

TANTONS HOTEL, RIVERSIDE FLATS AND HAMPTON TERRACE, BIDEFORD DEVON

Results of a Historic Building Assessment



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**Tantons Hotel
Riverside Flats and Hampton Terrace
Bideford
Devon**

**Results of a
Historic Building Assessment**

For

Mal Brown

Of

EMA Ltd (the agent)

By



SWARCH project reference: BTH14

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Summary

South West Archaeology Ltd. (SWARCH) was asked to undertake a desk-based assessment and a building survey of the Tantons Hotel, Bideford, Devon. The complex is made up of three groups of structures, the main building; Tantons Hotel and to the south Riverside Flats and Hampton Terrace (fig 2).

Tantons Hotel would appear to be an amalgamation of buildings dating prior to 1842 (the date of the earliest mapping) becoming a more unified structure later in the nineteenth century. At this time the site of The Riverside Flats was a partially walled garden with one, possibly two small outbuildings. In the mid-nineteenth century Hampton Terrace was built in the southern part of this garden abutting the earlier structures.

Both the Tantons Hotel and Hampton Terrace are Grade 2 DoE listed structures (appendix 1). The east elevation of The Tantons Hotel is of merit for its architectural details and contribution to the character of the area, however, the interior has been subject to radical alterations in the 20th century and contains very few historic details of consequence. The exterior of the three houses that form Hampton Terrace similarly contribute to the character of the area. In contrast to The Tantons Hotel, the upper floors of Hampton Terrace still retain the original layout and some architectural features of historic merit even though much altered when in use as part of the hotel.

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1.0 Introduction

Location: Tantons Hotel, Riverside Flats and Hampton Terrace,
Parish: Bideford
County: Devon

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Mal Brown of EMA Ltd (the Agent) to conduct a building assessment of the Tantons Hotel, New Street, Bideford (Figure 1). The work was undertaken in order to form an understanding of the date, form, function and development of the building from its origins, with the aim of understanding the impact of any proposed development on the historic elements of the building.

Tantons Hotel is composed of three distinct buildings; Tantons Hotel to the north and Riverside Flats and Hampton Terrace to the south of Lower Meddon Street. This report provides a rapid building appraisal of the three buildings in order to assess the impact of potential developments and to highlight any significant architectural and historical features.

1.2 Topographical and Geological Background

Tantons Hotel is on the west bank of the River Torridge, south of *Bideford Long Bridge* and immediately east of St Mary's Church, flanking the A386 ('New Road'). The land rises up to the west of the site, forming a knoll on which most of the town lies.

The underlying geology is Mudstone and Siltstone of the Bideford Formation (BGS 2013); the soils have not been surveyed in the immediate area, but are likely to be the same as the surrounding area; well drained fine loamy soils of the Denbigh 2 Association (SSEW 1983).

1.3 Methodology

The building survey was undertaken by Emily Wapshott and Colin Humphreys in July 2014 in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The survey was based on an internal and external site inspection, using architect plans supplied by the client.



Figure 1: Location map, the site is indicated.



Figure 2: east elevation of Tantons Hotel

2.0 The Building Assessment

2.1 Introduction

This report is designed to provide a general overview of the historic development and surviving features within the extant structures, as well as an outline of their general significance. The text is appended by a table of surviving features, noted room-by-room (see Appendix 2).

Tantons Hotel is composed of three distinct buildings facing onto the A386 ('New Road') to the east (Figure 13). These are divided by Lower Meddon Street; Tantons Hotel, to the north and Riverside Flats and Hampton Terrace to the south. These elements are linked across Lower Meddon Street by a 20th century second floor corridor bridge.

2.2 Tantons Hotel

2.2.1 Exterior Description

East Elevation

The east elevation forms the principal front of the building. A central range, with hipped slate, flat-topped roof, decorative railings and flag pole, is set back from two slightly projecting asymmetrical wings to the north and south, with pitched slate roofs. The whole is rendered and painted in cream with blue detailing, with cast iron guttering and downpipes.



Figure 3: East elevation of the Tantons Hotel, Riverside Flats and Hampton Terrace, from the east.

A decorative niche in the central range holds a figure head from a ship thought to be taken as the deposit paid by an impoverished ship's captain for repairs to his sailing ship when Bideford was one of England's busiest ports. The wing to the north has a raised plinth above the elevation, with attached metal 'hotel' signage.

The central range is four storeys high. The windows have deep bracketed eaves, with two flattened curved bow windows on each of the three upper storeys and single sashes between on the second and third floors. On the ground floor, large boarded windows sit either side of an off-set central door, with shallow classical rounded pilasters, and sign written rectangular glazed fanlight over a panelled door.

The wing to the north is of three storeys, with two single sash windows on the second floor and two flattened curved bow windows on the first floor. On the ground floor, to the left is a boarded window and to the right a boarded doorway, with inset sign-written panel above.

The wing to the south is of three storeys. Three single sash windows across the second floor, with two flattened curved bow windows to the first floor. On the ground floor, a small narrow boarded opening lies to the left, with two central boarded windows and a boarded double doorway to the right.

South Elevation

The south elevation is of three storeys to the east, rising to a gable, with gable end chimney stack and painted barge boards. Three small narrow hopper casement windows have been forced into the gable.

The south elevation of the rear range is of four storeys, under a flat roof with painted bargeboards. The corridor link enters the elevation at the second floor to the east. The elevation is fenestrated with a range of off-set single sash windows to the first, second and third floors, with an additional three-light window to the east, on the first floor. Three large blocked openings occupy the ground floor. This elevation is set into the slope to the west.



Figure 4: The south elevation of the main hotel building, from the south east.

West Elevation

A range runs the whole length of the rear (west) of the building, under a slate roof, with several brick chimney stacks, a roof flat to the southern end, pitched to the north.

To the south is a four storey, six window range, rendered and painted, with cast iron guttering. Six two-light modern windows occupy the third floor. A mixture of window openings and sash windows of various styles occupy the first and second floors, with a fire escape to the northern end of the first floor, served by a set of steps. Various blocked openings occupy the ground floor with a doorway accessed via a concrete ramp leading to the interior.

To the north is a tall, two storey, four window range, rendered and painted, with plastic guttering and north gable end chimney. A raised dormer is set into the roof, with four window openings on the second floor and four closely set windows on the ground floor.

2.2.2 Interior Description

Ground Floor

The ground floor has been significantly altered in the 20th century. A central reception hall with stairs and lift to upper floors and private office, to the south two dining/function rooms with a small bar, to the north a large bar and seating area and to the rear range, service kitchens. Beams, reused from other sources, have been inserted into the structure within false ceilings, to create an 'olde worlde' look, obscuring the 19th century high ceilings and plaster cornices in several rooms. The windows in the east elevation are late 19th century sash windows. The lower flight of the main staircase has been altered; the curving polished wood handrail appears correct, but has been reset in its current position.



Figure 5: The staircase within the ground floor reception hall, room 2, from the south-east.

First Floor

The first floor has also received extensive 20th century alterations, to provide large function rooms for the hotel. There is an off-set landing in the central range, with polished handrail, stick balusters and panelling; the lower two flights of the staircase have been altered. Two, large 19th century function rooms have been combined to the north, with street access via a modern extension to the west. The two former function rooms each have a 19th century plaster cornice. A smaller function room to the east has also been combined into this space by the removal of its west wall; this room has a more elaborate, early 19th century cornice, bow window and a truncated chimney stack. To

the front of the building, in the central range, are one small and one larger function room, accessed via forced double doors, with decorative 19th century cornices and bow windows. Another forced double door opening leads through the south wall of the central range into another small function room with a 19th century cornice, truncated chimney stack and bow window. To the south and west part of the first floor are newly renovated hotel rooms, with various styles of sash windows and inserted ensuite bathrooms. These rooms are arranged around a small room with a bracketed glazed skylight, with an open flat archway to a small service room.

Second Floor

The second floor landing is framed by glazed panels, with small rooms to the rear, to the west and within the rear range, recently converted to hotel rooms, set along a long corridor. Larger rooms are arranged along the front of the building, the two to the central range with bow windows, with to the south, as on the first floor, the rooms arranged around the glazed lightwell.

Third Floor

The central range rises to another landing, with glazed panel and large roof light over the stairs. Two large hotel rooms with bow windows stand to the east. A forced opening to the south-west leads through into the rebuilt fourth storey of the rear range. This contains small modern hotel rooms, recently renovated after a fire. To the north a link has been forced, leading into the converted attics of a further section of the rear range.

