

Isolation Hospital (Bicclescombe Nurseries), Ilfracombe, Devon

Historic Building Recording



Heritage Consultancy
SOUTHWEST ARCHAEOLOGY

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Executive Summary

This report presents the results of a historic building report undertaken at the former Bicclescombe Nurseries site in Ilfracombe, previously an isolation hospital. It sits on a steep west-facing slope, within the fringe of the settlement, framed by 19th and 20th century residential properties.

The building is an undesignated heritage asset, of local value and some regional relevance to the narrative of hospital provision and the collective fight against TB in the early 20th century. It is a brick building of a surprisingly accomplished Swiss-cottage Gothic form of architecture, framed by several small contemporary brick buildings and sheds. At the time of recording later nursery greenhouses dominated the setting of the earlier hospital, all enclosed within an earlier 19th century walled garden plot.

This document was drawn up to respond to the demolition of the buildings and redevelopment of the site for affordable housing, under planning permission 78083.

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County	Devon
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1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. was instructed by Ilfracombe CLT (the Client) to undertake a historic building recording programme and for related off-site analyses and reporting at the former Bicclescombe Nurseries, Furze Hill Road, Ilfracombe, Devon. Works on this site are being undertaken as part of planning application (78083) for the demolition of the existing buildings and construction of 16 social rented units with associated landscaping and parking. The WSI and the schedule of work it proposes were drawn up in consultation with DCHET.

1.2 PLANNING CONDITION

In accordance with paragraph 205 of the *National Planning Policy Framework* (2023), and the Policy DM07 of the North Devon and Torridge Local Plan 2011-2031, consent may be granted, conditional upon a programme of archaeological work being undertaken. The recommended condition wording states:

No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: 'To ensure, in accordance with Policy DM07 of the North Devon and Torridge Local Plan 2011 - 2031 and paragraph 205 of the National Planning Policy Framework (2023), that an appropriate record is made of the historic building fabric that may be affected by the development.' This pre-commencement condition is required to ensure that the historic building recording works are agreed and implemented prior to any disturbance of the

heritage asset by the commencement of preparatory and/or building works.

The development shall not be occupied until (i) the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation and (ii) that the provision made for analysis, publication and dissemination of results, and archive deposition, has been confirmed in writing to, and approved by, the Local Planning Authority.

Reason: To comply with Paragraph 205 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

1.3 METHODOLOGY

The site was visited a number of times over 2024-2025 by archaeologists Dr B. Morris MCIfA & E. Wapshott MCIfA, both to record the building and monitor the demolition and clearance. Information was recorded on proforma record sheets and located on the current floorplans. Photographs were taken, both of the exterior elevations and of internal details. A measured plan of the structure was also made onsite.

1.4 LOCATION AND TOPOGRAPHY

The proposed site is located on part of the old hospital site, currently obscured by quite mature vegetation, within a residential area towards the southern end of Ilfracombe. The site lies at a height of approximately c.78m AOD. The soils of this area are recorded as Urban3. These overlie the sedimentary slate of the Kentisbury Slates Member.

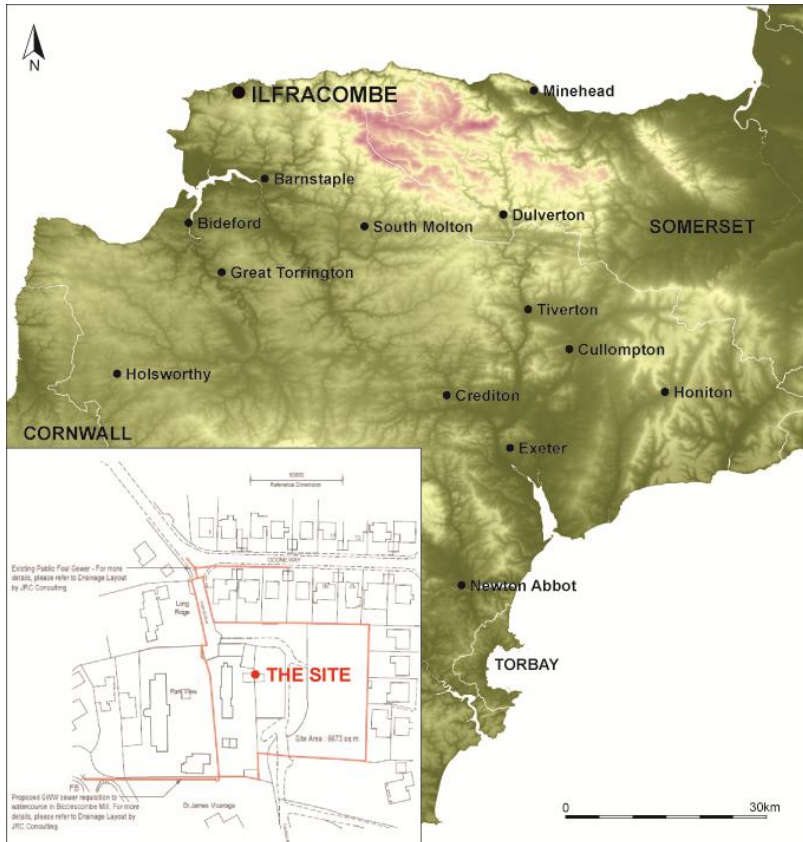


FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024 AND GOOGLE EARTH DATA 2019.

2 PROPOSALS & PREVIOUS WORK

2.1 DCHET COMMENTS

The DCHET comments are as follows:

The site includes the eastern part of the former Isolation Hospital shown on the early 20th century OS maps of the area. These types of hospitals were usually built in response to contagious disease outbreaks and were situated away from urban populations, to reduce the spread of the disease, and were mostly built in the early 20th century. Some of these buildings would have also had landscaped gardens and walks, to allow patients to undertake gentle, therapeutic, exercise. The proposed development will involve the demolition of the former hospital buildings as well as landscaping the area around.

Given the impact upon the historic building and in accordance with paragraph 205 of the National Planning Policy Framework (2023) I would advise that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of historic building recording work to be undertaken in mitigation for the impact upon the historic fabric and appearance of this building.

The WSI should be based on national standards and guidance and be approved by the Historic Environment Team. If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with Policy DM07 of the North Devon and Torridge Local Plan 2011 - 2031 and paragraph 205 of the National Planning Policy Framework (2023), that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95 and English Heritage guidance as set out in Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities - 2008, whereby:

No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of

investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: 'To ensure, in accordance with Policy DM07 of the North Devon and Torridge Local Plan 2011 - 2031 and paragraph 205 of the National Planning Policy Framework (2023), that an appropriate record is made of the historic building fabric that may be affected by the development.'

This pre-commencement condition is required to ensure that the historic building recording works are agreed and implemented prior to any disturbance of the heritage asset by the commencement of preparatory and/or building works.

In addition, the Historic Environment Team would advise that the following condition is applied to ensure that the required post-excavation works are undertaken and completed to an agreed timeframe:

The development shall not be occupied until (i) the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation and (ii) that the provision made for analysis, publication and dissemination of results, and archive deposition, has been confirmed in writing to, and approved by, the Local Planning Authority.

Reason: To comply with Paragraph 205 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

I would envisage the programme of work as taking the form of an appropriate record of the historic building as well as any architectural features, fixtures and fittings affected by the development. This work would be undertaken in advance of any construction/conversion works and supplemented, if required, by observations made during the development. The results of the historic building recording work and any

post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and any finds and archive deposited in accordance with relevant national and local guidelines.

2.2 PROPOSALS

16 affordable dwellings are to be developed on the site, the plans below (Figure 2).

ISOLATION HOSPITAL (BICCESCOMBE NURSERIES), ILFRACOMBE, DEVON: HISTORIC BUILDING RECORDING



FIGURE 2: PROPOSAL DRAWINGS FOR SITE PLAN OF 16 DWELLINGS ON THE SITE (AS RECEIVED BY AGENT - WOODWARD SMITH ARCHITECTS 2024).

3 DESK-BASED ASSESSMENT

3.1 HISTORICAL BACKGROUND

The site lies on the eastern edge of the village of Ilfracombe, in the parish of the same name and in the historic hundred of Braunton and deanery of Shirwell. Lysons records that it is described in ancient records as a borough, although no further details are given.

