brick buttress (possibly a truncated wall) extends 1m from the western end of the elevation (i.e. inside the shed). This brick buttress may relate to the outbuilding shown extending from Area D into this garden on the First and Second Edition Ordnance Survey Maps.</p> <p>A further buttress, constructed on stone has been added 0.7m from the eastern end, presumably to support the elevation. The wall is largely bonded with a hard cream lime mortar with the upper portion bonded in cement.</p> <p><u>History:</u> The eastern portion of the elevation bears the scar of a gable roof which itself is partially covered by the buttress. The buttress covers over a blocked doorway which has two phases of infill with a stone phase narrowing and lowering the entrance before a later cob insert closed the opening. The wall is also abutted by the western elevation.</p>

North-East Elevation	<p><u>Construction:</u> A stone built wall of approximately 2m high and 0.35m wide. The wall is constructed of approximately 18 courses of mixed sized blocky stones (typically 0.1m x 0.25m). The lowest three courses were generally of larger squarer stones (typically 0.3m x 0.2m). The wall had presumably been bonded with lime mortar (now perished) and had some patchy re-pointing in cement.</p> <p><u>History:</u> The wall appears to be abutted by the eastern elevation. The relationship with the eastern elevation of Area A is less clear due to the presence of the buttress. However, they appear broadly contemporary.</p> <p>Heavy vegetation cover meant that no changes in build or scars were visible.</p>
East Elevation	<p><u>Construction:</u> A stone built wall, approximately 1.25 high with a 0.9m high upper portion in concrete block. The wall is constructed of approximately 14 courses of mixed sized blocky stones (typically 0.1m x 0.25m). The wall had a hard greyish-white lime mortar bonding with extensive cement re-pointing.</p> <p><u>History:</u> The elevation has been crudely lowered and topped with cement. The southern half of the elevation was heavily smeared in cement mortar making any changes of build invisible.</p> <p>The elevation abuts the garden wall to the north, while the southern end meets the northern elevation of Herds Garage. The relationship between these two walls is unclear as the garage is concrete rendered and also covered in ivy.</p>
South Elevation	<p><u>Construction:</u> A stone built wall of approximately 2.6m high and 0.4m wide. The wall is constructed of approximately 16 courses of mixed sized blocky stones (typically 0.1m x 0.25m) and rare sub-rounded pebbles (0.08mx0.06m). The wall was bonded with a hard white lime mortar but with probably an earth core. The wall had been extensively re-pointed with cement.</p> <p><u>History:</u> The elevation appears to abut the western elevation of the smithy, although this is only clear on the upper portion, which may suggest two phases of build but no break in build is apparent.</p> <p>A door has been forced 6m from the eastern end of the elevation. A further 1m west of the forced entrance the wall has been completely rebuilt. The original build curves slightly northwards at this point which suggests that it had probably collapsed.</p>
West Elevation	<p><u>Construction:</u> A stone built wall of approximately 2.6m high and 0.45m wide. The wall is constructed of approximately 28 courses of thin blocky stones, some of which were slightly irregularly shaped (typically 0.12m x 0.28m). The wall had a hard grey-white lime mortar bonding (partly perished) and some cement re-pointing. The elevation has three projecting and integral 0.85m wide and 0.35m deep buttresses set approximately 5m apart.</p> <p><u>History:</u> The top four courses had been rebuilt or added at a later date. There is a brick shed in the northern corner of this elevation, and the northern elevation has been (re)built inside this structure, it therefore abuts the northern elevation.</p>
Outbuildings	<p>See also Herds Garage</p> <p>The shed in the north-west corner has brick built southern and eastern elevations with a light grey cement bonding. These elevations have aluminium framed windows and the shed has a pan tile roof. The structure post-dates the 1905 Second Edition Map and replaces an earlier building which extended into the garden of Area D.</p>
Gardens	<p>The planting, trees and shrubs are not suggestive of a surviving historic garden. In fact none of the trees shown on the Ordnance Survey First Edition Map are still extant. Many of the paths which are indicated appear to have continued in use, except those running around the outside of Herds Garage, which have now been replaced by flower beds.</p>
Overview	<p>The garden walls of Area B present a more complicated narrative than those within Area A, as there is much greater variation in construction and probably therefore dating. Most notably the eastern elevation seems to be a later construction and the garden is likely to have extended further to the east, probably up to the back wall of the White Hart Inn. This hypothesis is supported by the 1745 map of the Several Lands Belonging to the Long Bridge of Bideford, which shows a garden (number 37) extending east to a shop (since incorporated within the White Hart). The southern elevation has been rebuilt and so the original relationship with the western elevation has been lost, but it is clear that the south wall post-dated the building to its east.</p> <p>In 1745 Area C was tenanted by a Dennis Stucley who owned the land to the east of the plot (Area D), which suggests that the shed constructed in the northwest corner may have been built to block a former opening that had previously linked these two gardens.</p>

Area D: Former garden extension to 27 Bridgeland Street

North Elevation	<p><u>Construction:</u> Almost completely inaccessible. Constructed of blocky stone with a hard greyish-white lime mortar bonding. Wall extends to a height of approximately 2.5m (width not seen).</p> <p><u>History:</u> Relationships with other elevations not accessible. The elevation does however appear to have a blocked opening towards the northwest corner as this portion included a single (visible) re-used London brick. This opening probably enabled access to Area D from number 27 Bridgeland Street and was blocked between 1886 and 1905.</p>
East Elevation	<p>See also Area C – West Elevation.</p> <p><u>Construction:</u> Largely obscured by vegetation, Wall survived to a height of 2.25m, constructed of blocky stone with a hard greyish-white lime mortar. No buttresses visible on this face.</p> <p><u>History:</u> Wall is now abutted by the largely rebuilt south elevation, but the relationship with the northern elevation not recorded during survey. Also an outbuilding inserted at northern end of elevation, but this was not accessible during survey.</p>

South Elevation	<p>See Also Area E – North Elevation.</p> <p><u>Construction:</u> Largely obscured by vegetation, Wall survived to a height of 1.8m, constructed of blocky stone with a hard greyish-white lime mortar and cement re-pointing. Cement capping to this elevation. An opening has been forced in this wall to give access from Area E.</p> <p><u>History:</u> Contemporary with western elevation, and abutted by western elevation of Area E and probably the western elevation of Area D.</p> <p>This elevation has been rebuilt in area of eastern elevation to Area D, and now abuts this, but previous relationship unknown.</p>
West Elevation	<p><u>Construction:</u> Largely obscured by vegetation. This elevation extends to a height of 5.5m. The only visible portion of the wall (approximately 5m in length) during the time of survey was in the vicinity of the northern buttress (i.e. the central part of the wall). This indicates that the wall has a 2.2m high blocky stone lower bonded with a hard greyish white lime mortar with occasional small sub-rounded stone inclusions and sub-angular slate fragments (>20mm). The buttress appears to have been lowered in height with a possible horizontal join below the upper three courses which also include a single orange brick. Above the buttress was a 1.3m high portion constructed from an almost complete range of brick styles and colours (yellow, hand-made, London, red, orange, etc.). Above this and set slightly further back (approx 0.1m) was a further 2m high stone(?) wall, which was largely obscured by vegetation.</p> <p>In the vicinity of the southern buttress (part of the southern elevation) the west elevation appears to survive as a single phased stone construction, although it is heavily obscured by vegetation. The buttress however is of larger proportions than the northern example, projecting out 1m compared to 0.4m, although this may simply reflect its use as part of the south elevation</p> <p><u>History:</u> The relationship with the northern elevation was not accessible, but it appears that the elevation abuts the buttress at its southern end. However, this relationship was heavily obscured by vegetation and as such it is only a tentative interpretation.</p> <p>The northern buttress was broadly of the same style as those seen on the western elevation of Area C, which may suggest that they are contemporaneous. The more substantial southern buttress appears however to be earlier.</p>
Outbuildings	Probable rear wall of shed from Area C in northeast corner but not accessible due to vehicles and vegetation.
Gardens	No garden survives in this area having been largely covered in tarmac. An area of weeds and grass surrounds the central tarmac which probably corresponds with the former 19 th century layout of flowerbeds seen on the Ordnance Survey First Edition Map. Ivy, brambles, stinging nettles and other weeds obscure many of the elevations.
Overview	<p>Limited information was recordable for these elevations, but it is clear that several phases of rebuild had occurred probably in the 19th century, most notably in the NE corner of the area. In fact the entire western elevation may reflect an early 19th build, with subsequent repairs in the late 19th century due to the construction of buildings in the adjoining plot to the west. Unfortunately this uncertain due to the vegetation obscuring the western elevation's relationships with the walls to the north and south, but the lime bonding (with slate and pebble inclusions) is not seen in the other elevations of Area D, C, or B.</p> <p>The insertion of this western elevation is hinted at on the tithe map and John Wood's town plan, which suggests that this plot was longer west-east than it was north-south.</p> <p>Further analysis of the garden walls in this area is probably worth while if vegetation and vehicles are cleared from the site</p>