2.3 The Building Phasing

Establishing the development of this building with any degree of accuracy has not been possible. Figure 6 below (based on the John Wood map of 1842) is an indication of how the building may have developed as an amalgamation of earlier structures however the different elements cannot be accurately dated. Plans of the other floors have been included to allow for the layout of the rooms to be understood, however as these cannot be accurately dated, they have not been coloured to reflect phases.



Figure 6: Ground floor phase plan of The Tanton Hotel.

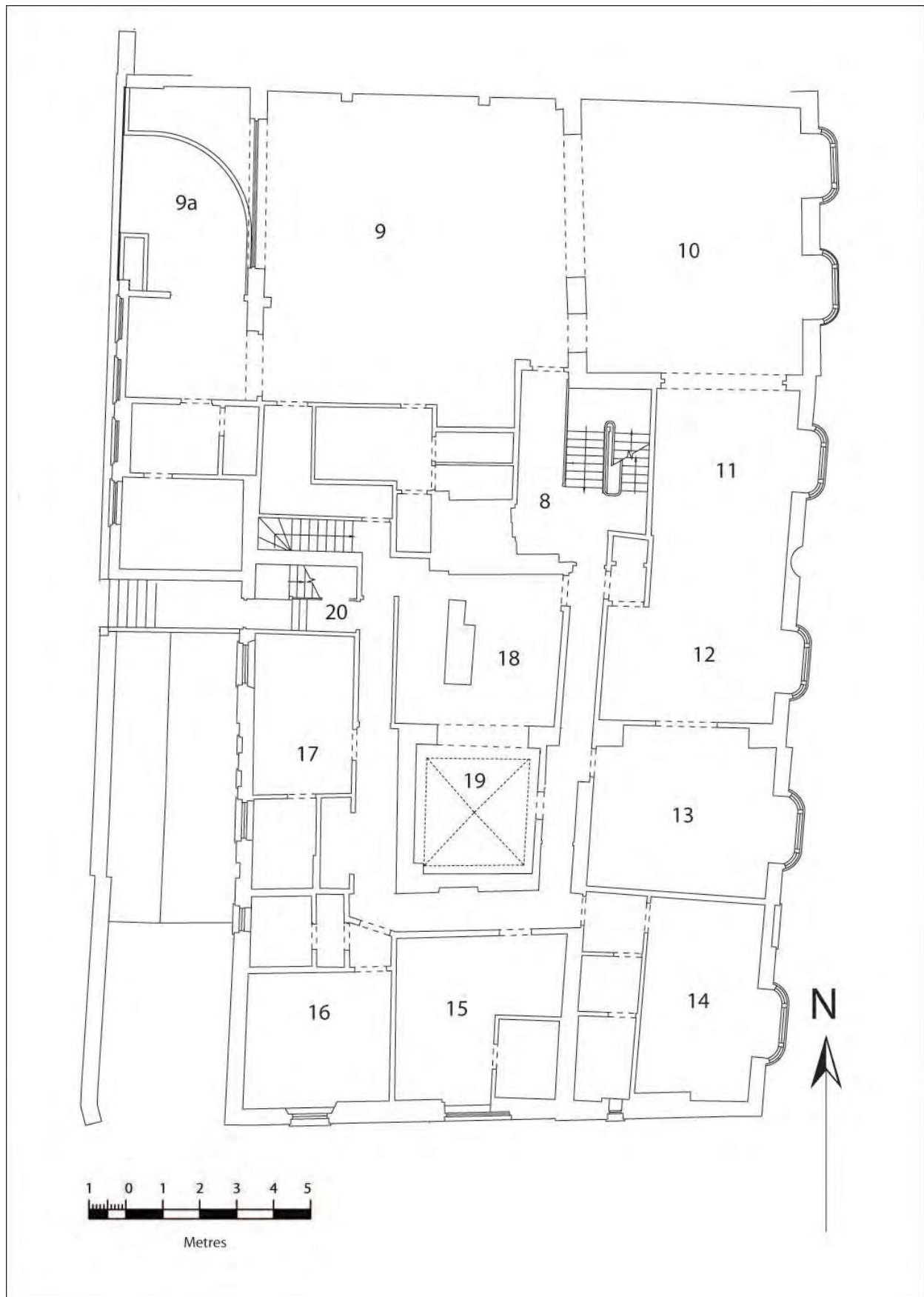


Figure 7: First floor plan of The Tanton Hotel.

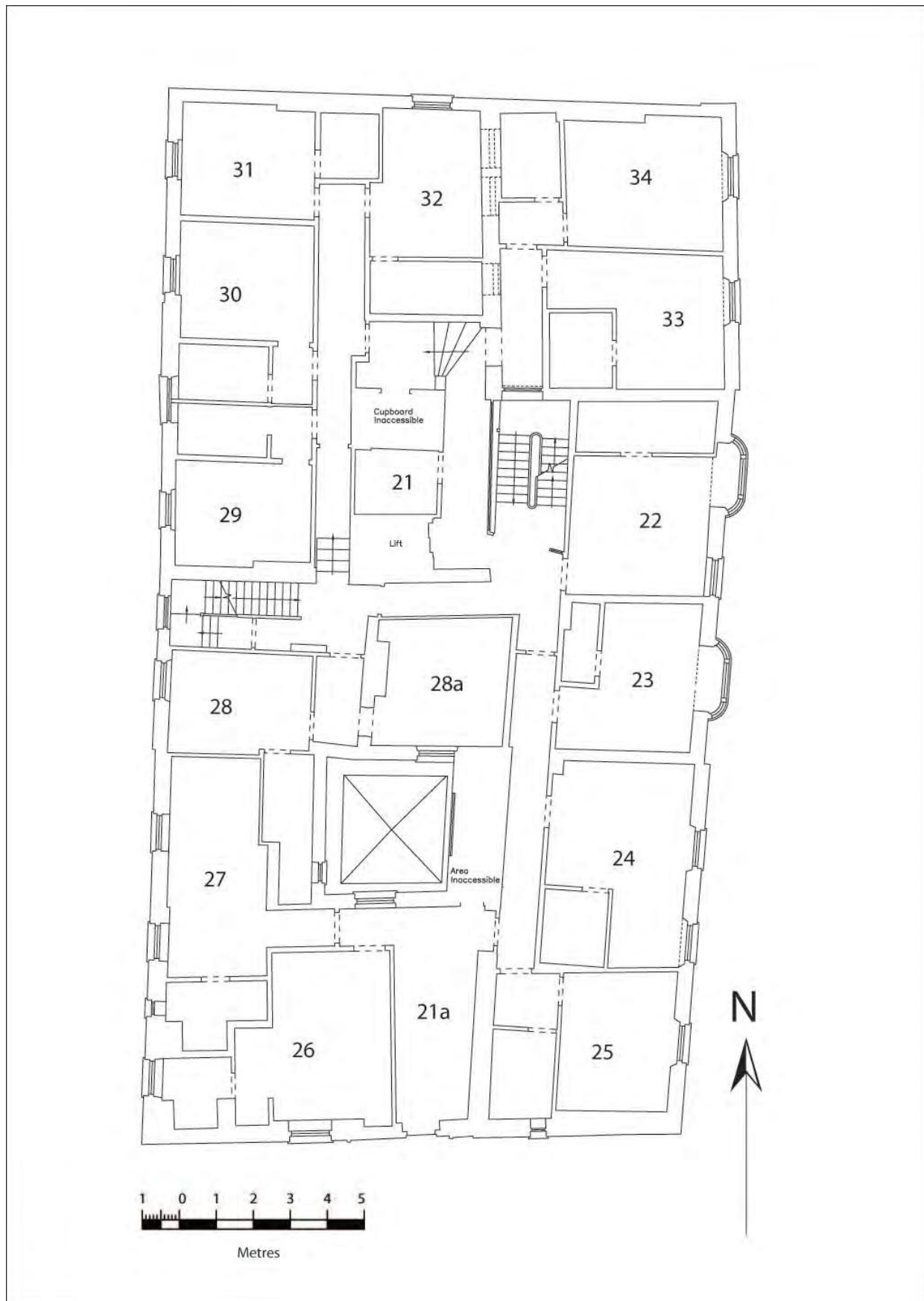


Figure 8: Second floor plan of The Tanton Hotel.