The market was granted to Henry Champernowne in 1278 and, historically, the town was governed by a portreeve. Ilfracombe was once a considerable sea port, contributing ships and mariners to the Calais expedition of 1346. The pier at Ilfracombe was repaired by an act of Parliament in 1731 and partly rebuilt by Sir Bouchier Wrey in 1761.

By the 19th century, Ilfracombe was a popular bathing place and summer residence, with warm baths thought to aid convalescence. The manor at Ilfracombe was parcel of the barony of Barnstaple and passed from the Martin family to the Audleys and then the Bouchiers. Sir William Pole also records a manor which belonged, in turn, to the Champernownes, Polglasses, Herles and Bonville, becoming the possession of the Gorges in the 17th century but since lost. It is not clear to which manor the site belonged.

3.2 DOCUMENTARY RECORDS FOR THE ISOLATION HOSPITAL

There are records relating to the Isolation Hospital housed at the North Devon Record Office concerning the reception of patients between 1930 and 1947, a steam disinfecter and typhus cases (2458A/C292-297; 2458A/0/C/182).

Maps and plans of the Isolation hospital can also be found in the Devon Heritage Centre, county estates surveyors records (2380C/P/375).

The hospital also appears in less detailed, generalised National Archive collections for registered hospitals, and hospital record data sets.

3.3 HER RECORDS/ARCHAEOLOGICAL POTENTIAL

The Devon HER makes mention of the Isolation Hospital as shown from the 2nd edition OS map but does not include much detail (MDV71721). Biclescombe Mill (MDV19697) and its leat (MDV69999), mill pond (MDV69998) and weir (MDV31156) are also recorded to the south-west. Very little else is recorded in this area and it does not appear that any archaeological work has been carried out in this part of Ilfracombe.

The site lies in an area recorded on the Devon Historic Landscape Characterisation (HLC) as 'Modern settlement' developed in the 20th century. The adjacent farmland of Bowden Farm just to the east is described as 'Medieval enclosures based on strip fields': which represents the underlying historic land-use.

3.4 CARTOGRAPHIC SOURCES

The c.1840 Ilfracombe Tithe Map indicates the site formed part of a large arable field (1134) called '*The Great Shells*' belonging to Biclescombe, owned and occupied by George Edward Russell. However, the Tithe apportionment also records Biclescombe (including this plot) as being owned and occupied by William Cardell, William Vivian, Thomas Rosevear and Robert Richards. It also lay partly within plot 1119, part of Slade, owned by William Fosse and occupied by Francis Balsdon, an arable plot called Mill Field.

The first edition Ordnance Survey Map of 1890 indicates the site lay in close proximity to Little Biclescombe and Biclescombe Mill, presumably forming part of the landholding of the former. Little Biclescombe appears to occupy the site named Slade on the Tithe

3.5 HISTORIC AND AERIAL PHOTOGRAPHS

A series of aerial photographs have been taken between 1946 and present. The 1940s photograph shows the hospital in use, with arboreal gardens to the west around the main block and neater, more manicured spaces around the isolation wards.

Modern aerial photography for the site largely shows it as overgrown or hidden among trees for the majority of the 21st century.

Aerial photography from 2001 is the most recent clear view of the site, when still in use as a plant nursery, appearing to show cleared areas of ground and linear features that may represent walls, garden features or stubs of walls of removed structures. Historic aerial photography does not appear to cover the site in any detail.



FIGURE 6: 1946 RAF NATIONAL MAPPING PROGRAMME, (DEVON HERITAGE CENTRE).



FIGURE 7: AERIAL PHOTOGRAPH (© 2001 GOOGLE EARTH PLC).

4 BUILDING RECORDING

4.1 INTRODUCTION

The site was initially visited in August 2024 by Dr B.W. Morris and E.L.V. Wapshott MCifA. In April and May 2025, the site was re-visited, to complete the surveying/recording of the sheds and smaller outbuildings within the wider compound, as the site was systematically cleared by the contractors.

Each building was photographed, drawn and interpreted; detailed recording tables and photographs can be found in the Appendix.

4.1.1 LAYOUT OF SITE

The main isolation ward building is the focus of the site and largest building, subsequently named Building 1 (B1). This is a long single storey articulated range.

Parallel to this at the south of the site, in a more secluded setting is the former morgue, Building 2 (B2). This has been extended on its eastern side by a lean-to shed/store (B2a).

Building 3 (B3) lies in the south-east corner of the site and is built up against the wall of the former garden compound, this has brick elements which may have provided a service function to the hospital or even relate to the earlier Victorian garden site but was certainly adapted and extended when the site became a nursery.

Building 4 (B4) lies close behind the hospital and is a mix of stone and brick built, built into/onto the garden wall it shares similar construction. Like B3, it is unclear if this predates the hospital or was a service building, it was adapted and extended for nursery use in the 20th century.

Building 5 (B5) is a series of sheds and stores, lineally arranged immediately north-east of the hospital entrance porch, some of the waling here is of stone and brick, again possibly services or stores,

and later completely altered to provide hothouses for the nursery, complete with heating system.

Building 6 (B6) is a glasshouse dating to the nursery use of the site. Building 7 (B7) is a small engine/generator shed on the other side of the former garden wall, in poor partially collapsed condition. It housed a colony of bats and was not internally inspected.

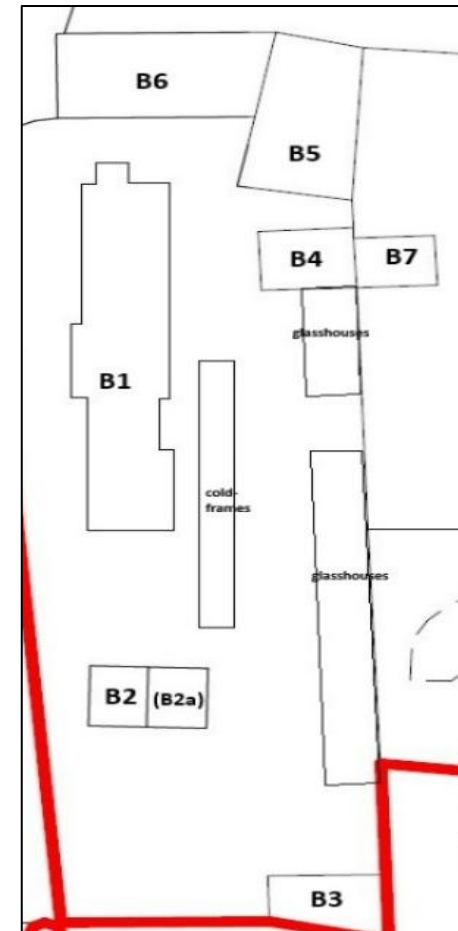


FIGURE 8: SITE PLAN ANNOTATED BY SWARCH BASED ON DRAWING SUPPLIED BY AGENT.

4.2 BUILDING 1 (B1)

Description – Fine brick-built hospital block, of Swiss-cottage, decorative style, with some Arts & Crafts flourishes. Articulated rectangular form, on a north-south alignment, the front of the building faces west. Slated roof, timber boarded and framed doors and sash windows, with margin glazing to top. Good, moulded terracotta detailing in places and moulded brick reveals to windows and doors. Suspended, vented floors and ceilings open to steeply pitched roof with internal sark boarding, to ensure maximum ventilation. Fine timber cupola air vent over central block, which is brought forward with overhanging eaves to west and Swiss-cottage ‘gothic’ timber detailing and barge boarding. Distinctive dark green and cream paint scheme appears to survive to exterior and white and beige or cream and brown to the interior.

Function – Isolation hospital (Tuberculosis) built c.1900. This building contained the infectious-isolation ward-room, laundry, examination room and small ward, with office and dispensary.