Area E: Former Garden to 6 Queen Street	
North Elevation	<p><u>Construction:</u> The majority of this elevation has been rebuilt, with the original wall surviving only west of the inserted opening giving access to Area D. The final c.3m east of this opening has also only been partially rebuilt with the lower five courses part of the earlier wall. The wall is 2.25m high (34 courses), and steps down to 1.8 in height (27-30 courses) where it meets the western elevation of Area D. The wall is 0.5m wide and is constructed of sub-angular blocky and thin stones with rare sub-rounded pebbles and bonded with modern cement. The remnant of the earlier wall is bonded with a soft grey lime mortar with an earthen and lime core.</p> <p>There are two buttresses which survive on this elevation, one forming the eastern end of the forced opening into Area D, and the other at the western end integral to the western elevation of Area D (see above). The eastern buttress has been repaired in cement and brick when the entrance was forced through.</p> <p><u>History:</u> The relationship with the buttress at the western end suggests that this elevation and the western elevation of Area D are probably contemporary. The other relationships this elevation had have been lost due to its modern rebuilding.</p>
East Elevation	See Herds Garage
South Elevation	<p><u>Construction:</u> The western most c.4m (adjoining the western elevation) stands to a height of 2.5m (32 courses) and is constructed primarily of large thin stones (0.05m x 0.35m), with occasional sub-angular blocks (0.5m x 0.5m). Amongst the stones used in this part of elevation were a number a shale fragments. This portion is bonded with a degraded clean white-grey lime mortar. There are two beam slots (measuring 0.3m x 0.2m) and blocked with re-used bricks at a height of 1.6m within this western part of the south elevation.</p> <p>Abutting this portion of the south elevation was a c.4m long and 2.2m high stone wall which probably</p>

	<p>represents a large re-build or more likely a blocked opening that formerly gave access to Area E from Number 4 Cooper Street. The joins either side of this re-build are ragged which suggest that perhaps collapse is the most likely explanation. The rebuild contains pieces of shale and yellow brick, but is predominantly constructed of blocky stone (0.3m x 0.1m) with a grey cement bonding.</p> <p>The central portion (c.16m) of this elevation is constructed of a mixture of sub-angular blocky stones (0.5m x 0.35m) and thinner stones including frequent pieces of shale (therefore similar to the western end). In contrast to the western end rare hand-made bricks fragments are also used. The elevation is bonded with a creamy lime mortar bond including small slate fragments and sub-rounded pebbles (>20mm) for the lower 2.1m. The upper portion (0.9m) is primarily constructed from blockier stone and bonded with a similar creamy lime mortar but with no inclusions. There is a brick and pan tile dressed upper western face which presumably relates to the blocked opening.</p> <p>The final third of the elevation (c.10m) has been demolished (since 1972), with only a short (and rendered) projection visible on the east elevation of Area F. The wall appears to have been 0.35m wide and stood at a minimum height of 3m at the point where it met the eastern elevation.</p> <p><u>History:</u> This elevation abuts the west elevation, and appears contemporary (although obscured by vegetation) with the west elevation of Area F.</p> <p>The blocked/ rebuilt section of the majority of the length of wall presumably relates to the outbuildings (former stables?) located in the yard to the public house to the south.</p>
West Elevation	<p><u>Construction:</u> This elevation survived to a height of 3.2m (approx 27 courses), before being obscured by the metal shuttering of buildings to the rear (the width not observed). The wall is constructed of a wide mix of roughly coursed blocky and narrow stones; the blocky examples of which are typically larger (approx 0.5m x 0.25m) than those observed in areas B, C and D. The wall is bonded with a hard white lime mortar, which contains small fragments of slate and pebbles (>20mm).</p> <p><u>History:</u> The elevation appears to abut the elevation to the north (Area C), and is itself abutted by the southern elevation. The use of slate fragment and pebbles within the mortar bonding suggest that it is contemporary with the western elevation of Area D, and may date to the early 19th century.</p> <p>The upper 0.2m appears to have been repaired or added as it includes rare red bricks, this is likely to be a result of the construction of the 20th century building to the west.</p>
Outbuildings	A concrete lean-to has been constructed against the north elevation of Area E and abutting Herds Garage (this is visible on the 1972 Ordnance Survey Map). The other outbuildings seen within Area E on earlier mapping have all been demolished.
Gardens	No garden survives in this area having been largely covered in tarmac.
Overview	<p>The southern elevation of Area E provides evidence of a relatively complex narrative of events, most of which probably relate to the development and redevelopment of buildings in the back plots of properties facing onto Cooper Street in the 19th and 20th centuries. For example, the buildings to the rear of Number 5 probably date to the early 19th century (pre-1842) and may have been constructed to incorporate/replace the former boundary, hence the elevation includes rare bricks within this central part. The southern elevation appears to have post dated those to the east and west, which may indicate that the original the properties on Cooper Street, with their probable medieval origins, originally had considerably longer burgage plots extending to the northern elevation of Area D.</p> <p>The western elevation appears to be contemporary with the western elevation of Area D, which suggest an early 19th century date for construction, although it may have redefined an earlier boundary.</p>

Area F: Former Garden to 6 and 6a Cooper Street

North Elevation	<p>See also South Elevation of Area E</p> <p>The elevation was demolished post-1973 along with a late 19th century (post 1886-pre 1905) outbuilding located against the northern face of this elevation.</p> <p>A tiny remnant of wall projecting from the east elevation suggests that the wall was approximately 0.35m wide and stood at a minimum height of 3m.</p>
East Elevation	<p><u>Construction:</u> The southern (6m) of this elevation survives to a height of c.3m, the lower 1.6m is a mix of blocky and thin stone with a hard creamy mortar bonding including small pebbles (>30mm) largely re-pointed with cement. There are rare surviving flakes of white paint on this part of the elevations. The upper portion is entirely rendered raising 0.7m to a drip course and thinning for the upper 1.25m. The southern part of the elevation has a 0.5m high and 0.6m wide dwarf wall of blocky stone in front, which possibly represents the original elevation prior to the construction of an outbuilding to the rear of Number 3 Queen Street. This outbuilding may represent a remnant/rebuild of an outbuilding which formerly belonged to the Mariners Arms (now 7 and 7a Cooper Street) on John Wood's Town Plan of 1842.</p> <p>The theory that this dwarf wall was part of the original wall course is supported by the fact that the rest of the elevation follows the same course, i.e. projects west by 0.6m from the southern part. The relationship between these walls has been lost because of relatively recent repairs and re-pointing, which appear may have been required after the demolition of a wall (or perhaps buttress) that had projected into Area F from this point.</p> <p>The remainder of the elevation is 2.7m-3.2m high (approx 34-40 courses) is constructed of a mix of thin (0.08m x 0.25m) and blocky stone (0.20m x 0.35m) and rare sub-rounded pebbles (0.08m x 0.05m). The lowest few courses are slightly blockier and retain a mostly earthen bonding (and core?)</p>

	<p>with some greyish-brown lime mortar, above which the wall bows outwards slightly. The part which bows out is bonded with a hard creamy mortar with occasional pebble inclusions (>20mm), and only extends for 3 courses, with the upper part bonded with a hard mottled white mortar with very common inclusions including shell (not seen in any other elevations).</p> <p>The northern c.7m of the elevation is approximately 4m high and relates to an outbuilding (post 1886-pre 1905) contained in the adjoining Number 4 Queen Street. The upper 3m of this part of the elevation are obscured by render and wooden boarding.</p> <p><u>History:</u> The elevation appears to abut the rear of Number 6A. A short (and rendered) projection (the remnant of the north elevation to Area F) is visible at the northern end of the elevation, but the relationship is unknown.</p>
South Elevation	<p>No southern elevation as passage through to Cooper Street.</p> <p>N.B. The passageway through the building of Number 6 Cooper Street is clearly knocked through the house, and although both elevations are rendered it is clear that there are a number of blocked openings, including a fireplace with a brick(?) surround in the eastern elevation.</p>
West Elevation	<p><u>Construction:</u> Stone built elevation approximately 3m high at the northern end before lowering (c.8m from the northern end) to 1.95m high.</p> <p><u>History:</u> The elevation was partially obscured by vegetation, which meant that the relationships between changes in build were not visible. It is however clear that the upper 1m of the higher part of the elevation is an addition/re-build containing occasional bricks with a cement bonding. Also that the lower (southern part) has a hard grey lime mortar with no inclusions, while the northern part is of a similar style as the south elevation to Area E although the relationship was obscured.</p>
Outbuildings	<p>All of the outbuildings indicated on earlier mapping have been demolished, and little physical evidence was apparent to their locations, perhaps partly due to vegetation, but also because of the extensive re-building.</p>
Overview	<p>Only the western and eastern elevations of Garden F survive, and they primarily provide evidence of the history of outbuildings constructed in adjacent plots. It is apparent that there are several phases in both elevations, with the southern ends of both walls probably of a later date than their northern elements. The western elevation was only partially observed due to vegetation cover and may both worth further analysis depending upon the proposed development plans.</p>