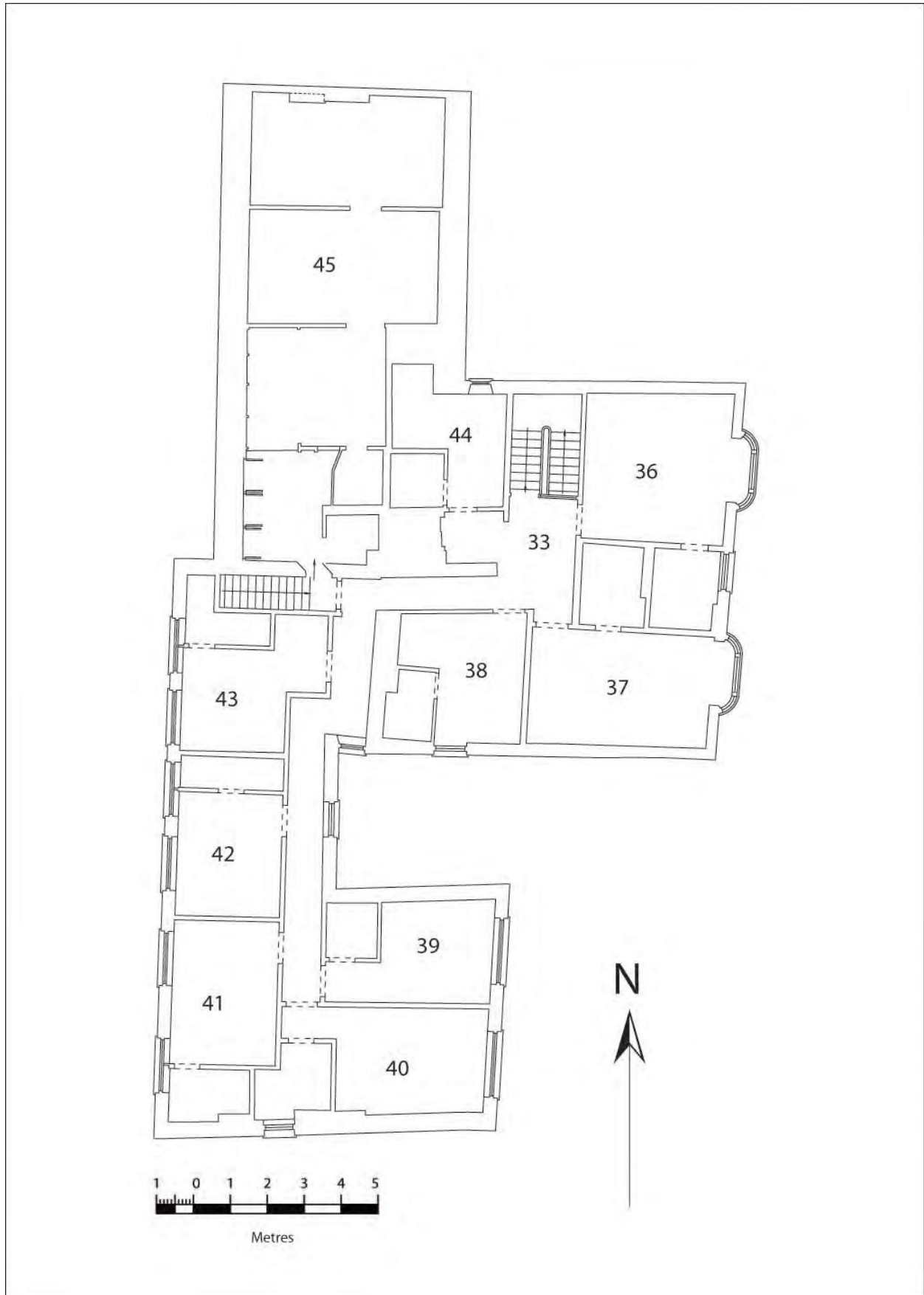


Figure 9: Third floor plan of The Tanton Hotel.

2.4 Riverside Flats

2.4.1 Exterior Description

This structure is not DoE Listed and comprises a rendered two-storey building of rubble stonework construction under a slate roof, with red terracotta ridge tiles. The building is almost exclusively fenestrated with mid-20th century timber casement windows with shallow bead moulding, many with surviving brass window furniture, such as screw latches. There is one modern replacement window in the front (east elevation), on the second floor. The building is accessed via the second storey corridor link from the main hotel building to the north. There is a blocked former fire escape leading from the first floor out onto Lower Meddon Street to the west (Figure 10). In the post-war period the building was heavily remodelled; designed to create extra room-space for the hotel business.



Figure 10: Riverside Flats; viewed from the east.

The ground floor of the building is of several phases of mixed stone rubble and is set back into the hill-slope to the west. The front wall of the ground floor appears to have been significantly altered in the mid 19th century, to allow for access to the raised terrace along the east side of Hampton Terrace. The large double opening may be an enlargement of a 19th century opening (Figure 10). The exterior wall to the west is heavily rendered but may represent the part survival of a retaining wall to the road or hill-slope. At some point in the 20th century, the north-east corner of the building appears to have been 'squared off'; the older stone structure reduced and possibly partially rebuilt, to allow for cars to use Lower Meddon Street.



Figure 11: North side of Riverside Flats; viewed from the north-east.

2.4.2 Interior Description

The basic plan of the building on the first and second floor (Figures 21 and 22) is a spine corridor, serving rooms to the west and east, looking over the street or quayside respectively. The majority of the doors have been refitted with modern fire doors and small en-suite bathrooms or shower rooms have been inserted into the rooms with plasterboard partitions. The walls are predominantly plasterboard partitions, either of the mid 20th century remodelling or a later 20th century phase. No significant historic features were viewed within the first and second floors. There are some sections of thick stone wall which may relate to the surviving historic structures evident on the ground floor. These can be seen in rooms 89 and 62, but they have been built over by the 20th century building and are boxed-in. These sections of surviving stone wall may merit further investigation (Figures 5 and 6 for room locations).

The late 20th century linking corridor has been forced through the north wall of the building; the windows and structure here are not of any specific architectural interest.

On the ground floor (Figure 4) the building comprises one large open area (R1) (Figure 9) with an enclosed stone-built room in the south-west corner (R2) of rubble construction and a modern partitioned bathroom (R3) inserted against the west wall. The most significant feature which survives within this ground floor space is the west wall, which encompasses the substantial remains of a stone built retaining wall. Room 2 is connected to Room 1 by a narrow segmental brick arched doorway in its east wall (Figure 10). Another doorway, in the south wall, appears forced; this links to the attached building (Hampton Terrace) to the south. Within the retaining wall which forms the west side of the stone room, there is a large segmental arch which appears to brace the rear wall of the building (Figure 11). The arch is very large and of fine quality stonework. The space beneath this arch is boarded, suggesting there may be further blocked space behind. This arch may be associated

with some form of cellar storage running back into the hill-slope. The west wall may represent the partial survival of a former garden/enclosure wall, or perhaps less likely, the remains of an earlier building.



Figure 12: Narrow segmented brick archway door from Room 1 to Room 2; viewed from the east.



Figure 13: Room 2, large segmental archway; viewed from the east.

There is one blocked window within the retaining wall, set at exterior ground level in the north-west corner of Room 1. This window is raised internally to almost first floor height and may be inserted

into a former loading door opening. The northern wall of Room 1 incorporates a group of five small alcoves (Figure 12), of similar size and form, which look like 'bee-boles'. These alcoves are set higher than the current first floor level within the 20th century building. In the north wall are two shallow wide boxed in areas which are matched by similar projections in the south wall. These may either be blocked chimney stacks or supports for chimney stacks. The southern projections appear to be more solid than those in the north wall, although are markedly similar in dimensions and appearance.



Figure 14: 'Bee-hole'-type alcoves in the north wall of Room 1; viewed from the south-west.

2.5 Hampton Terrace

2.5.1 Exterior Description

The building to the southernmost end of the complex is Hampton Terrace (Figure 13), Nos. 1-3. This building comprises a row of three attached two-storey townhouses, Listed Grade II (Appendix 1). The Listing suggests that these townhouses date to the mid 19th century. The ground floor is possibly fashioned out of an earlier quayside building; possibly part of the structure that remains under Riverside Flats.

The building is built of stone rubble, rendered to the south and east sides, under a slate roof. It has received extensive 20th century alterations, converting the three individual townhouses into hotel accommodation. The front (east) elevation of the building is symmetrical, of classical proportions, typical of the early to mid-19th century style. Each of the three units is divided by a flat pilaster, formerly with simple moulded capitals of which only that to the north survives. The roof is hidden by a plain raised parapet above a six window symmetrical second floor window range. The inner four second floor windows are typical six over six pane sashes, hornless and of early to mid 19th-century date, contemporary with the construction of the building. The two outer sash windows to

the north and the south are six over six pane, horned sashes, later 19th or possibly early 20th century in date.



Figure 15: Hampton Terrace; viewed from the north-east.



Figure 16: South end, west side of Hampton Terrace; viewed from the south-west.



Figure 17: West side of Hampton Terrace; viewed from the north-west.