Significant Features –

- Drains and fixtures indicating fittings remain in the floor of the examination room, as well as a suspended water tank, for flushing the space.
- A brick copper for boiling sheets survives in the laundry. Some signs for rooms remain, such as for the office (enquiries).
- Some shelving, early-mid 20th century water heaters and sinks also survive in places.
- There is an incinerator to the rear of the building, clearly intended to destroy the bedding for the isolation ward, but this appears, possibly to have been converted for cremation, with a long oblong chamber added externally, internal openings blocked and rails for a long sliding tray installed - it is however unclear if this was ever used. No records are known to survive indicating disposal onsite, so this interpretation is to be treated with caution.



FIGURE 9: THE LAUNDRY ROOM WITH COPPER IN SITU; FROM THE NORTH-WEST.



FIGURE 10: OPEN, BOARDED CEILING ABOVE A WARD, TO ENHANCE THE AIR CIRCULATION, FINE JOINERY AND KING POST AND SIDE STRUT TRUSSES; FROM THE SOUTH.

ISOLATION HOSPITAL (BICCLESCOMBE NURSERIES), ILFRACOMBE, DEVON: HISTORIC BUILDING RECORDING



FIGURE 11: THE EAST AND WEST ELEVATION OF BUILDING 1 - THE MAIN ISOLATION WING.

ISOLATION HOSPITAL (BICCLESCOMBE NURSERIES), ILFRACOMBE, DEVON: HISTORIC BUILDING RECORDING

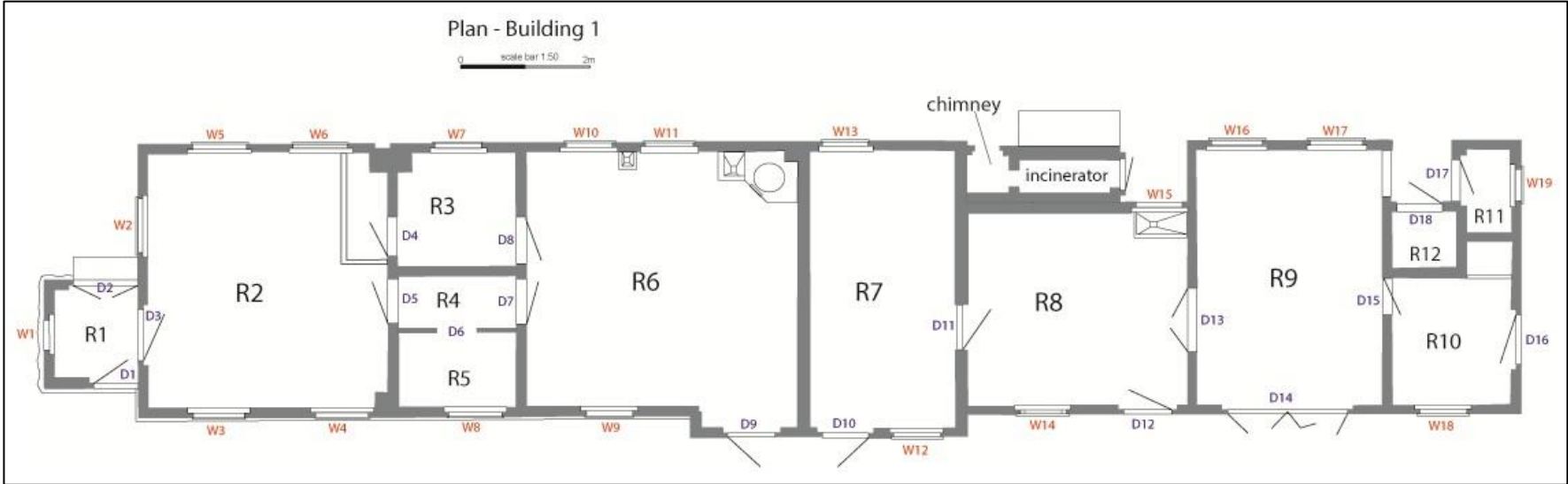
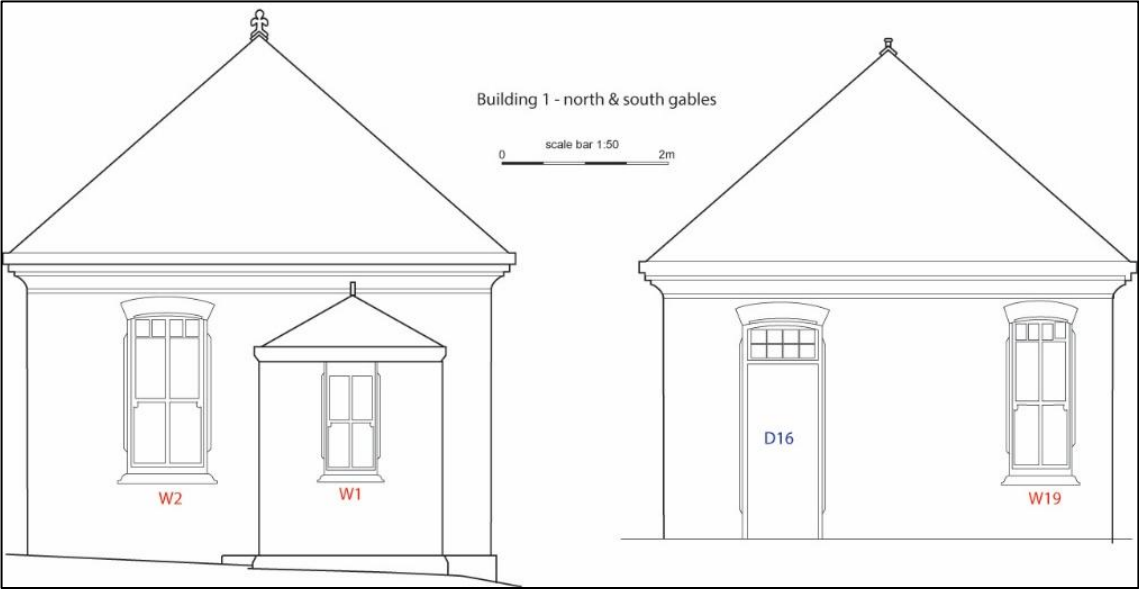


FIGURE 12: DRAWN RECORD OF THE END GABLES OF BUILDING1 AND ANNOTATED PLAN.

4.3 BUILDING 2 (B2)

Description – Brick-built hospital block, of Swiss-cottage ‘Gothic’, decorative style, with some Arts & Crafts flourishes. Simple, single storey, gabled, square plan-form. Terracotta tiled roof, horned sash windows. Good, moulded terracotta detailing and moulded brick reveals to windows and doors. The west elevation, facing across the valley is brought forward with overhanging eaves and ‘gothic’ timber detailing and barge boarding. Distinctive dark green and cream paint scheme appears to survive to exterior and white and beige or cream and brown to the interior. Large air vents are built into the east and west walls.

Function – This building is small, detached, appears to have been built with extra air vents at ground level, as well as lots of windows – immediately next to the infectious ward, could it be a morgue or laying out space?

Significant Features –

- **Additional air vents to the base of the east and west walls and a lot of windows suggest aeration was once again important for this space.**



FIGURE 13: LARGE AIR VENTS IN BUILDING 2 (0.3M SCALE).



FIGURE 14: BUILDING 2, NORTH ELEVATION; FROM THE NORTH (2M SCALE).



FIGURE 15: B2, AND LEAN-TO B2A, FROM THE NORTH-EAST (2M SCALE).