Appendix 9

Phased Plans for 28 Bridgeland Street

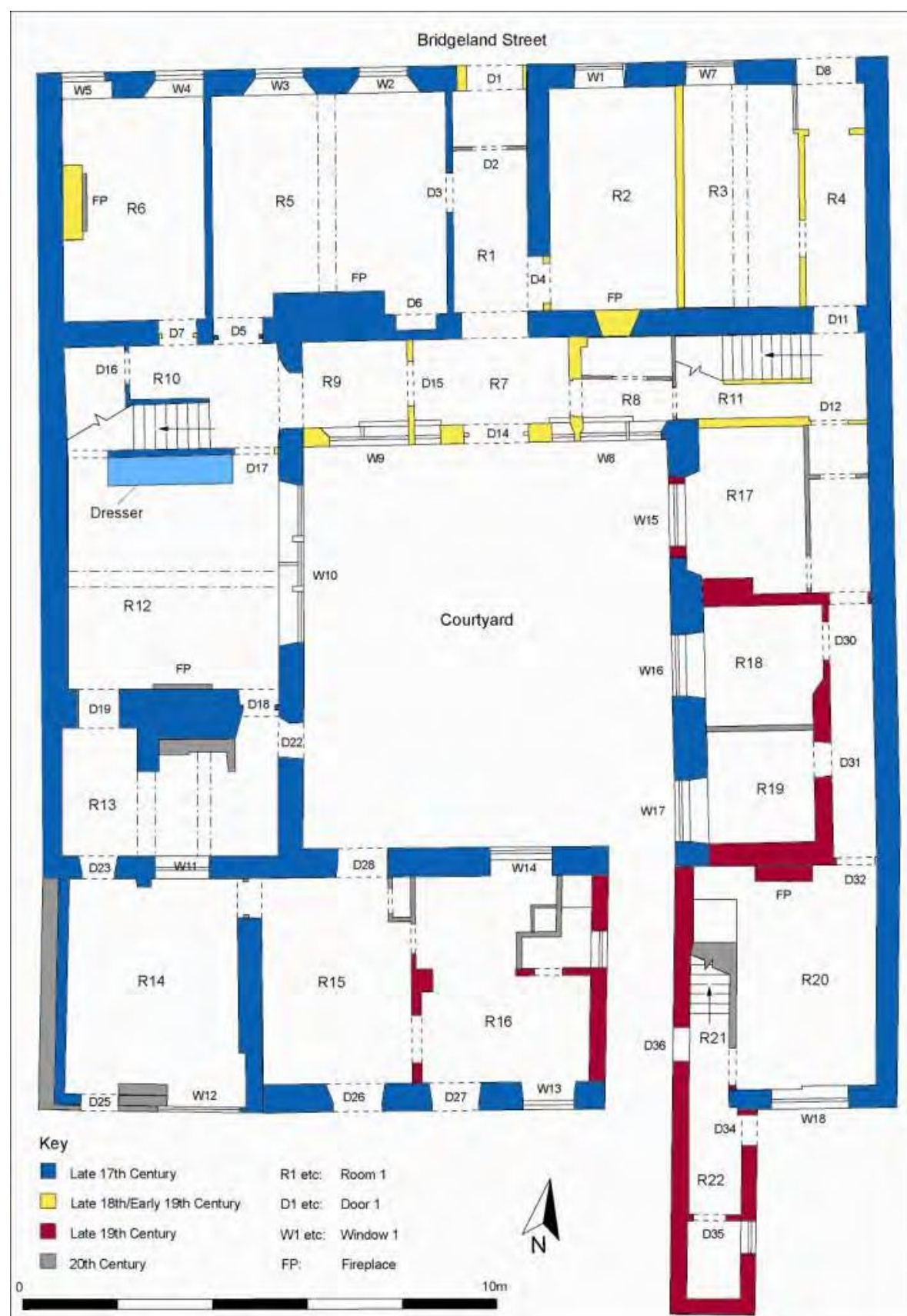


Figure 31: Phased ground floor plan of 28 Bridgeland Street.

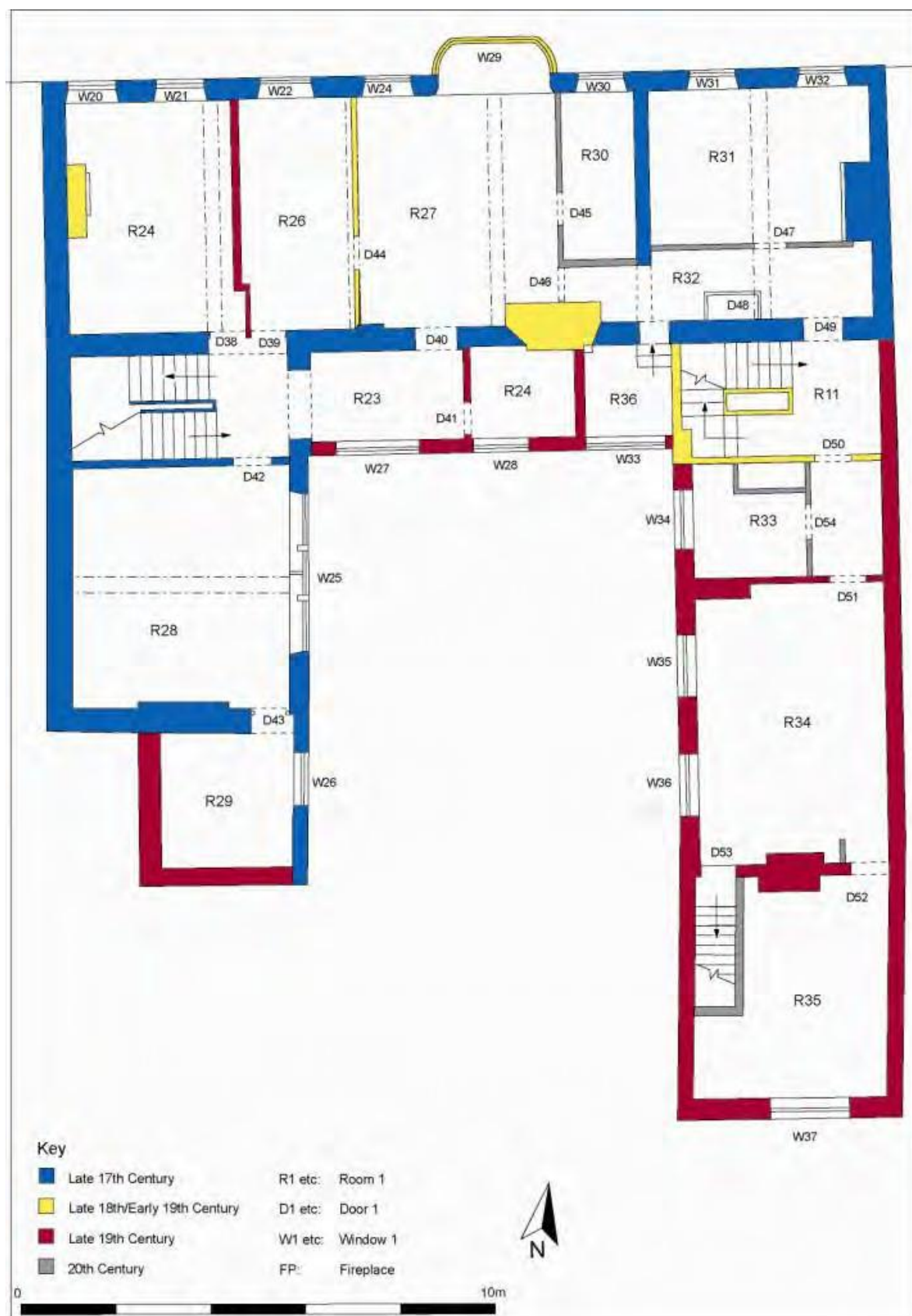


Figure 32: Phased first floor plan of 28 Bridgeland Street.