The first floor of the building is accessed by a veranda built on the projecting ground floor front wall. The roof of this structure is set upon seven symmetrically placed decorative wrought-iron uprights, with matching railings to the front. The decorative railing runs beyond the three townhouses, in front of the attached building, dropping down a set of stairs, with a 20th century wrought-iron rail. The first floor of the houses, shaded by the terrace/veranda, is symmetrically arranged, with a single arched doorway located north of a large window in each of the three townhouses that occupy the building. The only surviving door is to the south townhouse, a six panel door which looks correct for the early to mid 19th century. The doorframes are all moulded with a simple bead, with pegged joints, with decorative fan-lights above, none of which survive. All three of the windows are boarded to the exterior. At ground floor level the walls are battered and rendered, obscuring any phasing details. There are large openings, which have been altered in the 20th century, to all three of the individual units beneath the three townhouses. The two units to the north have symmetrically placed arched doorways beneath those on the first floor, also with simple bead-moulded timber frames, with pegged joints, dating to the early to mid 19th century. The doors themselves are set back into the ground floor and are of 20th century date.

2.5.2 Interior Description

The ground floor (Figure 20) is split into the three separate units, respecting the division of the three town houses above. All of the units have been extensively modernised in the 20th and 21st centuries and are boarded out with plasterboard, obscuring much of the detail. The unit to the north has a cast iron pillar, supporting the main central ceiling beam; the central unit has two timber posts also supporting the main central ceiling beam. Both the central and north unit have alcoves, set back to the north side of the open space, with a door to the south side, leading west to a space to the rear. The area to the rear of both the north and central units has been completely modernised to form toilets, with no historic fabric exposed for study. The unit to the south is set back further into the

slope of the hill, entered from the street to the east and a modern door to the north-west corner. This area has been extensively modernised and no historic features appear to survive.

The historic plan of the three townhouses remains preserved within the modern layout, to a certain extent (Figures 21 and 22). Each house had an identical symmetrical layout of four rooms set around a central stair; all four rooms in each house were heated. On the first floor, narrow hallways to the north side of each house, serve the front door, with access off to a large front reception room, with the stair to the centre and a smaller domestic room/kitchen to the rear. On the second floor there were two rooms, set either side of the central stair. A table of surviving features, as noted, room by room is included as an appendix (Appendix 2).

The central house of the terrace, No. 2, survives with significantly more historic features intact than the other houses. The hallway retains its original moulded plaster cornice and the large front reception room, retains both its moulded deep skirting and a deep moulded plaster cornice to the ceiling; there is also an additional later 19th century elaborate plaster ceiling rose (Figure 18). The original stair to the second floor also survives in this house, with stair plate and bead-moulding to either side; it has been altered at second floor level. Of note in the southern house is Room 87, a kitchen, with a wide, tall open fireplace built into a stone chimney stack in the south wall; designed to hold a 'range' with a surviving simple beaded skirting of early to mid 19th century date (Figure 19). A 19th century cupboard built into the side of this fireplace also survives.



Figure 18: Plaster ceiling rose in the reception room of No.2 Hampton Terrace.



Figure 19: View of the blocked fireplace in Room 87; from the north-west.

The rear wall of all three houses has been rebuilt in the later 19th century, reducing the rooms and creating a sharp angle. The current rear wall of the houses is rendered obscuring any phasing. However, a short section of the original stone wall can be seen in Room 9 where the modern plaster board has been removed. The current angled rear wall can be dated by the later 19th century moulded horned sash windows which survive on both the ground and first floors, in some rooms. The original rear wall of the building is most likely the stone wall of a small open courtyard to the west. No historic doors survive in the houses and the skirting on the second floor all appears to have been replaced in various phases in the 20th century. Modern coving and dado rails have been applied to the walls in some of the second floor rooms, with no other historic features surviving.

2.6 The Building Phasing

2.6.1 Phase 1: Early 19th century

Mostly contained in the ground floor of Riverside Flats this phase comprises several phases of stone rubble construction cut into the hill-slope to the west. This structure is likely to be the remains of a historic quayside building, or group of buildings, possibly with walled open areas. The yards or buildings may have extended south, within the footprint of Hampton Terrace, and have been partially re-used in the construction of these Phase 2 structures.

The original function of the Phase 1 structures is not immediately obvious, however storage/industrial rather than residential is probable. There is a blocked window set in the retaining wall to the west at exterior ground level. This window is raised internally to almost first floor height and may have been inserted into a former loading door opening.

Set in the northern wall, and partially higher than the current first floor level, there is a group of five small alcoves of similar size and form that give the appearance of 'bee-boles'. If these are indeed bee-boles then this area would have formerly been open, and may represent an earlier phase than the buildings themselves, perhaps the partial survival of a garden wall.

2.6.2 Phase 2: Mid 19th century

Hampton Terrace is constructed of three similar houses to the south of the Riverside Flats building.

2.6.3 Phase 3: Late 19th to Early 20th century

The rear wall (west elevation) of Hampton Terrace is re-built, foreshortening the rooms to the rear.

2.6.4 Phase 4: Later 20th century

The internal dividing walls in both structures are predominantly plasterboard partitions, either of the mid 20th century remodelling or a later 20th century phase. The late 20th century linking corridor was forced through the north wall of the building at 2nd floor height. In addition, above the ground floor it appears that the majority of the Riverside Flats building was rebuilt in the 20th century, with the construction materials and fittings reflecting such.

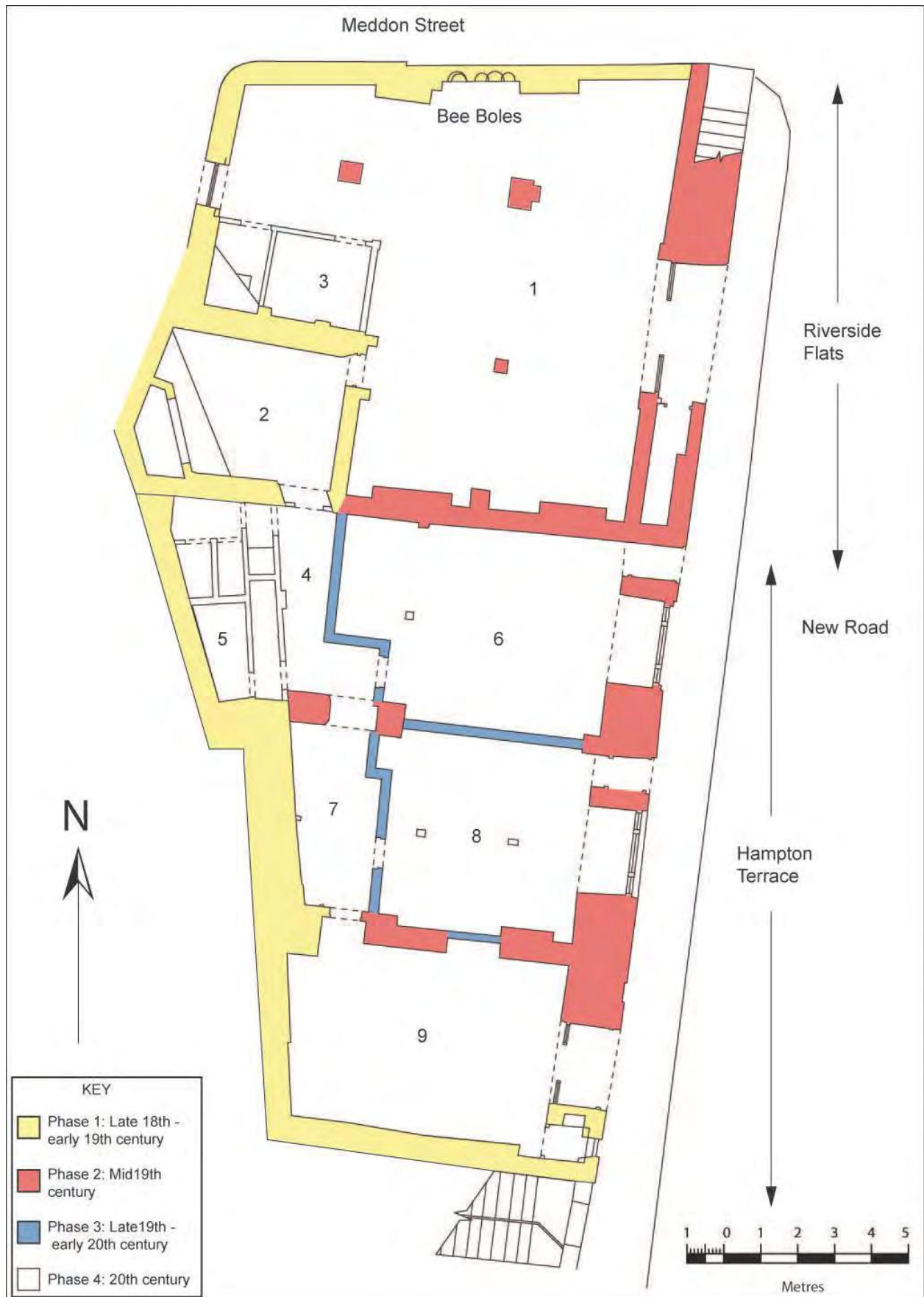


Figure 20: Ground floor phase plan of Riverside Flats and Hampton Terrace.