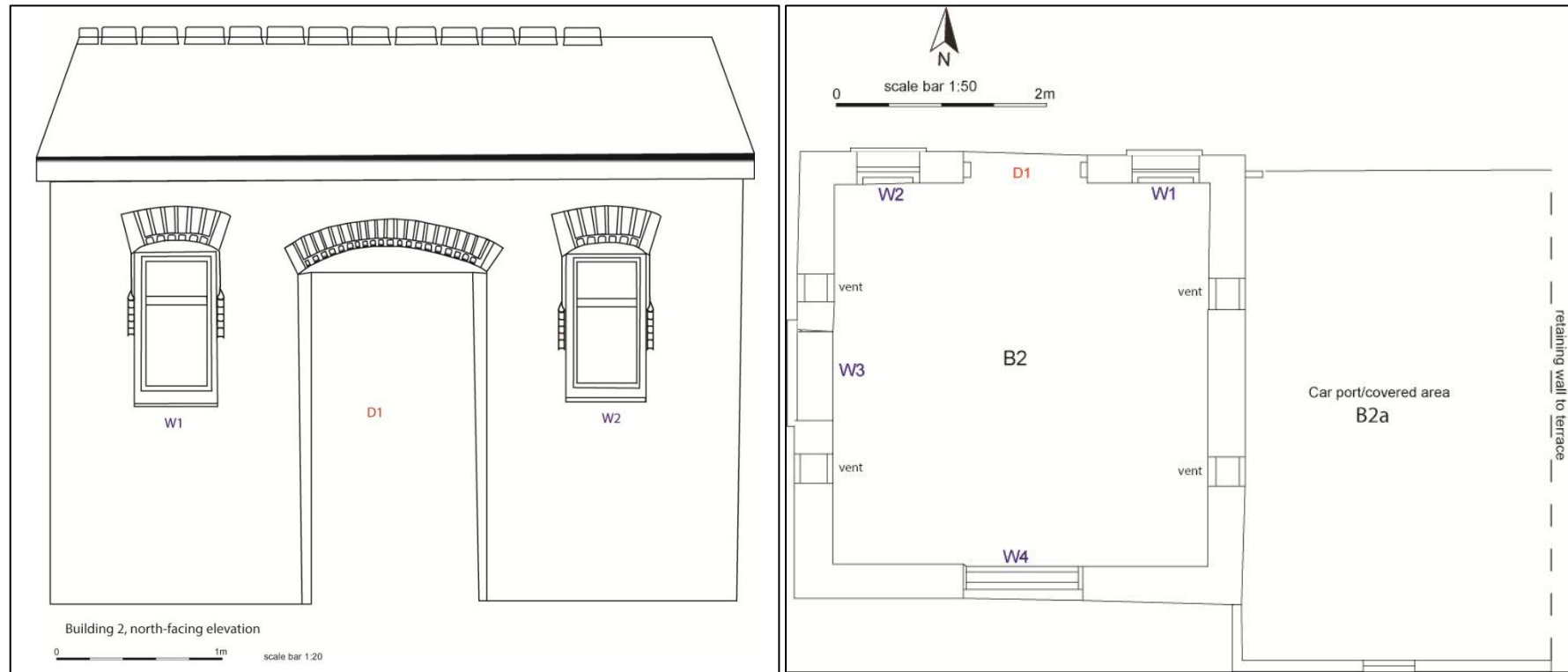


FIGURE 16: DRAWN ELEVATION AND PLAN FOR B2, LIKELY THE MORTUARY BUILDING.

4.4 BUILDING 3 (B3)

Description – Rubble-stone built single storey rectangular shed, with brick detailing to the doorway, in the south-east corner of the former garden plot. Built up against the garden wall. Extended with a concrete block storage shed to the west.

Function – Garden shed, likely connected to Victorian use of site for earlier villa. Unclear if used by hospital but it became a potting shed when the site was converted into a plant-nursery, extended to provide additional storage.

Significant Features – N/A



FIGURE 17: BUILDING 3, NORTH ELEVATION, STONE SHED AND CONCRETE BLOCK EXTENSION (2M SCALE); FROM THE NORTH.



FIGURE 18: B3A, CONCRETE EXTENSION, WITH COLLAPSED ROOF (2M SCALE); FROM THE WEST.



FIGURE 19: THE INTERIOR OF THE POTTING SHED; FROM THE NORTH.

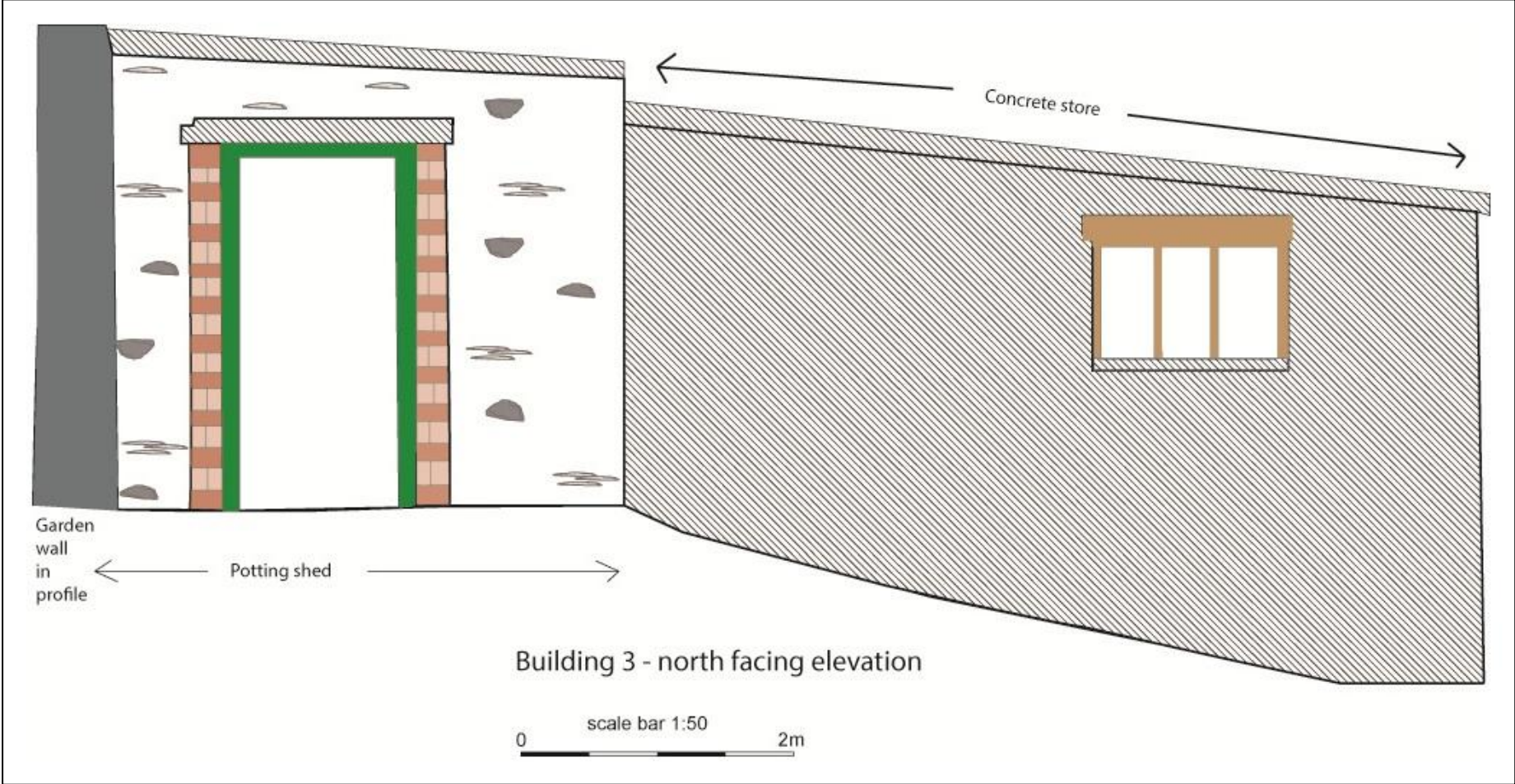


FIGURE 20: ELEVATION OF B3.