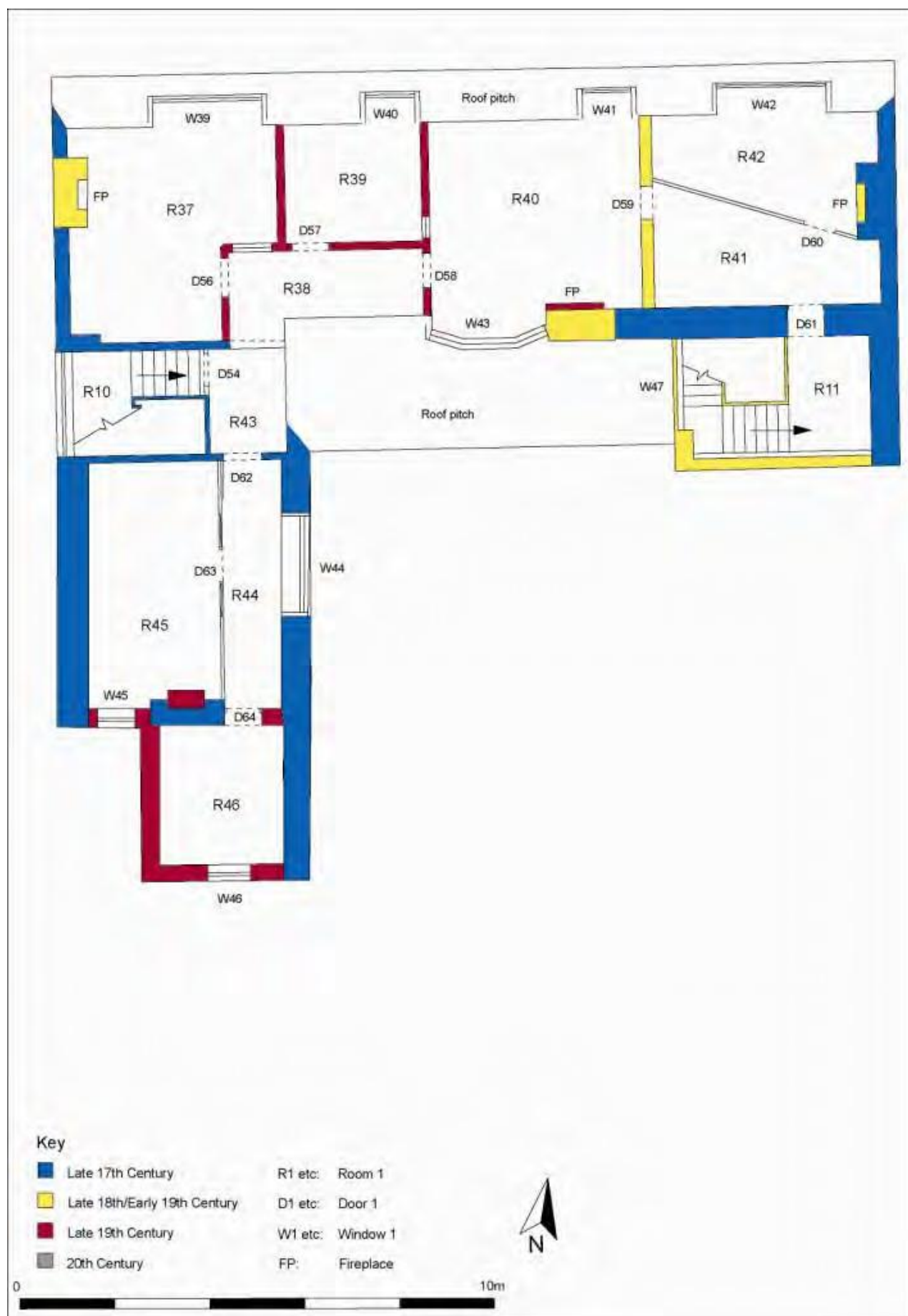


Figure 33: Phased second floor plan of 28 Bridgeland Street.

Appendix 10

Phased Plans for 5 Queen Street

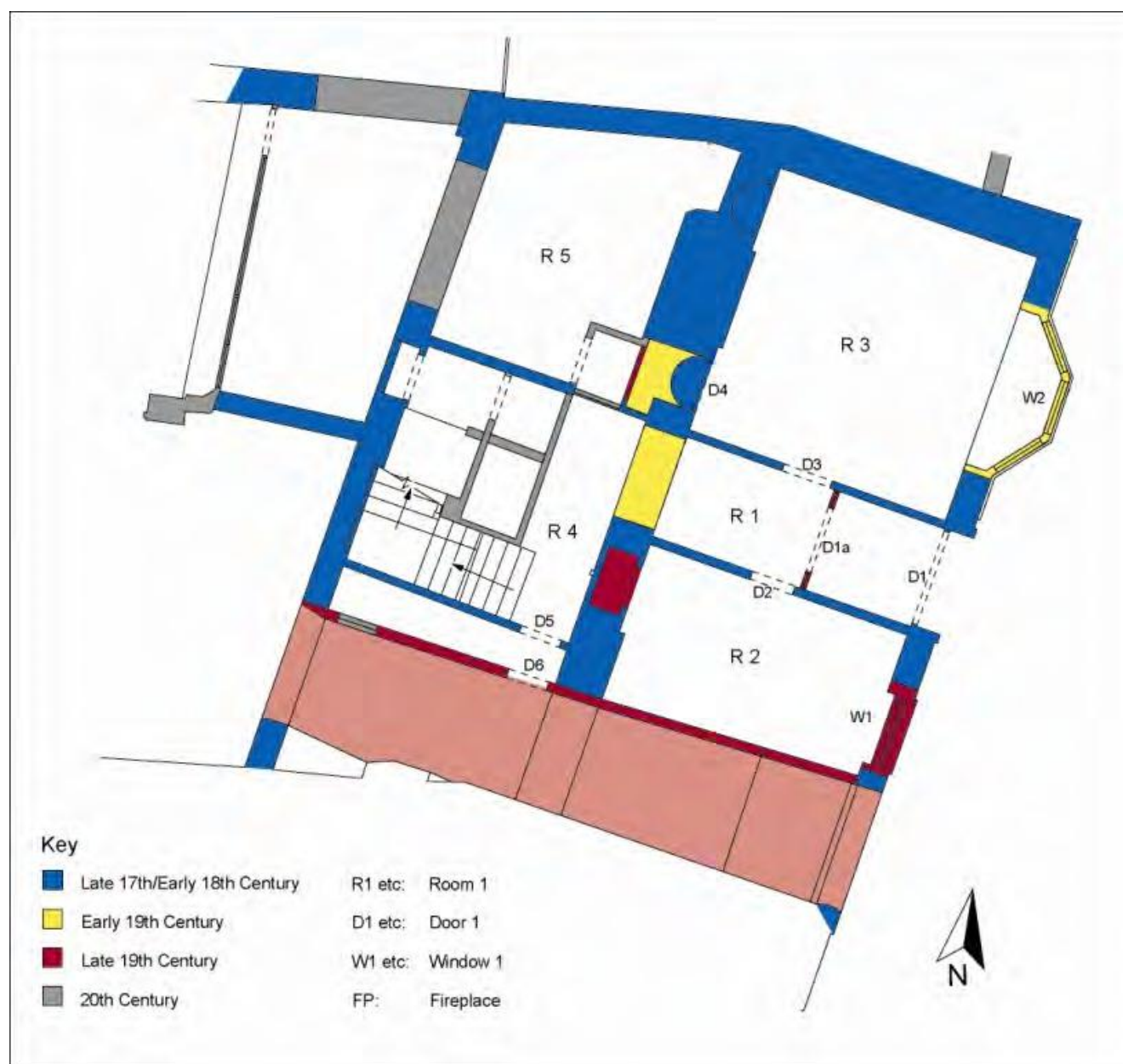


Figure 34: Phased ground floor plan of 5 Queen Street.