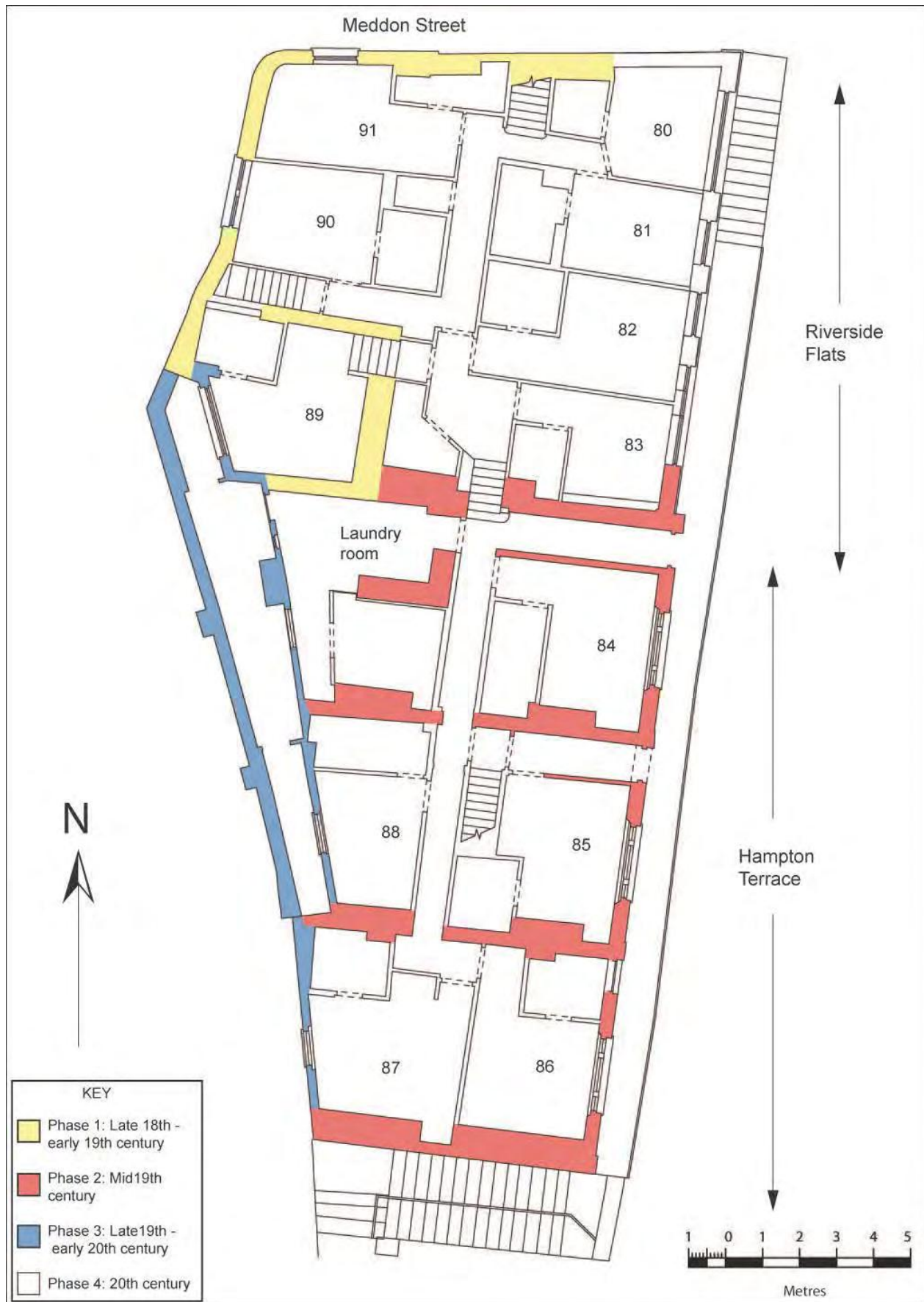


Figure 21: First floor phase plan of Riverside Flats and Hampton Terrace.

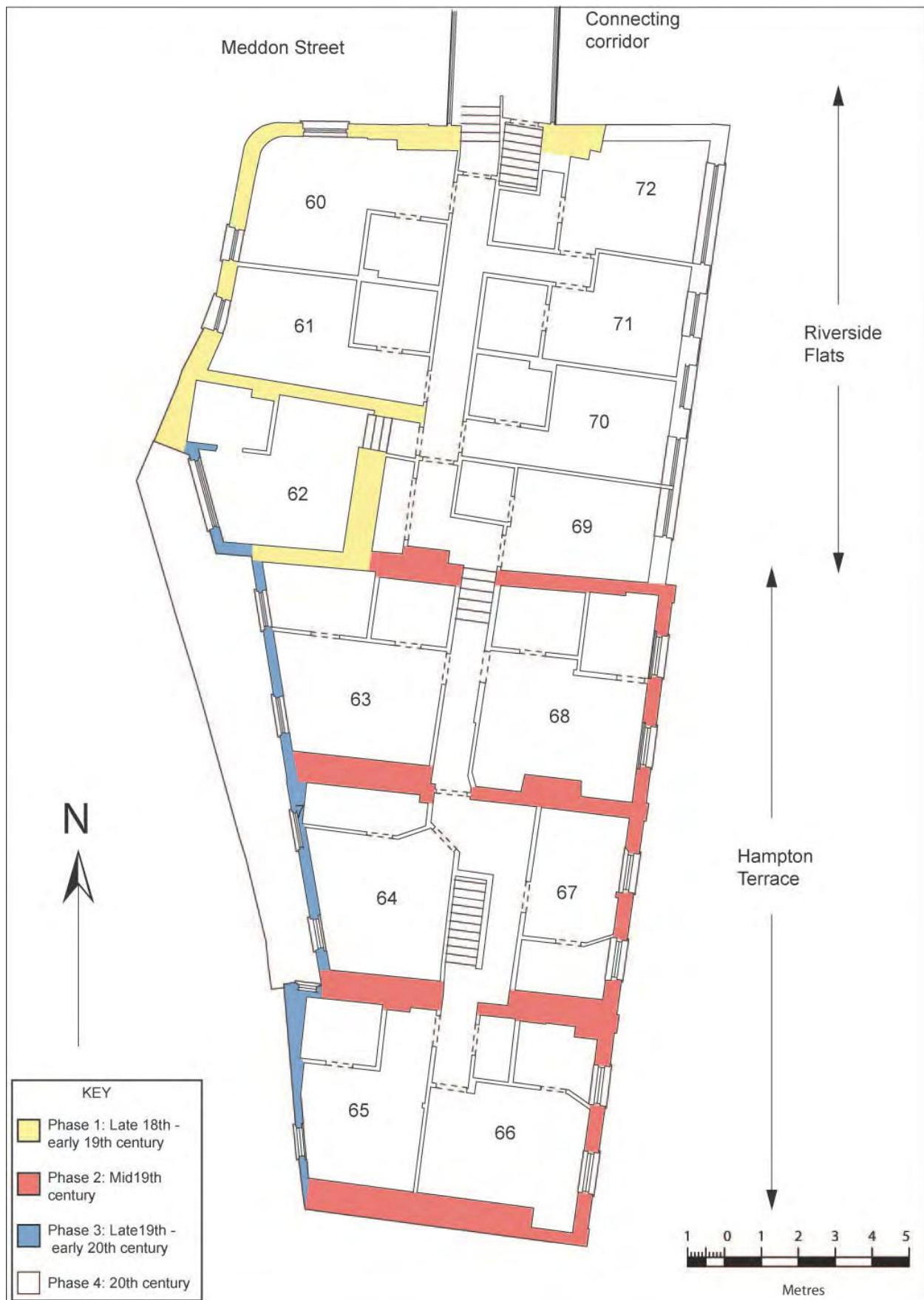


Figure 22: Second floor phase plan of Riverside Flats and Hampton Terrace.