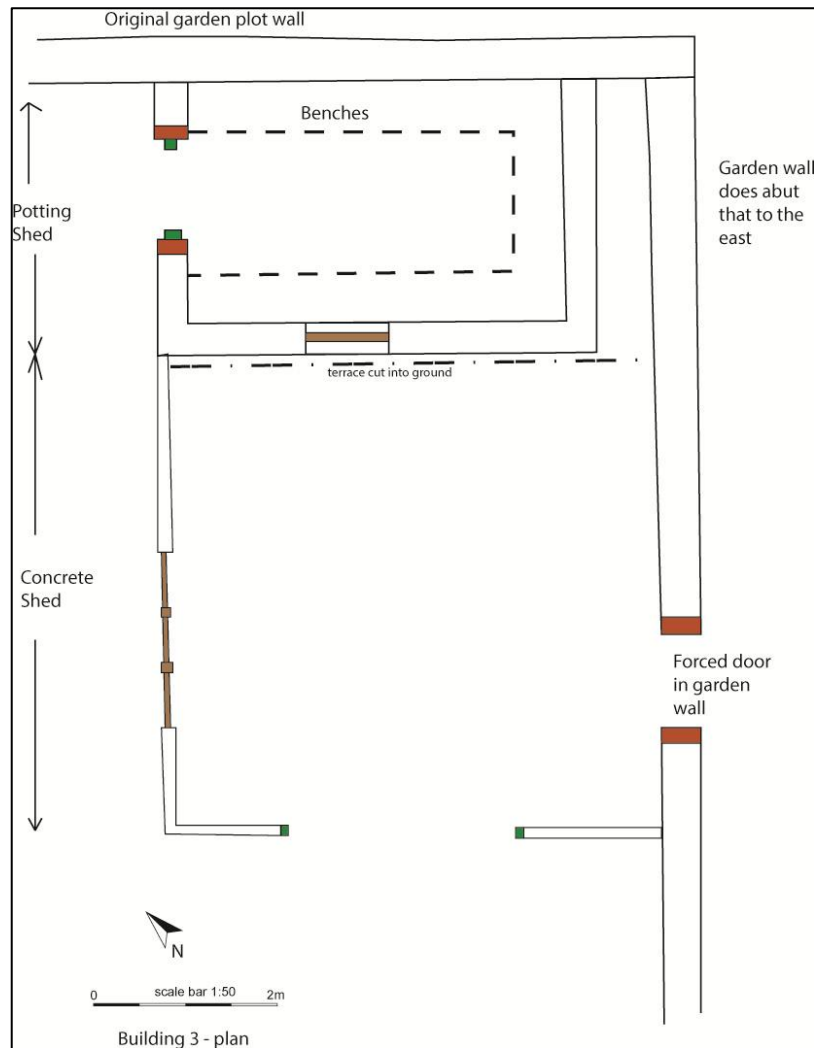


FIGURE 21: PLAN OF B3.

4.5 BUILDINGS 4-7

These buildings were demolished before they could be fully recorded and were too overgrown when first viewed, also

containing considerable amounts of asbestos in their roofing, which made access dangerous. These short assessments are from a more generalised viewing of these structures and their spatial relationships onsite during the first site visit in August 2024, when the roofs had already collapsed inwards and so access was not possible, but all were viewed from the exterior.

4.5.1 (B4)

Description – Brick and stone built shed built up against the earlier, Victorian stone garden wall, directly east of the hospital building – possibly containing services or generator, etc. Collapsed corrugated sheeting roof, likely asbestos.

Function – Possible earlier, garden shed for Victorian garden, or service building for hospital site, converted into a potting shed in the mid to later 20th century. Heating pipes and adjacent fixtures for glass houses come through this building.

Significant Features – N/A

4.5.2 (B5)

Description – Brick built shed, extended in concrete blocks built up against the earlier, Victorian stone garden wall, directly north-east of the hospital building. Collapsed corrugated sheeting roof, likely asbestos.

Function – Possible earlier, garden shed for Victorian garden, or service building for hospital site, significantly extended and converted into a potting sheds and glass houses with heating pipes in the mid to later 20th century.

Significant Features – N/A

4.5.3 (B6)

Description – Timber structure, forming a glasshouse, built between and onto the earlier stone garden walls, some concrete block and brick patching and alteration in places.

Function – Believed to wholly date to the nursery use of the site in the mid to later 20th century.

Significant Features – N/A

4.5.4 (B7)

Small brick shed built on the east side of the east garden wall, with timber plank door, painted green, with a corrugated sheet roof. It contained the bat colony, so was not approached.

Significant Features – Unknown, likely N/A



FIGURE 22: BUILDING 4, A BRICK AND STONE OUTBUILDING; FORM THE NORTH-WEST.



FIGURE 23: BUILDINGS 5 & 6 THE LOW POTTING SHEDS AND GLASSHOUSES NORTH-EAST OF THE HOSPITAL; FROM THE SOUTH-WEST.



FIGURE 24: THE INTERIOR OF COLLAPSED BUILDING 4; FROM THE WEST.



FIGURE 25: THE FOOTPRINT OF RUINED/DEMOLISHED B4, 2x 1M SCALES.



FIGURE 26: THE ROOFLESS AND STRIPPED OUT B5, OF THREE UNITS, 1 x 2M SCALE.



FIGURE 27: B5 FROM THE WEST, 1 x 2M SCALE.



FIGURE 28: B6, THE FOOTPRINT OF THE GLASS HOUSE WHICH ABUTTED THE GARDEN WALL, 1 x 2M SCALE.

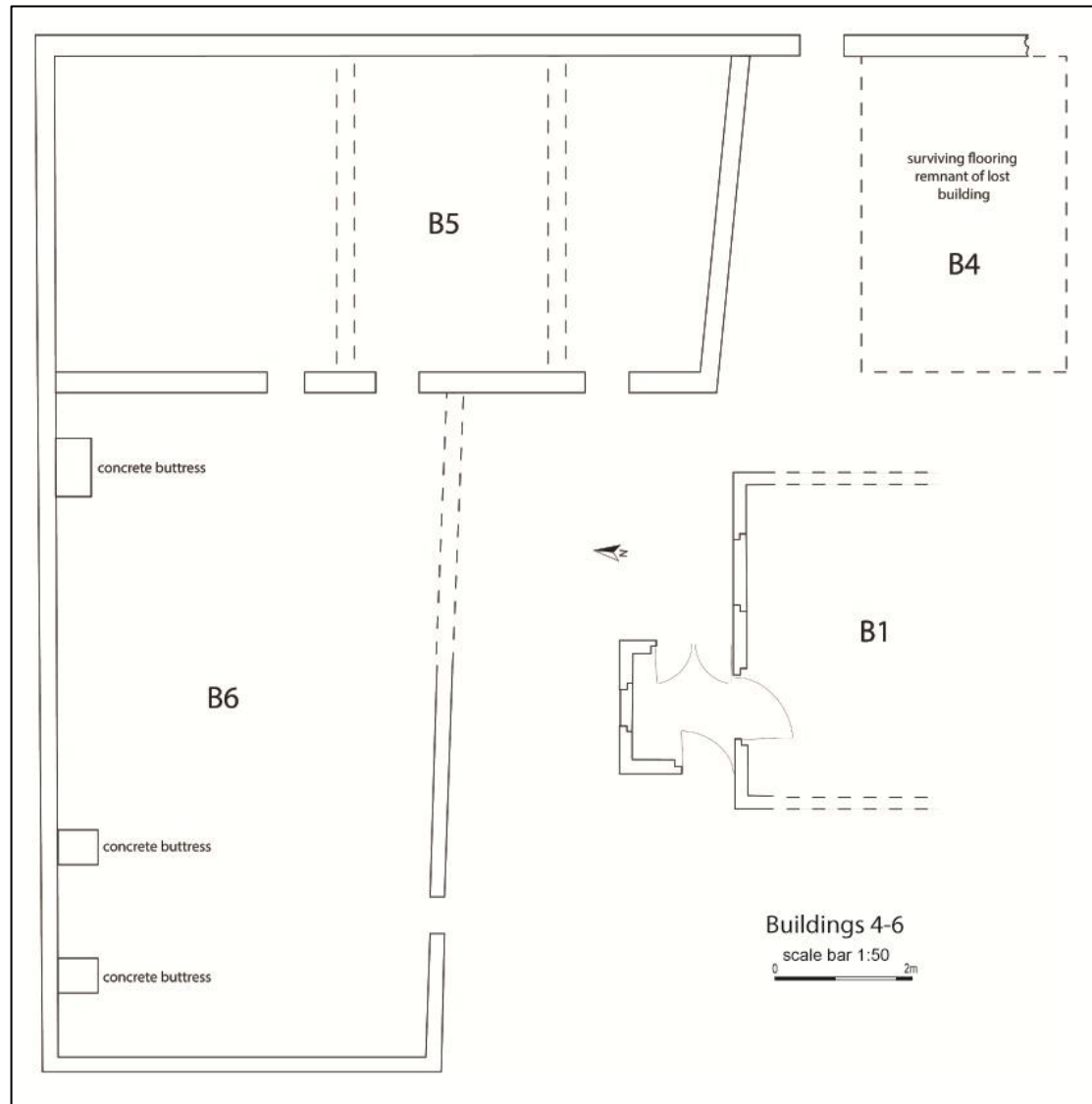


FIGURE 29: PLAN OF THE RUINED OUTBUILDINGS, B4-6.