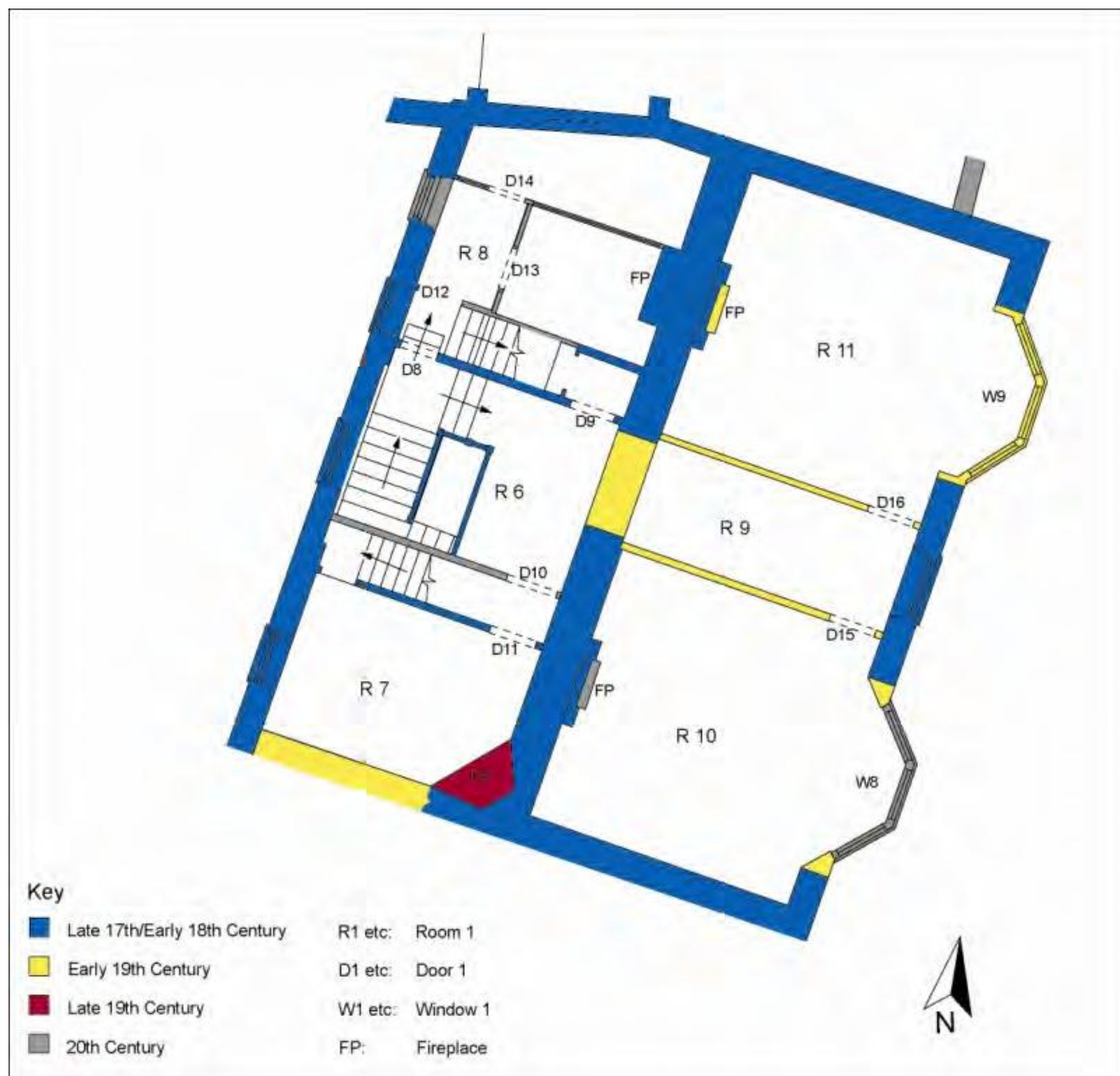


Figure 35: Phased first floor plan of 5 Queen Street.

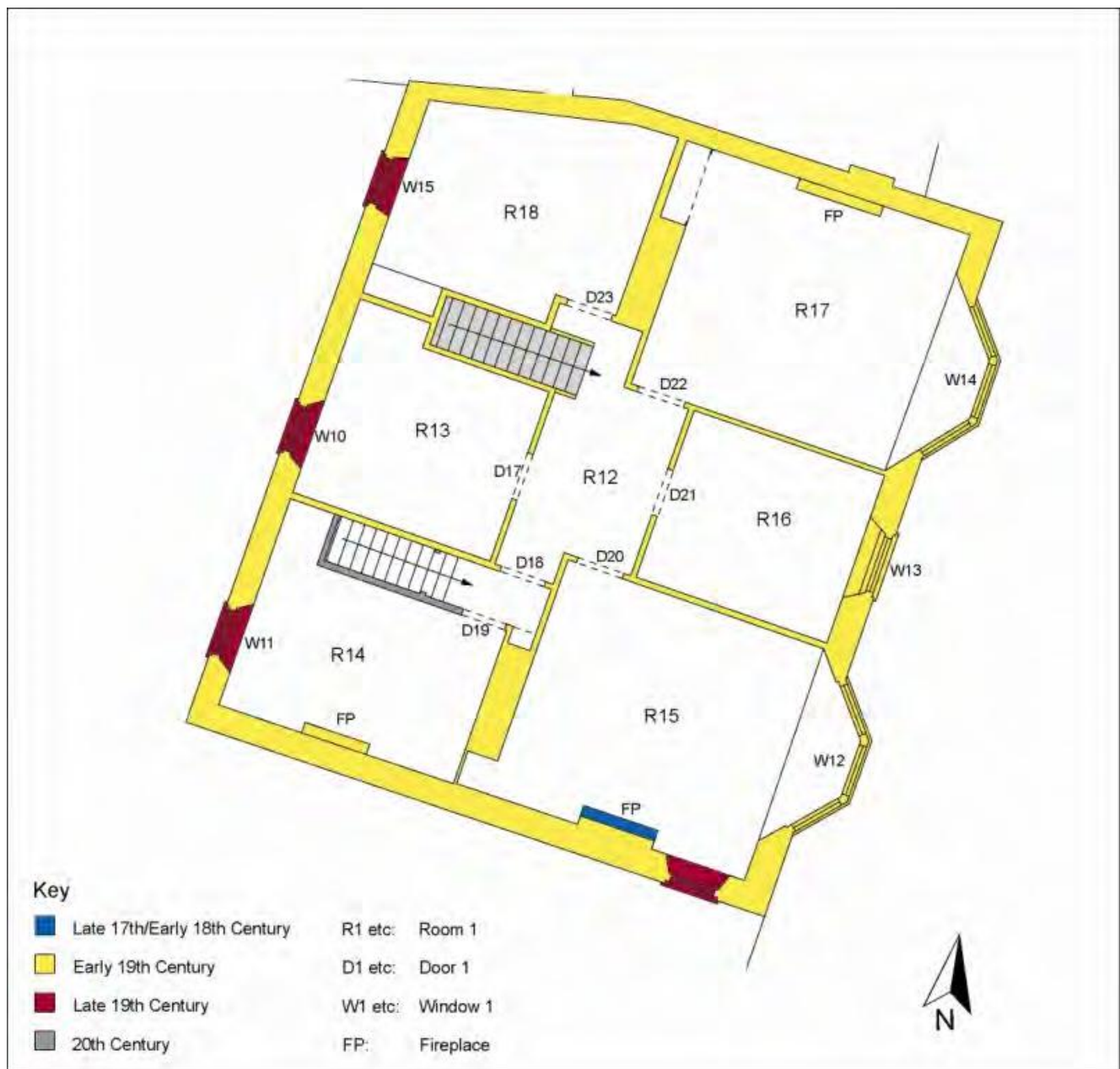


Figure 36: Phased second floor plan of 5 Queen Street.

Appendix 11

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

5 Queen Street

1. The west elevation of Queen Street and the rear warehouses, viewed from the west.
2. As above.
3. The second floor southern bay window, which serves R15, viewed from the north-west.
4. The south wall of R15, with a view of the bay window, additional window and fireplace, viewed from the north-west.
5. As above.
6. Detailed view of the fireplace in R15, this is an earlier form of surround dating to the 18th century which may have been reset on the second floor, viewed from the north.
7. The north-west corner of R15, with the door from the hallway, R12, from the south-east.
8. The central second floor hornless sash window in the front (east) elevation of R16, viewed from the west.
9. The doorway to R16, in the west wall, leading to the hallway, R12, viewed from the north-east.
10. The second floor northern bay window, which serves R17, viewed from the west.
11. The north wall of R17, with the early 19th century fireplace, viewed from the south-west.
12. Detailed view of the fireplace in R17, an early 19th century timber surround and grate dating to the construction of the second floor, viewed from the south.
13. The north wall of R17, with the early 19th century fireplace and early 19th century panelled cupboard, viewed from the south-east.
14. View looking south within R12, the second floor hallway, showing the doors to R13-15, viewed from the north-east.
15. View looking north within the second floor hallway R12, showing the doors to R16-18, viewed from the south.
16. As above.
17. The central second floor later 19th century; hornless sash window in R13, the rear (west) elevation, viewed from the east.
18. View of the north-west corner of R13, the built in shelves, within the alcove created by the secondary stairs, viewed from the south-east.
19. The small arched cast-iron grate in the south wall of R14, dating to the early to mid 19th century, viewed from the north.
20. View down to the first floor, through the large hole left by the demolished third staircase which rose from R7 to R14 at the south end of the building. The cut off floorboards can be seen to either side, showing how the stairs were forced through the building at a later date, viewed from the east.
21. View of the modern glazed panel partition at the top of the third staircase on the second floor, viewed from the east.
22. View of east wall of R13, showing doorway and view through to R12, viewed from the north-west.
23. View of the top of the secondary stairs to the north of the building, leading up from the small partitioned space between R6 and R8. The handrail and balusters to the north (right) are typical of the early 19th century, those in the foreground, to the south, are 20th century replacements, viewed from the south-east.
24. The northern second floor later 19th century horned sash window in the rear (west) elevation of R18, viewed from the east.
25. The south-east corner of R18 showing the doorway from R12, viewed from the north-west.
26. The north-east corner of R18, from the south-west.
27. View of south-west corner of R14, showing the fireplace and southern second floor window, viewed from the north-east.
28. View of north-east corner of R14, on the second floor, showing the fireplace and southern second floor window, viewed from the north-east.
29. View of one of the first floor boarded partitions within R8 and doorway to the second small bathroom, viewed from the south-west.
30. As above.
31. View of the east wall of R8, on the first floor, showing the blocked fireplace cut by the boarded partitions, viewed from the south-west.
32. View of the north wall of R8, on the first floor, showing the blocked opening and the change in wall line, viewed from the west.
33. View up the secondary stairs to the second floor, R12, viewed from the west.
34. View through doorway to R8 from the secondary stairs, viewed from the south-west.
35. View of the top of the stairs within R6, looking to the doorway to the secondary stairs and R8 and showing the large arched window in the west wall which lights the stair, viewed from the east.
36. View down from the landing to the tall arched window in the west wall which lights the stair, viewed from the north-east.
37. View down the stairs, within R6 from the second half landing to the first half landing against the west wall, viewed from the north.
38. View from the top of the stairs within R6, looking through the archway to R9 and the central first floor window in the front (east) elevation. Visible in the foreground is the in situ surviving 19th century gas fitting, viewed from the west.
39. Detailed view of the applied decoration to the square pediment tops of the square newel posts to the stairs in R6, viewed from above.
40. As above.