3.0 Conclusions

3.1

- 3.2 Tantons Hotel would appear to be an amalgamation of buildings dating prior to 1842 (the date of the earliest mapping) becoming a more unified structure later in the nineteenth century.

Riverside Flats and Hampton Terrace, New Street would appear to be of early to mid 19th century origin. The lower floor of Hampton Terrace may contain wharf buildings that were converted in the 19th century to dwellings. Riverside Flats may also include the partial remains of earlier buildings and enclosure or garden wall.

The site is listed as a property of 'potential' in the Bideford Conservation Area Appraisal 2009. This is a common designation for an area/site that defines and is indicative of the general character of Bideford, but it is not of outstanding architectural character. The retention and possible renovation of the properties façade would however be considered important to preserving the architectural character of the town.

3.3 Impact statement

This report has been conducted pre-planning and as such details of the proposed works are unverified and specific impact statements regarding the development cannot be made.

The interior layout appears of the Riverside Flats appears to be largely of mid-late 20th century date and has little historic merit. There are however some sections of thick stone wall on the first and second floors (rooms 62, 89) that may relate to surviving historic structures on the ground floor (Room 2), which have been hidden by 20th century phases of work.

The original layout and dimensions of many of the rooms in Hampton Terrace are in contrast appreciable, even if much of the internal detailing has been lost.

Developments and demolition of the property may reveal further fabric pertaining to the 19th century structures, although it is likely that such revelations would be of little merit as they would add little to further understanding of the building.

4.0 Recommendations

- 4.1 Although archaeological monitoring during the part demolition of the building may not lead to any important 'discoveries' it would certainly enhance the understanding of how the extant structures developed to the current form. This is especially the case for the Tantons Hotel and the Riverside flats.

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Appendix 1

Details of the DoE Building listing

TANTONS HOTEL

SS4526 NEW ROAD

842-1/6/203 (West side)

08/11/49 Tantons Hotel

GV II

Hotel. Early C19. Solid rendered walls. Slate roofs. Centre of front range hipped with flat top; wings and a rear range running behind the whole building have pitched roofs parallel to road, the rear range now heightened at left-hand end. 2 red-brick chimneys on rear range. 3 storeys, the centre of front range rising to 4 storeys. 3-window centre with slightly projecting wings, 3 windows to left and 2 to right. 6-panelled door slightly off-centre to right. Almost above it a round-headed semi-circular niche; it now contains a classical figure in armour, brandishing a sword, and is possibly a former ship's figurehead. Flanking it are flattened bow windows rising though 3 storeys to the bracketed eaves. Flat roof-top has patterned iron guard-rail. Wings have similar bows in second storey, except that left wing has a blind window in centre. Sashes throughout; 3-paned in ground storey; 6-paned upper sashes in the bow windows, with 4 panes in the side-lights; 3 over 6 panes in third-storey windows of the wings; 6-paned upper sashes in middle third and fourth-storey windows of the centre. INTERIOR inspected only on ground storey, which appears to have been wholly altered in late C20. The building is shown on Wood's 1842 plan of Bideford as 'Commercial Inn'. Kelly's directory for 1856 and Billings's directory for 1857 refer to a similar establishment, probably this one, described variously as being in New Road and at 'Bridge end'. A photograph of 1863 shows it labelled Chester's Commercial and Family Hotel; the whole building was then 3-storeyed. Morris's directory for 1870 lists it under its present name and calls it a family and commercial hotel and posting house. The building occupies a prominent waterside position adjoining the Public Library, Town Hall and Bridge. (Goaman M: Old Bideford and District: Bristol: 1968-: P.37).

Listing NGR: SS4542826429

HAMPTON TERRACE

SS4526 NEW ROAD

842-1/6/195 (West side)

08/11/49 1, 2 AND 3 Hampton Terrace

GV II

Also known as: Riverside Flats NEW ROAD. Terrace of 3 houses, now forming part of a larger complex known as Riverside Flats. Mid C19. Solid rendered walls. Pitched slated roofs at right-angles to street, now concealed by parapet. 3 storeys. Each house of 2-window range with round-arched doorway in place of right-hand second-storey window. Doorways are reached by a continuous balcony extending to the right across the unlisted part of Riverside Flats, where there are steps down to the street. Ground storey has 2 round-arched and 1 segmental-headed doorway; 2 late C19 window, each of 4 lights with segmental arches springing from moulded shafts. Upper storeys are flanked and separated by pilasters with moulded caps (the left-hand one now with a plain cap); above these a plain band and tall parapet. In second storey 6-panelled doors; triple-sashed windows, each sash with a single horizontal glazing-bar. Balcony has wrought-iron railings of a simple grid design, the centre of each section with a circle decorated with twisted motifs and braced to all 4 corners. 7 open-work uprights filled with circles and St Andrew's Crosses rise to support a pent-roof, which has a fringe of iron circles. Third-storey windows have 6-paned sashes. Rear elevations, visible from Marine Gardens, retain several windows with barred sashes. INTERIOR not inspected. The terrace is not shown on Wood's 1842 map of Bideford.

Listing NGR: SS4542526384

Appendix 2

Table of Surviving Features – Hampton Terrace, Bideford

The only features noted within this table are of historic/architectural interest and are surviving original features. No modern features are considered. This is designed to provide a guide to the surviving historic fabric only, to aid and inform the conversion plans for Hampton Terrace. Features have been noted, room by room. The room labels or room numbers relate to the plans included within the report.

| Floor: | Room No: | Features: |
|--------------|------------------------|---|
| Ground Floor | North Unit | Cast iron early to mid 19 th century post, bolted to structural beam Early to mid 19 th century arched timber doorway to exterior, with pegged joints |
| | Central Unit | Two early or mid 20 th century timber support posts, to structural beam Early to mid 19 th century arched timber doorway to exterior, with pegged joints Possible boarded archway or opening to unit to the south, in the south wall |
| | South Unit | Possible boarded archway or opening leading back to the central unit, in the north wall Mid 20 th century window forced into east wall to south-east corner |
| First Floor | Hallway (north unit) | Doorway to east, pegged joints to early to mid 19 th century door frame Early to mid 19 th century six panel door, boarded to exterior |
| | Room 84 | Early to mid 19 th century skirting Early 20 th century window – three light sash Blocked fireplace, in shallow projecting chimney stack, in south wall of room |
| | Hallway (central unit) | Doorway to east, pegged joints early to mid 19 th century door frame Early to mid 19 th century moulded plaster cornice |
| | Room 85 | Early to mid 19 th century skirting Early to mid 19 th century plaster cornice Early 20 th century window – three light sash Blocked fireplace, in shallow projecting chimney stack, in south wall of room Later 19 th century plaster ceiling rose |
| | Room 86 | Early to mid 19 th century skirting Remains of base of plaster cornice, early to mid 19 th century Early 20 th century window – three light sash Blocked fireplace, in south wall of room |
| | Room 87 | Early to mid 19 th century skirting |

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| | | <p>Late 19th century sash window</p> <p>19th century cupboard</p> <p>Blocked hearth, in stone stack, in south wall of room, partially exposed by some initial clearance works</p> |
| | Room 88 | <p>Early 20th century sash window</p> <p>Blocked fireplace, in south wall of room</p> |
| | Laundry Room | Blocked fireplace, in shallow projecting chimney stack, in south wall of room-space |
| Second Floor | Room 63 | <p>20th century window</p> <p>Blocked fireplace, in south wall of room</p> |
| | Room 64 | <p>Late 19th century sash window</p> <p>Blocked fireplace, in south wall of room</p> |
| | Room 65 | <p>Early to mid 19th century window, reused in this location</p> <p>Blocked fireplace, in south wall of room</p> |
| | Room 66 | <p>Blocked fireplace in shallow projecting stack, to south wall</p> <p>Alcove to east of chimney stack, narrower, possible former corner window?</p> <p>Late 19th or early 20th century horned sash window</p> <p>Early to mid 19th century hornless sash window to partitioned bathroom</p> |
| | Room 67 | <p>Early to mid 19th century hornless sash window</p> <p>Early to mid 19th century bead moulded simple skirting to east wall, respects window opening</p> |
| | Room 68 | <p>Early to mid 19th century hornless sash window</p> <p>Early to mid 19th century bead moulded simple skirting to east wall, respects window opening</p> <p>Blocked fireplace in shallow projecting stack, to south wall</p> <p>Later 19th century or early 20th century horned sash window to the partitioned dressing room</p> <p>Alcove to the north-east corner of the dressing room, shallow but possible blocked window</p> |