4.6 THE GARDEN PLOT WALLS

The hospital sits within an early Victorian stone-walled former garden compound. This is of platey rubble stone build, a mix of shale and slate slabs, in a loose friable clay/lime mix mortar, of pale grey-brown colour. The wall has a decorative soldier course to the top.

This wall can be seen to survive contiguously to the north, east and southern parts of the site. A large modern entrance has been forced to provide the access road to the sub-divided site on the north side. To the east a double set of doors build into the wall with segmental arch, led between the enclosed garden and more informally enclosed wooded plot beyond and to the south a narrow single pedestrian door has been forced into the wall, the reveals rebuilt in brick, also leading to another wooded plot to the south-east of the walled garden.

There is phasing within the garden walls, as to the north side particularly the wall was considerably extended upwards, in a similar shale build but with brick dressings, crudely built onto and over the soldier course coping. It may be this was built to block views into the hospital grounds as the slope rises on the north side but it isn't clear and the glasshouse built up against it, certainly had its roof rafters socketed into the raised wall, so it may date as late as the establishment of the nursery site on the grounds.



FIGURE 30: THE GARDEN WALL TO THE NORTH OF THE SITE, WHERE AN OPENING HAS BEEN FORCED FOR THE ADJACENT CARE HOME SITE (2M SCALE) FROM THE EAST.



FIGURE 31: THE NORTH WALL OF THE PLOT, WITH TALL RAISE ABOVE THE SOLDIER COURSE (2M SCALE) FROM THE NORTH-WEST.



FIGURE 33: THE WIDE DOUBLE DOORWAY IN THE EAST WALL; FROM THE EAST-NORTH-EAST.



FIGURE 32: THE FORCED DOORWAY IN THE SOUTH GARDEN WALL; FROM THE NORTH-EAST.



FIGURE 34: THE EAST WALL OF THE GARDEN, ABUTTED BY LATER CONCRETE GLASSHOUSES; FROM THE NORTH-WEST.



FIGURE 35: THE SOUTH GARDEN WALL; FROM THE NORTH-EAST.

4.7 GLASSHOUSES

Four irregularly sized concrete structures lie between B1, the main hospital block, B3 the potting shed and garden wall. Two long ones abutting the main garden wall are heated glasshouses, with large cast-iron pipes; two narrower ones on the edge of the terrace appear to be cold frames. All date to the mid to late 20th century nursery reuse of the site.



FIGURE 36: EXAMPLE OF A CAST-IRON PIPE FROM THE HEATED GLASSHOUSES.

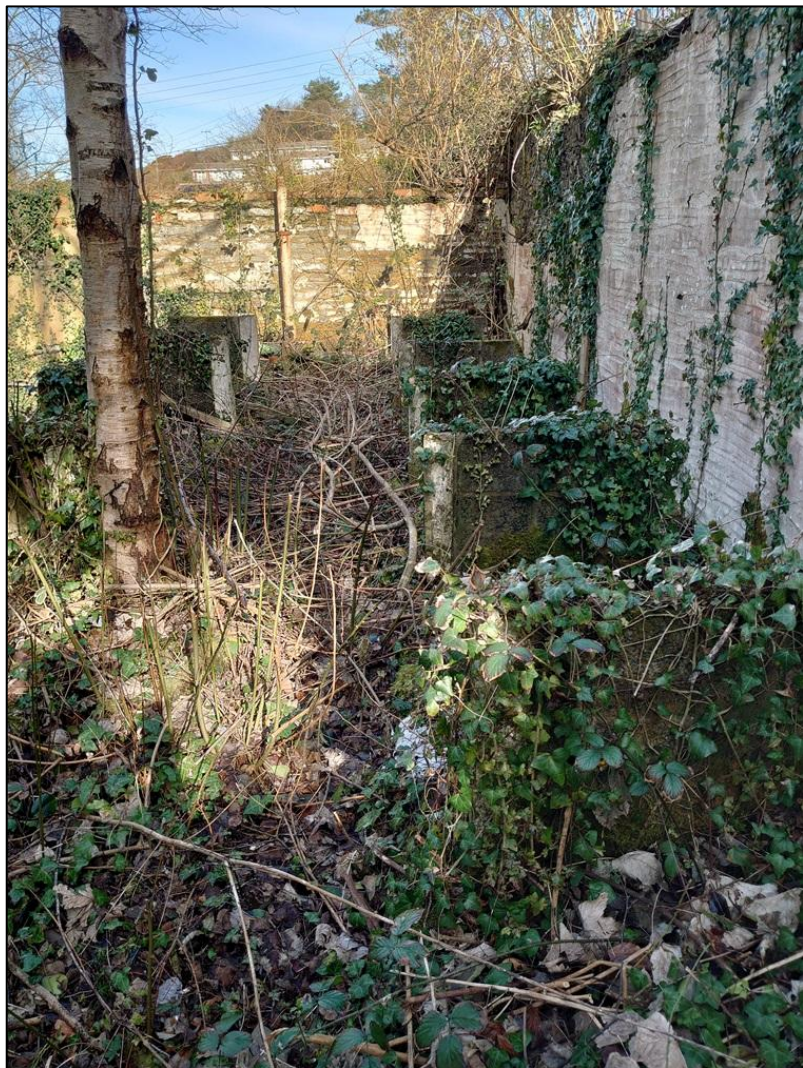


FIGURE 37: VIEW OF THE PIERS OF ONE OF THE GREENHOUSES; FROM THE SOUTH.

5 DISCUSSION OF THE NARRATIVE/HISTORY

The garden walls and potting shed (B3) clearly pre-dated the health-care function of the site, belonging no doubt to the earlier Victorian villa, as it can be seen on the historic mapping. The ruined structures, (B4 & B5) may both have had some origin as outbuildings and services for the hospital, as small structures appear to be shown in the location of B3 and a small structure within the footprint of B5 also potentially shows on the historic mapping, contemporary to B1.

The main building (B1) displays evidence of some minor changes in layout, such as the corridor partition forming R4/R5. Some other, seeming anomalies appear to be intentional - the thicker partition wall which subdivides 'office' R7 from laundry/washroom R6, is off centre and asymmetrical, oddly positioned with the roof, as if the design changed part way through construction - but it does appear to be original, as it is correct with the external doors. It would appear however that the copper in R6 may be an addition or moved from R8.

Function-wise; the northern spaces, R2 and R6 were clearly designed as the primary ward-space. R7 and R3/R4/R5 are doctor's office/consultancy room, administrative office, medical stores/dispensary (hence bars on windows). R8 is a working space – laundry and possibly, adapted later into a preparation room. R9/R10 with its fold back doors, small ward and private room may be the more serious isolation space or intensive care unit. Toilets and washrooms were obviously provided in R11/R12. B2 appears remarkably unchanged but has not fittings other than its vents to define any function.

It was noted that the sloping floor, central scars for a fitted piece of equipment like a table or worktop, water tank in the upper corner for flushing the space and drains in R8, as well as the extension-adaptation of the incinerator immediately R8, including the blocking

of its internal opening and the building of a tubular brick structure with sliding tray and iron door fitted – does appear to suggest that in line with the laundry being removed to R6 the authorities were preparing for the possible need to dispose of bodies at the site, although it does not seem that this actually occurred. No actual evidence of burials or disposal of human remains was found onsite. The incinerator, however, was clearly built for burning the clothes of incoming patients and sheets or other infected articles of the dead, as well as powering the boiler and laundry for disinfecting other linens. It is fairly hard to find another explanation for the changes, as it is markedly similar to other crematorium structures of a similar period. More research into medical records for this hospital would be needed however to fully confirm this. It is felt worthy of note and consideration, however. The crisis of the TB epidemic and flu outbreaks, which swept the UK in the period in which this hospital was created did not have parallels until the Covid-19 outbreak in 2020. The narrative of this building and the social history of such a site provides an interesting layer of associational and illustrative value than may otherwise have been appreciated for mere abandoned hospital buildings.