41. As above.
42. As above.
43. View to R6 and the stairs, from R9, showing the deep raised and fielded panelling to the stairs and landing and the arched window lighting the stairs in the west wall, viewed from the east.
44. As above.
45. View of R11 and early 19th century fireplace in the west wall, viewed from the south-east.
46. View of the northern first floor bay window in R1, showing hornless sashes and moulded frame, viewed from the west.
47. As above.
48. View of the south-east corner of R11, showing the doorway to R9 and the early 19th century partition, viewed from the north-west.
49. As above.
50. Detailed view of the early 19th century fireplace in R11 with simple bracketed mantle-shelf, viewed from the south-east.
51. Detailed view of the door to R10, exterior side to R9, viewed from the north.
52. Detailed view of the interior face of the door to R10, with detailed fluting and reeding to the architrave to match the early 19th century cornice, viewed from the south.
53. Detailed view of the 20th century fireplace in R10; from the north.
54. Detailed view of the north-east corner of the ceiling of R10, showing the early 19th century cornice, with detailed fluting and reeding with corner panels with foliate roundels, viewed from below.
55. View of the south-west corner of R10, showing the 20th century fireplace and early 19th century cornice, viewed from the north-east.
56. View of the first floor southern bay window in R11, which was rebuilt recently after an accident left it partially demolished.
57. View of the south-west corner of R7 showing the hornless sash and area of stripped plaster exposing the brick wall, viewed from the north-east.
58. Detailed view of the late 19th century grate in R7, viewed from the north.
59. Detailed view of the brick wall, in R7, exposed by the removal of the plaster, viewed from the north.
60. View of R7, viewed from the north-east.
61. View of the 18th century form door to the cupboard in the north wall of R6, at the top of the stairs, viewed from the south.
62. Detailed view of the panelling which frames the western wall and falls with the stairs to the ground floor, viewed from the north-east.
63. Detailed view of one of the newel posts to the stairs in R6. The cherubs are later 19th century applied decoration, viewed from the south-west.
64. Detailed view of the panelling to the staircase which rises to the first floor landing, the panelling is deeply raised and fielded with large ovolo moulding to the sides, viewed from the south-west.
65. View of R4, the ground floor stair hall, enclosed by modern walls to the west, with a large 19th century archway leading into R1, viewed from the south-west.
66. As above.
67. Deep late 17th century cornicing in R4, with multiple bands of moulding and square projection with drip moulding to the centre. Below the cornice is a moulded board, of probably 19th century date with fittings for bells; this may relate to the use of the building as a small private school, viewed from the west.
68. View down the secondary stairs from the second to the first floor, with the hornless sash at the bottom, viewed from the east.
69. Detailed view of the deep late 17th century cornice in R4, the ground floor stair hall; showing where it terminates as the stairs rise to the first floor, viewed from the north-west.
70. View of the north-west corner of R2, with the decorative panelled cupboard built into the alcove to the side of the truncated chimneystack, viewed from the north-east.
71. As above.
72. View of the east wall of R2, with the sash window, where the bay was truncated at ground floor level; the late 19th century cornice and picture rail are both visible, viewed from the north-west.
73. View of north-east corner of R1, with the deep late 17th century cornicing, viewed from the south-west.
74. View of east end of R1, with the deep late 17th century cornicing above the entrance doors, viewed from the west.
75. View of west end of R1, with the deep late 17th century cornice above the forced 19th century archway to R4, viewed from the east.
76. View of the west wall of R3, with a view of the central chimneystack and two alcoves with that to the south, forced with a doorway to R5, viewed from the south-east.
77. View of the north end of the west wall of R3, showing hole forced into cornice, repaired with cement but showing the timber blocking to the rear, viewed from the east.
78. View of south end of R3, showing doorway to R1 in the centre and the deep late 17th century cornicing which runs around all walls of this room, viewed from the north-east.
79. Detailed view of southern alcove in R3 which has been forced, in the 19th century to provide additional access to R5 to the rear of the property, viewed from the east.
80. Detailed view of the 19th century part-glazed partition in R1, which creates a lobby vestibule to the entrance doors, viewed from the south-west.
81. As above showing partition in R1 and door to R2, with early 18th century architrave, viewed from the north.

82. View of northern ground floor bay window in R3, now boarded, with the additional copied section of cornice, viewed from the south-west.
83. View to the south wall of R4, towards the base of the stairs with the small doorway leading to the south, with the early 18th century architrave, viewed from the north.
84. The east (street) elevation of the Queen Street house, viewed from the south-east.
85. View of the ground floor of the east elevation, viewed from the south-east.
86. Detailed view of the 18th century doorway in the centre of the east elevation, viewed from the east.
87. Detailed view of the long continuing area of sill to the northern bay window on the east elevation and also showing the section of cracked render showing the brick structure of the canted bay beneath, viewed from the east.
88. Long view down Queen Street showing how No.5 dominates the eye-line; viewed from the south-east.
89. Detailed view of the base of the stairs where they have been partly truncated to allow for the inserted partition walls which form the downstairs toilets. Note the handmade bricks supporting the base step which have been reset in cement presumably upon the work to the new partition walls, viewed from the north.
90. Panelling to the south side of the south wall of R4, where the doorway at the base of the stairs leads into a narrow space before the forced alleyway. This panelling has been covered with modern boarding but the severe damp can be seen to have totally broken down the structure of the wood; this room would have been a rear panelled reception room until the later 19th century; viewed from the south-east.
91. Additional detailed view of the deep late 17th century cornicing in R4, of a style popular in the period 1690-1720 around the time of the construction of the building, viewed from the north-west.
92. As above.
93. View of the mouldings to the base plate of the first floor landing banister railings which wrap around to the east creating a galleried landing area, viewed from the south.
94. View of raised beaded and moulded dado which sits atop the panelling within R6 and falls/rises with the stairs, viewed from the north.
95. Detailed view of the panelling to the stairs in R6, showing the deep raise and sloping field to the panels and the ovolo moulding to the sides of the panels, viewed from the east.
96. Detailed view of the profile of the panels showing the single plank construction and the raised field carved into the wood, the frame is a different applied structure, in the doorway to R8 on the second half landing in R6, viewed from the west.
97. As above.
98. View of tapered column balusters exposed by removal of the boarding to the stairs, viewed from the north-west.
99. As above, from the south-west.
100. View of the deep moulded 'loads-back' handrail and square newel posts with square pediment moulded tops, from the first half landing in R6, viewed from the south-west.
101. View of the balusters showing their graduated length of the tapered column section to allow for the top and bottom sections to align on the angle of the slope of the stairs, viewed from the south-west.
102. View of the later 19th century gas fitting which survives to the top of the stairs in R6, viewed from the south-west.
103. Detailed view of the door at the top of the stairs in R6 and the panelling of the stairs showing the wooden pegged joints of both the door and panelling and the deep raised and fielded panels, viewed from the south-east.
104. View of the late 17th or early 18th century panelling on the first floor landing in R6 which continues under the modern partition at the south end of the room. Also showing the wide stepped early 18th century architrave to the doorway.
105. View of the multiple layers of floorboards on the first floor landing, viewed from the south.
106. Detailed view of the deeper 19th century skirting boards from within R9, meeting at the forced archway between the two rooms and the shallower and moulded late 17th/early 18th century skirting boards which run along the bottom of the panelling in R6, viewed from the north-west.
107. View of the modern timber planking and boarding which lines the walls of R5. The chimney stack is very wide here possibly serving a domestic range or oven and projecting into the room with a late 18th or early 19th century cupboard built into the alcove to the north. This has a beaded frame and shelving but the doors have been lost, the ceiling height has been lowered, viewed from the south-west.
108. View of the early 19th century cornice within the ceiling of the forced alleyway to the south of the building, once part of the south ground floor reception room, viewed from below.
109. As above.

28 Bridgeland Street

110. View down Bridgeland Street from the second floor of No. 28, viewed from the south-west.
111. The north front elevation of 28 Bridgeland Street, viewed from the north-west.
112. As above viewed from the north-east.
113. As above, viewed from the north.
114. The main entrance to 28 Bridgeland Street with the bow/oriel window above, viewed from the north.
115. The decorative lead hopper to the left of the main entrance to 28 Bridgeland Street, viewed from the north.
116. As above to the right of the entrance.
117. The rear (south) elevation of the main range, viewed from the south. Note the dated downpipes and the firesign just to the top left of the fanlight.
118. As above showing the rear roof, viewed from the south.
119. The second floor west elevation of the east wing with late 19th century windows, viewed from the west.