Table of surviving features: Tantons Hotel

| Room Numbers (as per marked plan) | Description of Room | Historic Features |
|--------------------------------------|---------------------------------|---|
| Ground Floor | | |
| 1 | Public Bar | <p>In north wing, accessed via street or room 2. Stone walls to north and east of possible earlier (pre-1800) building</p> <p>19th century plaster cornice, lathe and plaster ceiling above false ceiling.</p> <p>Blocked stone fireplace, heavily altered in 20th century and re-pointed in cement.</p> <p>Late 19th century sash window to east wall</p> |
| 2 | Reception Hall/Reception Office | <p>In central range, accessed via street.</p> <p>Two boarded late 19th century sash windows to the east wall.</p> <p>The staircase, altered in the 20th/21st century, polished timber handrail is correct for 19th century, but has been reset on a modern frame/balusters</p> <p>Panelled front door may be later 19th century.</p> <p>Small room formed from modern partitions to north and east, containing stone chimney stack, altered in the 20th century and blocked</p> |
| 3 | Public Restaurant/Function Room | <p>In south wing, accessed via room 2 and street. Possible earlier stone wall to west, may be the remains of a earlier (pre-1800) quayside building</p> <p>Two late 19th century sash windows to east wall.</p> <p>19th century lathe and plaster ceiling, altered, with mid 20th century cornice, above false ceiling.</p> |
| 4 | Seating area to public bar | <p>In rear range, accessed via room 1.</p> <p>Stone chimney stack, reduced and shaped in the 20th century for decorative effect, but likely originally of 19th century date</p> <p>19th century stained glass window in west wall.</p> |
| 5 | Commercial Kitchen | <p>In rear range.</p> <p>Complete 20th century makeover</p> <p>Possible earlier stone wall to south and west, of unusual thickness, may be the remains of an earlier (</p> |

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| | | pre-1800) quayside building |
| 5a | Small Bar | Space created between front south wing and rear range, infilled on ground floor, accessed via rooms 3, 5 and 6 Lathe and plaster later 19 th century ceiling above false ceiling |
| 6 | Public Restaurant/Function Room | In rear range, accessed via room 3 and 5a. Possible earlier stone walls to east, west and north. These may be the remains of an earlier (pre-1800) quayside building 19 th century lathe and plaster ceiling, beaded cavetto 19 th century cornice, with additional band of fruit moulding. |
| Area 7 | Stores /service rooms to kitchen | In rear range, accessed via rooms 4 and 5. All appear modern, dug into the bank to the west |
| First Floor | | |
| 8 | First Floor Landing and half-landing | In central range, north-west corner. Provides access to room 20 and rooms 9 and 12. Half landing with panelling beneath balustrade of stick balusters and polished wood handrail Landing of uneven width wide boards |
| 9 | Two large former function rooms, now one open space | In rear range, accessed via rooms 8, 9a and 10. Two large rectangular rooms, with wall between demolished, east wall demolished to room 10 19 th century plaster cornices, one to each former room, of similar style Cornices have cavetto and bands of bead moulding, lathe and plaster ceilings The 19 th century ceiling to the southern of the two rooms is now divided by inserted toilets and false ceiling but survives within a void between the first and second floors Some wide 19 th century floor boards of uneven width but mostly later 19 th century and modern boarding |
| 9a | Modern access extension | This is a 20 th century extension providing exterior access to the function rooms |
| 10 | Hotel lounge/Small Function Room | Small rectangular room to the front of the building, in the north wing, with two bow windows, the west wall has been demolished opening it up to room 9, the |

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| | | <p>south wall has been demolished forming a large double opening to room 11</p> <p>Possible remains of earlier (pre-1800) building within north wall and possibly east wall</p> <p>Elaborate earlier 19th century plaster cornice, of cavetto with beading, foliate scroll, with small roses and an inner band of crude egg and dart style</p> <p>19th century lathe and plaster ceiling</p> <p>Two bow windows of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The windows have beaded, pegged frames.</p> <p>Truncated shallow projecting chimney stack, which is respected by the plaster cornice</p> <p>Two styles of 19th century skirting, one deep but with simple bead moulding, one with ogee</p> |
| 11 | Small function room/dining room | <p>To the front of the building within the central range are two small rooms, 11 and 12, the wall between demolished, the room to the north is smaller in size</p> <p>19th century flat cornice of multiple bands of ovolo/beading and a small band of reed moulding, a cruder version of that seen in room 12</p> <p>19th century lathe and plaster ceiling</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Two styles of 19th century skirting, with bands of beading and ogee</p> <p>A few very wide uneven width floorboards, of 19th century date</p> |
| 12 | Small hotel lounge/function room | <p>To the front of the building within the central range are two small rooms, 11 and 12, the wall between demolished, the room to the south is larger, with an inset cupboard and door to first floor landing to the north-west corner. Double doorway forced in south wall leading to room 13</p> <p>19th century elaborate flat cornice of multiple bands of ovolo and a reeded band, this is a more refined version of that seen in room 11</p> <p>19th century lathe and plaster ceiling</p> <p>Later 19th century elaborate ceiling rose of foliate style</p> |

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| | | <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Two styles of 19th century skirting, with bands of beading and ogee</p> |
| 13 | Small hotel lounge/function room | <p>In the south wing, to the front of the building, the north wall forced to provide double doors to room 12 and central range, door to room 20 (first floor corridor)</p> <p>Earlier 19th century plaster cornice of foliate scroll design, bands of beading and crude egg and dart. This cornice is the same as in room 10</p> <p>19th century lathe and plaster ceiling</p> <p>Truncated chimney stack, respected by cornice</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Two style of 19th century skirting, one deep with multiple bands of beading, ovolo and ogee, one deep with simple bead and ogee</p> |
| 14 | Hotel bedroom | <p>In the south wing, to the front of the building, modern inserted partitions forming lobby and bathroom to west, door to room 20 (first floor corridor)</p> <p>19th century moulded door architrave to room</p> <p>19th century lathe and plaster ceiling heavily patched and repaired</p> <p>Shallow 19th century chimney stack to south gable wall</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Deep skirting with simple bead and ogee</p> <p>Floor of wide even width 19th century boards</p> |
| 15 | Hotel Bedroom | <p>Bedroom within rear range, door to room 20 (first floor corridor)</p> <p>Large stone wall to east, possible remains of an earlier (pre-1800) quayside building, as seen on ground floor</p> <p>19th century moulded door architrave to room</p> <p>Mid 20th century beaded casement window, as seen in Riverside Flats building across Lower Meddon Street to south</p> |

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| | | Deep skirting with bead moulding, 19 th century Even width narrow later 19 th century boards |
| 16 | Hotel Bedroom | Bedroom within rear range, door to room 20 (first floor corridor) Section of wide stone wall to south, also large stone wall to west, may contain remains of an earlier (pre-1800) quayside building Late 19 th century horned sash window, three over three style, large pane to centre, narrow panes to side, beaded window frame Deep skirting with bead moulding Even width narrow later 19 th century boards |
| 17 | Hotel Bedroom | Bedroom, within rear range, door to room 20 (first floor corridor) Two late 19 th century horned sash windows (one within hotel bathroom, formed from inserted partitions), three over three style, large pane to centre, narrow panes to side, beaded window frame Deep skirting with bead moulding Even width narrow later 19 th century boards |
| 18 | Serving/plate room | Within central range, to south-west corner Stone walls to the north, south and west, possibly from an earlier (pre-1800) quayside building, offset angles from the other walls and of increased width Chimney stack, walls to the side truncated Lino floor rises up and over these truncated walls Forced flat archway opening to room 19 |
| 19 | Light well | Space between south front wing and rear range infilled on ground and first floor, archway to room 18, door to room 20 (first floor corridor) Bracketed timber lightwell with beaded panels to boxed gutter Glass replaced with reinforced semi-opaque panels, several of which have been set with air vents |
| 20 | First floor corridor which wraps around room 19, serving rooms 12-18 | The corridor runs along the west side of the south front wing, then crosses the infilled space between the front wing and rear range, then runs along the east side of the rear range, wrapping around rooms 18/19 Opposite rooms 15/16 a thick section of stone wall with a blocked opening may represent the remains of an altered pre-1800 section of wall, from a former |