Otherwise, the buildings display basic superficial adaptations only from hospital function into the nursery offices, the medical equipment stripped out but sinks, heaters and shelving, drains and even the laundry copper left in situ. Even some of the medical signs remain.

Of the other buildings, all appear to relate to the nursery use of the site, although it is also noted that B4 had a stone rubble and slate build in a lime mortar to one wall and brick to the other, so again, this may have had some adapted fabric of historic outbuilding form, although it was primarily remodelled as a potting shed for the nursery.



FIGURE 38: THE EXTENSION TO THE INCINERATOR WHICH APPEARS TO HAVE BEEN ADDED ONTO THE CHIMNEY, THE INTERIOR OPENING FOR LAUNDRY BEING BLOCKED, 2M SCALE.



FIGURE 39: VIEW INTO THE TUBULAR EXTENSION TO THE INCINERATOR, SHOWING IN SITU SLIDING TRAY FITMENTS AND IRON DOOR.

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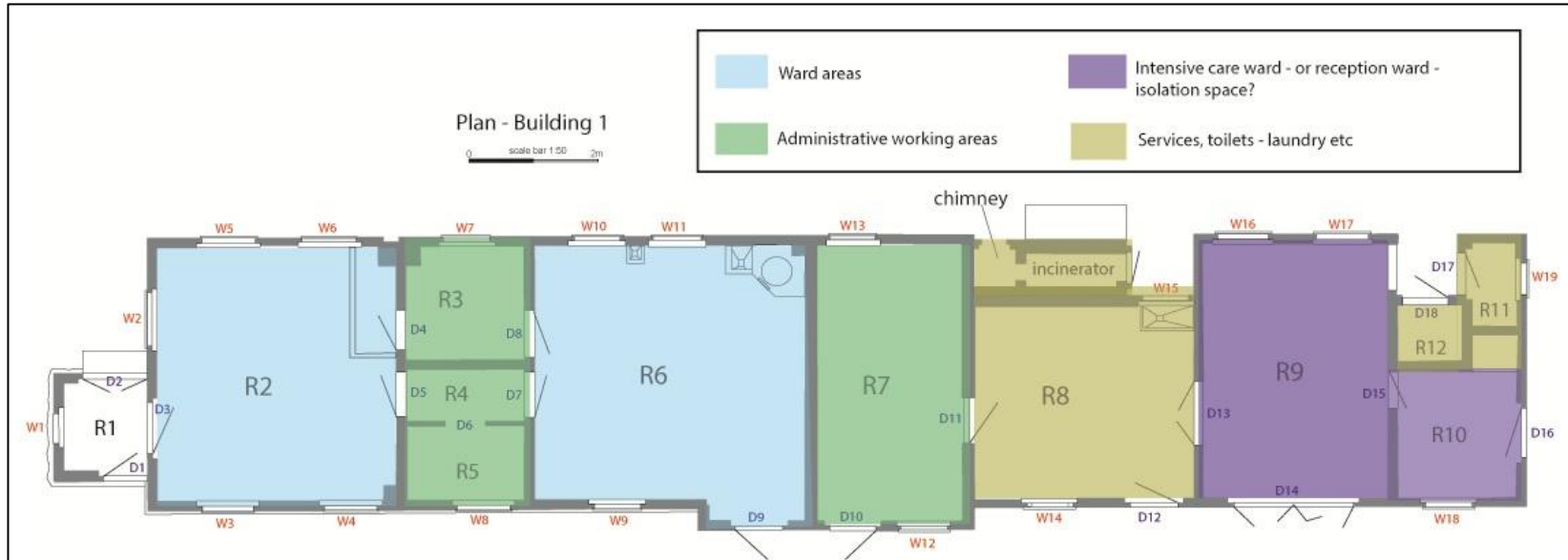


FIGURE 40: FUNCTION OF SPACES IN B1.

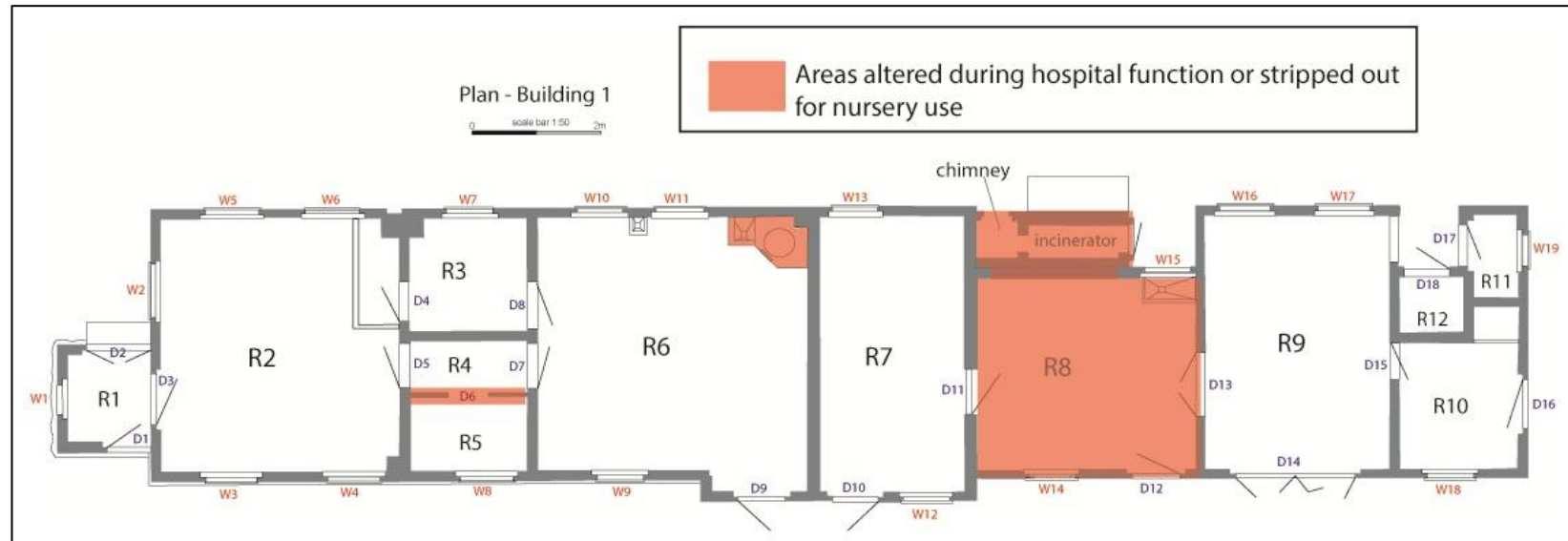


FIGURE 41: AREAS ALTERED OR STRIPPED OUT OF FITTINGS IN B1.

6 CONCLUSION

The building was a good example of the architecture of its period and survived (when recorded) in a largely complete state, even with some elements of the hospital use, intact, such as sinks, signs, laundry copper, drains etc. The buildings and site were an emotive space, as a former isolation hospital, with added associational and illustrative value, perhaps more so now that society has passed through our own 21st century pandemic.

Having been empty for years the buildings were in a relatively poor condition, the site very overgrown and attracted anti-social behaviour. The reuse and redevelopment of the site to provide much-needed affordable and social-provision housing means the overarching community-first use of this site in many ways continues.