120. The bay window within the mansard roof the 19th century second floor of the main north range and showing the roof of the east stair turret, viewed from the south-west.
121. The window west in the late 18th century ground floor extension to the main north range, viewed from the south.
122. As above, east window.
123. The rear first floor south elevation of the north range and north end of the west elevation of the east wing and showing the eastern stair turret, viewed from the south-west.
124. The north-east corner between the north range and the east wing, viewed from the south-west.
125. The roof of the east wing, viewed from the north.
126. The north end of the west elevation of the east wing, viewed from the north.
127. The ground floor south end of the west elevation of the east wing and east end of the north elevation of the south range, viewed from the north-west.
128. The north elevation of the south service range, viewed from the north.
129. The northern window, formerly two single openings as on the front north elevation, and the 19th century dormer window in the east elevation of the west wing, viewed from the east.
130. The first floor north window, altered as above, in the east elevation of the west wing, viewed from the east.
131. The east elevation and 19th century mansard roof of the west wing, viewed from the north-east.
132. The interior main entrance hall, viewed from the north.
133. Reception room R2, showing the late 18th century panelling and cornice and late 19th century fireplace in the south wall, viewed from the north.
134. As above, the window and shutters in the north wall, viewed from the south-west.
135. Possible 17th century door in 19th century frame (D13) in the south-east corner of hallway R7, viewed from the north-west.
136. Re-set late 17th century door (D15) between R7 and R9, viewed from the east.
137. As above, viewed from the north-east.
138. R9, looking into the stair hall R10 showing late 18th century cornicing, viewed from the east.
139. Stair hall R10 showing the late 17th century door to the understair area (D16) and that to R6 (D7) and late 18th century cornicing, viewed from the east.
140. The late 17th century stair balustrade in R10, viewed from the north-east.
141. D7 & D5 in R10, viewed from the south-east.
142. As above.
143. The south-west corner of the late 17th century dining room R5, showing the heavy transverse ceiling beam, cornicing and large central fireplace in the south wall, viewed from the north-east.
144. The south-east corner of R5, showing the east wall, fireplace and built-in cupboard, viewed from the north-west.
145. The south wall of R5, viewed from the north.
146. As 143 above.
147. The late 17th century door in the west end of the south wall of R5, viewed from the north.
148. The cupboard in the east end of the south wall, viewed from the north.
149. The windows in the north wall and the fireplace in the west wall of R6, viewed from the south-east.
150. The south-east corner of R6, showing possible 18th century door, viewed from the north-west.
151. The south wall of former Kitchen (R12) showing modern fire surround and 17th and/or 18th century cupboards to east and west, viewed from the north-east.
152. As above, viewed from the north.
153. The east wall of R12 showing the enlarged window opening with mullioned windows and the door to R10, viewed from the south-west.
154. The north wall of R12 with the modern screen obscuring the late 17th century dresser and door to the northwest end of the wall, viewed from the south-east.
155. The south-west corner of the possible former pantry (R13) with the modern light affixed to the soffit of a probable former wall stub, viewed from the north-east.
156. The north-east corner of R13 with the rear of the fireplace in R12, viewed from the south-west.
157. The south-west corner of R14, viewed from the north-east.
158. The north wall of R14, viewed from the south-east.
159. The north-east corner of R16, viewed from the south-west.
160. The south-east corner of R16, viewed from the north-west.
161. The south-east corner of R15 showing the modern vaulted ceiling, viewed from the north-west.
162. The north-west corner of R15 with door through to R14, viewed from the south-east.
163. The southern end of the eastern corridor R17A, within the CAB offices with door D32 ahead and D31 to the right, viewed from the north.
164. As above, the north end with door D12, viewed from the south.
165. Current CAB Interview room R19, 19th century window in the west wall, viewed from the north-east.
166. Current CAB Interview room R17, 19th century window in the west wall, viewed from the east.
167. Current CAB Interview room R18, 19th century window in the west wall, viewed from the north-east.
168. The 19th century window in the south wall of CAB office R20, viewed from the north-west.
169. As above, viewed from the north.
170. The south-west corner of R20, viewed from the north-east.
171. The north-east corner of R20, with blocked former fireplace in the north wall, viewed from the south-west.
172. R21, modern passage and former privy, viewed from the north.
173. The modern stair in R21 of R20, viewed from the south.
174. The south-west corner of First floor office R35, viewed from the north-east.

175. The north-east corner of R35, with the former fireplace in the north wall, surround remaining, viewed from the south-west.
176. Detail of the fireplace in the north wall of office R35, viewed from the south-east.
177. The north wall of office R34, viewed from the north-west.
178. As above, viewed from the north-east.
179. The eastern stair, viewed from the east.
180. The fireplace in R31 the eastern room within the northern front range, viewed from the west.
181. As above.
182. The fireplace and north end of the east wall, viewed from the south-west.
183. The north-west corner of R31, viewed from the north-east.
184. The east wall of the corridor R32, formerly the south-east corner of R31, showing the moulded cornice wrapping around the fireplace projection to the left (north), viewed from the west.
185. The late 18th century bow/oriel window (W29) in R27 viewed from the south-west.
186. As above with the north-west corner of the room, viewed from the south-east.
187. Door D40 in the south wall of R27, accessing the corridor/landing R23 to the south, viewed from the north.
188. The possible former fireplace remnant in the south-west corner of R27, viewed from the north-east.
189. The western reveal of the bow/oriel window (W29) within R27, viewed from the south.
190. The window in the north wall within the modern store (R30) within R27, viewed from the south.
191. The south-west corner and west wall of R27, viewed from the east.
192. Fake? Fireplace in the west wall of R27, viewed from the east.
193. 19th century window in the 'sunken' bathroom R36, viewed from the north.
194. As above.
195. Late 19th century window in the west wall of R34, viewed from the northeast.
196. Moulded sill below the late 19th century window within R34, viewed from the east.
197. The lambs-tongue 'type' stops on the newel posts of the late 17th century stair within the western stair hall.
198. The 19th century window lighting the western stair to the second floor, viewed from the east.
199. The late 19th century first floor landing (R23) showing the stair rising to the second floor, viewed from the east.
200. As above, viewed from the west.
201. The door to R27 with panelled door case, viewed from the south-west.
202. As above.
203. The east wall of bathroom R24, viewed from the west.
204. The north-west corner of R25 to the west of the north front range, viewed from the south-east.
205. The south-west corner of R25, viewed from the north-east.
206. As above.
207. The Early to mid 19th century fireplace in the west wall of R25, viewed from the east.
208. The late 17th fireplace in the south wall of R28, viewed from the north.
209. The north-west corner of R28, showing the moulded box frame ceiling, viewed from the south-east.
210. The south-west corner of R28, viewed from the north-east.
211. Writing on the plaster within the built-in cupboard in the north-west corner of R29.
212. As above.
213. The stair run from the first floor to the half landing above, viewed from the east.
214. The banister rail at the top of the western stair with modern partition behind, viewed from the west.
215. The second floor landing R38 with door to R40 and late 19th century linen cupboard to the right, viewed from the west.
216. As above, viewed from the east.
217. The late 19th century partitions in the south-east corner of R37, viewed from the north-west.
218. The north-west corner of R35 with cupboard and blocked fireplace, probably of late 19th century date, viewed from the south-east.
219. The dormer window in the north pitch of the roof of the main north range, note the raised plinths in the floor to either side, viewed from the south-west.
220. The north-east corner of R39 with dormer window, viewed from the south-west.
221. The south-west corner of R39, viewed from the north-east.
222. The window (W43) and re-set fireplace in the south wall of R40, viewed from the north.
223. The late 19th century wall between rooms R40 and R38/39, viewed from the east.
224. The wall between R40 and R41/42 with 1950s door, viewed from the west.
225. As above, viewed from the south.
226. The four light dormer window *W42) in the north pitch of the north range roof, again note the raised plinths to either side, viewed from the south-west.
227. The east wall of R42, viewed from the north-west.
228. The western end of R41, viewed from the east.
229. The door into R41 (D61) from the eastern stair, viewed from the south.
230. View looking down the stair (R11) from the second floor landing.
231. As above, viewed from the east.
232. The second floor landing south wall of R11, viewed from the north.
233. View of the roof space above R30-R42, viewed from the west.

The Garden Walls

Area B

- 234. The brick yard in north-east corner of Area B, viewed from the south-west (scale 2m).
- 235. Scar of a lean-to on the east wall in the north-east corner of Area B, viewed from the south-west (scale 2m).
- 236. Detail of above.
- 237. The east elevation of Area B, viewed from the south-west (scale 2m).
- 238. Buttress at the south end of the east elevation, viewed from the north-west (2m scale).
- 239. Detail of above.
- 240. View of the west elevation of Area B, viewed from the east (2m scale).
- 241. As above.