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| | | <p>quayside wall or building</p> <p>Service stairs occupy the north end of the rear range, running from ground to third floor, these are of simple mid 20th century form, with chamfered solid knewel posts and simple moulded handrail</p> <p>Mid 20th century beaded casement window, as seen in room 15</p> <p>Mixture of floor boards, some wide uneven width boards seen in the section behind rooms 12-14</p> |
| Second Floor | | |
| 21 | Second Floor Landing | <p>Glazed panels in a timber panelled wall enclose the stair, with deep skirting and large bead and moulded applied dado rail.</p> <p>The stair half-landing which rises to the third floor can be seen here to be propped on a timber post.</p> <p>The stairs cut past an arched window, set in the wall to the north.</p> <p>The stair hand rail and stick balusters appear correct, the stair turns within a tight elongated coil, the curving decorative stair plate is carved with scrolls</p> <p>Within a cupboard to the west a void can be accessed in which can be seen the remains of the 19th century ceiling and cornice from room 9</p> <p>A set of modern steps leads to a door which connects to the corridor in the rear range, room 21b</p> <p>A mixture of wide even width 19th century boards, narrow later 19th century boards and modern boards form the landing</p> <p>19th century moulded door architraves serve rooms 22-25, to the east of the corridor</p> <p>Within the corridor area, where lifted, the boards showed the original 19th century wire bell-pull system set into a line of sockets cut into the joists</p> |
| 22 | Hotel Bedroom | <p>Accessed via the second floor landing (room 21), within the central range</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Deep skirting with bead, several differing cut lengths,</p> |

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| | | all reset |
| 23 | Hotel Bedroom | <p>Accessed via the second floor landing (room 21), within the central range, smaller than room 22</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Deep skirting with bead, several differing cut lengths, all reset</p> <p>Narrow even width 19th century floor boards</p> |
| 24 | Hotel Bedroom | <p>Accessed via the second floor landing (room 21), within south wing</p> <p>Two early 19th century hornless sash windows, with chunky beaded glazing bars, of three over six style. Set in a beaded window frames, with shallow sloping reveals to each window opening</p> <p>Deep skirting boards with stepped bead moulding, of 19th century style, cut and re-set in places, but respecting window opening</p> <p>Some wide even width early 19th century floorboards</p> |
| 25 | Hotel Bedroom | <p>Accessed via the second floor landing (room 21), within south wing</p> <p>Early 19th century hornless sash window, with chunky beaded glazing bars, of three over six style. Set in a beaded window frame, with shallow sloping reveals</p> <p>Deep skirting boards with stepped bead moulding, of 19th century style, cut and re-set in places, but respecting window opening</p> <p>A few very wide uneven width early 19th century boards, some even width 19th century boards</p> |
| 21a | Secondary landing space/door to corridor link to Riverside Flats building | <p>Large stone wall to east, forced to create a link with the corridor, infills the space between the south front wing and rear range</p> <p>Window in stone wall to north, hornless sash, six over six style, with narrow moulded glazing bars, in a beaded frame. This looks out over the lightwell roof</p> |

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| | | Mixture of narrow modern floor boards and some narrow 19 th century boards |
| 26 | Hotel Bedroom | <p>Accessed via the secondary landing (room 21a), within rear range. Stone walls to west and south west, possibly contains remains of a pre-1800 wall or building</p> <p>Late 19th century horned sash window, three over three style, large pane to centre, narrow panes to side, beaded window frame</p> <p>Late 19th century sash window in bathroom, in west wall, three over six style, in beaded window frame</p> <p>Skirting with bead moulding</p> <p>Even width narrow later 19th century boards</p> |
| 27 | Hotel Bedroom | <p>Accessed via the secondary landing (room 21a), within rear range.</p> <p>Late 19th century horned sash window, three over three style, large pane to centre, narrow panes to side, beaded window frame</p> <p>Small late 19th century or early 20th century one over one, narrow sash in beaded frame (within partitioned hotel bathroom)</p> <p>Skirting with bead moulding</p> |
| 21b | Corridor within rear range | <p>Accessed via second floor landing (room 21), within rear range, provides access to hotel bedrooms 28a, 28-32</p> <p>Steps up and over void above room 9, within west end of the rear range</p> <p>19th century moulded architraves to hotel bedrooms</p> <p>Mid 20th century service stairs with window</p> <p>Mixture of narrow 19th century floor boards and modern floor boards</p> |
| 28 | Hotel Bedroom | <p>Accessed via corridor (room 21b), within rear range, stone wall to south possibly containing remains of a pre-1800 quayside building</p> <p>Late 19th century horned sash window, two over two style, with narrow glazing bars, in beaded window frame.</p> <p>Cupboard with small window overlooking lightwell</p> |

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| | | Skirting with bead moulding |
| 28a | Hotel Bedroom | <p>Accessed via corridor (room 21b), within south-west corner of central range, window over looks lightwell, where space between south wing and rear range has been infilled.</p> <p>The walls to the south and west may well represent the remains of an earlier pre-1800 building, offset from the walls of the central range and rest of the building</p> <p>Chimney stack to west wall 19th century skirting, shallow with simple bead Later 19th century two over two style horned sash window, in simple beaded narrow frame</p> |
| 29 | Hotel Bedroom | <p>Accessed via corridor (room 21b), within rear range</p> <p>Boarded late 19th century horned sash window, two over two style Skirting with bead moulding</p> |
| 30 | Hotel Bedroom | <p>Accessed via corridor (room 21b), within rear range</p> <p>Boarded late 19th century horned sash window, two over two style Skirting with bead moulding Late 19th century narrow floorboards</p> |
| 31 | Hotel Bedroom | <p>Accessed via corridor (room 21b), within rear range</p> <p>Boarded late 19th century horned sash window, two over two style Skirting with bead moulding Late 19th century narrow floorboards</p> |
| 32 | Hotel Bedroom | <p>Accessed via corridor (room 21b), within rear range</p> <p>Late 19th century horned sash window to north wall, in beaded window frame, of three over three style, , large pane to centre, narrow panes to side, beaded window frame.</p> <p>Two small hopper casement windows set high in the east wall, overlooking the valley gutter, with narrow glazing bars and set in beaded window frames. 19th century skirting with bead moulding 19th century narrow even width floor boards</p> |
| 33 | Hotel Bedroom | <p>Accessed via room 21, second floor landing through forced west wall of north wing.</p> <p>Early 19th century hornless sash window, with chunky</p> |

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| | | <p>beaded glazing bars, of three over six style. Set in a beaded window frame, with shallow sloping reveals</p> <p>Section of 19th century skirting with bead moulding, otherwise modern and short section of other 19th century styles</p> <p>A few wide uneven width 19th century floor boards</p> |
| 34 | Hotel Bedroom | <p>Accessed via room 21, second floor landing through forced west wall of north wing. In north wing, north and east walls may contain the remains of an earlier building, possibly pre-1800.</p> <p>Early 19th century hornless sash window, with chunky beaded glazing bars, of three over six style. Set in a beaded window frame, with shallow sloping reveals</p> <p>Section of 19th century skirting with bead moulding, otherwise modern</p> <p>Some wide even width 19th century floor boards, otherwise narrow 19th century floorboards, modern boards, sheet boarding</p> |
| Third Floor | | |
| 35 | Third Floor landing and corridor | <p>Glazed panel to south of stairs encloses landing, handrail and balusters truncated to allow for panel. Timber roof light set with reinforced glass, appears fairly modern, possibly replacing an earlier example. Landing serves all rooms on the third floor.</p> <p>Service stairs to west, of mid 20th century style, as on first and second floors.</p> <p>Mixture of later 19th century narrow floor boards. 19th century moulded architraves to all bedrooms, 36-44 and area 45</p> |
| 36 | Hotel Bedroom | <p>In central range, accessed from room 35.</p> <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Deep skirting with bead, several differing cut lengths, all reset</p> <p>Narrow even width 19th century floor boards, cut and patched with modern boards</p> |
| 37 | Hotel Bedroom | In central range, accessed from room 35. |

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| | | <p>Bow window, of three lights, curving narrow lights to side, large central sash. The central sash is of six over one style. The side lights are four over one style. The window has a beaded, pegged frame.</p> <p>Deep skirting with bead Narrow even width 19th century floor boards, cut and patched with modern boards</p> |
| 38 | Hotel Bedroom | <p>In central range, in south-west corner, accessed via room 35</p> <p>Late 19th century horned sash window, in beaded window frame, of three over three style, large pane to centre, narrow panes to side, beaded window frame. Shallow skirting with bead, probably 19th century Shallow projecting chimney stack, partially obscured by bathroom partitions</p> |
| 39-43 | Hotel Bedrooms | <p>All rebuilt in 21st century after fire, all modern features, mid 20th century window style has been copied from Riverside Flats building and room 15</p> |
| 44 | Hotel Bedroom | <p>In north-west corner of central range, accessed via room 35</p> <p>Blocked opening in north wall, small modern window set high in wall</p> |
| Area 45 | Converted attics | <p>Accessed via room 35, through forced opening in wall Walls and eaves boarded, timber trusses but details not clear, all appears to be later 19th century with late 20th century conversion for storage/staff accommodation</p> |



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