Area C

- 242. North-east elevation of Area C, viewed from the south (2m scale).
- 243. North-east corner of Area C, viewed from the south (2m scale).
- 244. Detail of above, viewed from the south-west (scale 2m).
- 245. Northern end of the east elevation of Area C, viewed from the west (2m scale).
- 246. East elevation of Area C, viewed from the north-west (2m scale).
- 247. North facing elevation of Herd's Garage to the east of Area C, viewed from the east (2m scale).
- 248. As above.
- 249. Eastern blocked opening in Herd's Garage within Area C, viewed from the north-west (2m scale).
- 250. Detail of above.
- 251. Central blocked opening in Herd's Garage within Area C, viewed from the north-east (2m scale).
- 252. Detail of above, viewed from the north (2m scale).
- 253. Western blocked opening in Herd's Garage within Area C, viewed from the north (2m scale).
- 254. Detail of above, viewed from the north (2m scale).
- 255. North facing elevation of Herd's Garage within Area C, viewed from the north-west (2m scale).
- 256. West facing gable of Herd's Garage within Area C, viewed from the west (2m scale).
- 257. As above, viewed from the west (2m scale).
- 258. Detail of sockets in above, viewed from the west (2m scale).
- 259. Detail of the south-east corner of the south elevation in Area C, viewed from the north-west (2m scale).
- 260. Forced entrance in the south elevation of Area C, viewed from the north (2m scale).
- 261. Detail of above, viewed from the north-east (2m scale).
- 262. Detail of above.
- 263. Detail of the south-west corner of the south elevation in Area C, viewed from the north-east (2m scale).
- 264. Shot of the south elevation of Area C, viewed from the north (2m scale).
- 265. Central buttress of the west elevation in Area C, viewed from the east (2m scale).
- 266. Brick outbuilding in the north-west corner of Area C, viewed from the south-east (2m scale).
- 267. West elevation of Area C (inside shed), viewed from the east (2m scale).
- 268. North-west elevation of Area C (inside shed), viewed from the south (2m scale).
- 269. North-west elevation of Area C, viewed from the south (2m scale).
- 270. Detail of blocked opening in the north-west elevation of Area C, viewed from the south (2m scale).
- 271. Detail of the north-west elevation of Area C, viewed from the south (2m scale).
- 272. Cob blocked opening in the north-west elevation of Area C, viewed from the south (2m scale).

Area D

- 273. South (east) elevation of Area D, viewed from the north (2m scale).
- 274. East elevation of Area D, viewed from the west (2m scale).
- 275. North elevation of Area D, viewed from the south (2m scale).
- 276. West elevation of Area D, viewed from the east (2m scale).
- 277. As above, viewed from the south-east (2m scale).
- 278. Detail of the central buttress of the west elevation of Area D, viewed from the south (2m scale).

Area E

- 279. The rebuilt north elevation of Area E, viewed from the south (2m scale).
- 280. North elevation of Area E, viewed from the south-east (2m scale).
- 281. Buttress and forced opening in the north elevation of Area E, viewed from the west (2m scale).
- 282. Western side of forced opening in north elevation of Area E, viewed from the east (2m scale).
- 283. Buttress in north-west corner of Area E, viewed from the south (2m scale).
- 284. As above
- 285. Western elevation of Area E, viewed from the east (2m scale).
- 286. South-west corner of Area E, viewed from the north-east (2m scale).
- 287. As above, viewed from the north (2m scale).
- 288. Detail of socket in south elevation of Area E, viewed from the north (2m scale).
- 289. Blocked opening in south elevation of Area E, viewed from the north (2m scale).
- 290. Detail of above, viewed from the north (2m scale).
- 291. South elevation of Area E, viewed from the north (2m scale).
- 292. Detail of above, viewed from the north (2m scale).
- 293. Corner of the southern elevation with the east wall of Area F, viewed from the north-west (2m scale).

- 294. As above, viewed from the north.
- 295. Southern elevation in the passage to 5 Queen Street, viewed from the north-east (2m scale).
- 296. As above, viewed from the north (2m scale).
- 297. Blocked openings in the above, viewed from the north (2m scale).
- 298. As above, viewed from the north-west (2m scale).
- 299. The south-east corner of Area E, viewed from the north-west (2m scale).
- 300. South facing elevation of garage buildings in Area E, viewed from the south-east (2m scale).
- 301. As above.
- 302. As above.
- 303. West facing elevation of garage building in Area E, viewed from the west (2m scale).
- 304. As above, viewed from the south-west (scale 2m).
- 305. Garden wall projecting into Area E from the west elevation, viewed from the north-west (2m scale).
- 306. Detail of the relationship in the west elevation of the garage, viewed from the west (2m scale).
- 307. West facing elevation of the garage building in Area E, viewed from the west (2m scale).

Area F

- 308. Passage under 6a Cooper Street, viewed from the north (2m scale).
- 309. Detail of the chimney in the passage under 6a Cooper Street, viewed from the north-west (2m scale).
- 310. Southern part of the east elevation to Area F, viewed from the south-west (scale 2m).
- 311. As above, viewed from the west (2m scale).
- 312. Central part of the east elevation to Area F, viewed from the west (2m scale).
- 313. Northern part of the east elevation to Area F, viewed from the west (2m scale).

Heards Garage

- 314. Western vehicular entrance into Heards Garage, viewed from the north-east (2m scale).
- 315. As above, including the ceiling, viewed from the north-east (2m scale).
- 316. The ceiling, viewed from the west (2m scale).
- 317. Coat rack detail on the south wall of the main garage, viewed from the north-west (2m scale).
- 318. Floor in MOT office against the southern wall of the main garage.
- 319. Detail of the door to the western vehicular entrance into Heards Garage, viewed from the east (2m scale).
- 320. Westernmost door in the southern ground floor wall, viewed from the north (2m scale).
- 321. Second door in the southern ground floor wall, viewed from the north (2m scale).
- 322. Detail of above, viewed from the north (2m scale).
- 323. Staircase to the first floor offices, viewed from the north-east (2m scale).
- 324. General shot of the garage, viewed from the south-west (scale 2m).
- 325. Scar and door in south wall 1st floor level, viewed from the north-west (2m scale).
- 326. The roof structure, viewed from the south-west (scale 2m).
- 327. King post structure in the roof of the offices, viewed from the east (2m scale).
- 328. As above, viewed from the south-east (scale 2m).
- 329. South-west corner of the first floor of the main garage, viewed from the north-east (2m scale).
- 330. First floor windows of the garage, overlooking the former smithy, viewed from the south (2m scale).
- 331. As above, viewed from the south-west (scale 2m).
- 332. Blocked opening in the south wall of the garage, viewed from the north-east (2m scale).
- 333. Blocked opening and fireplace in the south wall of the garage, viewed from the north (2m scale).
- 334. Blocked openings in the southeast corner of the garage, viewed from the north-west (2m scale).
- 335. As above.
- 336. The toilet block against the east elevation, viewed from the south-west (scale 2m).
- 337. North elevation of the garage wall, viewed from the south (2m scale).
- 338. As above, viewed from the south-east (scale 2m).
- 339. Chimney stack in the north-east corner of the garage, viewed from the south (2m scale).
- 340. As above, viewed from the south-west (2m scale).
- 341. Further stack in the north elevation of the garage, viewed from the south (2m scale).
- 342. Detail of opening in north elevation, viewed from the south-west (scale 2m).
- 343. Window in the north elevation, viewed from the south (2m scale).
- 344. Scar of possible chimney? in the north elevation, viewed from the south (2m scale).
- 345. Relationship of the internal division to the north wall of the garage, viewed from the south (2m scale).
- 346. Possible scar of chimney in the north elevation, viewed from the south-west (scale 2m).
- 347. Detail of brick upper on the north wall of the garage, viewed from the south-west (scale 2m).
- 348. North-south internal division within the garage, viewed from the south-west (scale 2m).
- 349. Scar of a former building on the north face of the east-west division, viewed from the north (2m scale).
- 350. Blocked openings in the above, viewed from the north-east (2m scale).
- 351. Concrete block work in the north wall of the garage (west of division), viewed from the south (2m scale).
- 352. The roof structure of the north-west part of the garage, viewed from the east (2m scale).
- 353. Scars of former buildings in the north-west corner of the garage, viewed from the south (2m scale).
- 354. West gable of the garage, viewed from the south-east (scale 2m).
- 355. Street frontage of Heards Garage, viewed from the south-east (scale 2m).
- 356. Relationship of Heards Garage with number 5 Queen Street, viewed from the north-east (2m scale).
- 357. North facing external elevation of Heards Garage, viewed from the north (2m scale).

- 358. As above, viewed from the north (2m scale).
- 359. As above viewed from the north-east (2m scale).
- 360. Detail of above.
- 361. As above.
- 362. As above, viewed from the north-west (2m scale).
- 363. As above, viewed from the north (2m scale).



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