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APPENDIX 1: BUILDING RECORDING TABLES

BUILDING 1		General Description
Function/Summary:		Large isolation/infectious disease wing of TB isolation hospital
Dating Evidence:		Mapping evidence, material and form/structural phasing.
Bay Exterior		
Elevation NORTH		Description
Form of elevation:		Short single storey, single-bay's width end wall, with projecting porch.
Fabric Description:		Fine quality brick build, using dense clean refired red bricks, with moulded decorative brick detailing - ¼ stepped ovolo moulded reveal detailing to sides of windows and doors, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintels to all openings. Cement base/plinth. Cream stepped, cavetto ceramic brick eaves string and above plastered deep cavetto eaves cornice to barge boards.
Roof Covering		Terracotta, graduated tile roof and decorative comb-ridge tiles – timber cupola for air vents to central bay, with spire. Deep beaded barge boards to all elevations. Finial details of the ends of the ridge.
Opening – Windows	W1	Small rectangular window opening lights the porch, boarded. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill.
	W2	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill.
Openings - Doors		N/A
Significant Details:		Decorative ridge to the roof of the porch.
Relationships:		Articulated elevation, as the porch extends the narrow gable end.
B1 Elevation SOUTH		Description
Form of elevation:		Short single storey, single-bay's width end wall.
Fabric Description:		Fine quality brick build, using dense clean refired red bricks, with moulded decorative brick detailing - ¼ stepped ovolo moulded reveal detailing to sides of windows and doors, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintels to all openings. Cement base/plinth.
Roof Covering		Terracotta graduated tile roof and decorative comb-ridge tiles – timber cupola for air vents to central bay, with spire. Deep beaded barge boards to all elevations. Finial details of the ends of the ridge.
Opening – Windows	W19	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative shallow-arched segmental lintel and sill.
Openings - Doors	D16	Plank door, with ledging bars and braces, in chamfered frame, painted green with shallow-arched fixed fanlight, with small panes. ¼ ovolo moulded bricks to reveals.
Significant Details:		N/A
Relationships:		Cohesive with the rest of the build
B1 Elevation WEST		Description
Form of elevation:		Front, presentation elevation. Long single storey articulated plan, with central two bays brought forward with gabled detailing to

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		roof.
Fabric Description		Fine quality brick build, using dense clean refired red bricks, with moulded decorative brick detailing - ¼ stepped ovolo moulded reveal detailing to sides of windows and doors, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintels to all openings. Cement base/plinth.
Roof Covering:		Terracotta graduated tile roof and decorative comb-ridge tiles – timber cupola for air vents to central bay, with spire. Deep beaded barge boards to all elevations. Finial details of the ends of the ridge.
Openings – Doors:	D1	Narrow plain plank boarded and framed door, painted green. Bakelite round doorknob. Heavy hinges. Plain timber door frame, chunky chamfered threshold.
	D9	Pair of boarded and framed plank doors, with shallow-arched fixed pane fanlights above, in narrow chamfered door frame, painted green. Same as D10.
	D10	Pair of boarded and framed plank doors, with shallow-arched fixed pane fanlights above, in narrow chamfered door frame, painted green. Same as D9.
	D12	Narrow plain plank boarded and framed door, painted green.
	D14	Set of folded doors, plank boarded and framed, large, fixed-pane fanlight above, shallow arched segmental lintel, ¼ rounded ovolo moulded bricks.
Opening – Windows:	W3	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W4	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W8	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights external metal bars. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W9	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W12	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights external metal bars. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W14	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W18	Large rectangular window opening, boarded over externally. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
Significant Details:		Timber-work details at the apex of the projecting gable, mimicking a king-post and arched side struts, beaded decorated barge boards, timber and terracotta finials.
Relationships:		Cohesive with all of the elevations.
B1 Elevation EAST		Description
Form of elevation:		Rear, 'service' elevation. Long single storey articulated plan, four bays to north brought forward, single bay offset to south
Fabric Description:		Fine quality brick build, using dense clean refired red bricks, some bullnose bricks to southern rear outside toilet but otherwise less detailing to openings, much plainer.
Roof Covering:		Terracotta graduated tile roof and decorative comb-ridge tiles – timber cupola for air vents to central bay, with spire. Deep beaded

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		barge boards to all elevations. Finial details of the ends of the ridge.
Openings – Doors:	D2	Pair of double boarded and framed plank doors, in narrow chamfered timber frame, painted green. Chunky timber threshold.
	D17	Plank door in chamfered chunky doorframe, fixed small-pane fanlight above.
	D18	Plank door in chamfered chunky doorframe, fanlight above altered into louvres.
Opening – Windows:	W5	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W6	Large rectangular window opening, boarded internally, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W7	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W10	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W11	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W13	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill. External security bars.
	W15	Narrower, plainer window, plain segmental lintel. 2x2 pane sash window- upper sash window with top margin lights
	W16	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
	W17	Large rectangular window opening, 2x2 pane sash window- upper sash window with top margin lights. ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sloping brick sill.
Significant Details:		Large brick-built incinerator-with stack, integral to build – formerly ‘fed’ from inside. Now added tubular chamber with iron door and sliding tray – form does appear similar to crematorium structures – has this been adapted for cremation but never used – unusual form and definitely a second phase alteration.
Relationships		Cohesive with all elevations.
Interior		Description
R1		Entrance Lobby
Walls:		Plastered and painted, low skirting boards.
Floor:		Solid floor.
Ceiling:		Vaulted ceiling, with painted sark boarding.
Openings – Doors:	D1	Front door to entrance lobby/porch, on west wall – facing other hospital blocks. Boarded and framed two-panel early 20 th century door, chunky chamfered door frame. Bakelite and iron door furniture.
	D2	Pair of narrow double rear doors to entrance lobby/porch on east wall. Boarded and framed early 20 th century doors, bakelite and iron door furniture.
	D3	Panel and plank boarded and framed door from entrance lobby to hospital ward. Fanlight above, tilting awning opening, eight panes, beaded frame.
Openings – windows:	W1	Small single window in north wall between doors, to light lobby-entry space. Boarded externally, 1 x 1 sash, three panes of fixed

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		margin glazing to the top.
Fixtures/fittings:		Bakelite light switch and historic strip lighting.
Significant Features:		N/A
Comments/Dating evidence:		Typical early 20 th century architecture and fittings. The awkward relationship of the porch, windows and door may suggest this was a slightly later alteration/addition to the building.
R2		Open ward
Walls:		Plastered and painted walls, tall painted plaster skirting boards. White, cream and brown paint colour schemes.
Floor:		Boarded suspended timber floor, narrow historic planks, rotten.
Ceiling:		Sark-boarded ceiling, open to the trusses, painted.
Openings – Doors:	D3	Panel and plank boarded and framed door from entrance lobby to hospital ward. Fanlight above, tilting awning opening, eight panes, beaded frame. Raised threshold/step up into R2, which has suspended floor. Modern brushed chrome handle.
	D4	Door to office, now nailed shut, obscured behind boarded partition. Modern MDF style door, chrome handles.
	D5	Door to linking corridor and dispensary. Four panel door, with chamfered mouldings, bakelite door knob iron lock.
Openings – windows:	W2	Window to north wall – boarded over externally. Shallow arched window opening, finely moulded bricks to reveals, as to front, west elevation. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W3	Window to west wall – boarded over externally. Shallow arched window opening, chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W4	Window to west wall – boarded over externally. Shallow arched window opening, chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W5	Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W6	Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Small boxy ceramic sink pulled off west wall, associated <i>heatre-sadia</i> small water heater unit.
Significant Features:		Large loft hatch above doors to R4/R5 in south wall – within apex of the roof, small loft above office/corridor and dispensary.
Comments/Dating evidence:		Space exhibits features from several phases of 20 th century use.
R3		Office
Walls:		Plastered and painted, low skirting boards.
Floor:		Suspended, boarded floor, pressed wood or MDF boarded sheeting.
Ceiling:		Low plaster boarded ceiling, painted.
Openings – Doors:	D4	Door to north open ward. Modern MDF style door, chrome handles.
	D8	Door to south room/laundry. Four panel door, chamfer detailing to panels.
Openings – windows:	W7	Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Modern strip lighting fittings, mid-20 th century heater and light fittings, shelving to walls. Cork notice board.
Significant Features:		N/A

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Comments/Dating evidence:		Typical mid to later 20 th century space set up as an office.
R4		Corridor
Walls:		Plastered and painted, low skirting boards.
Floor:		Suspended, boarded floor, pressed wood or MDF boarded sheeting.
Ceiling:		Low plaster boarded ceiling, painted.
Openings – Doors:	D5	Door to north open ward, R2. Four panel door, chamfered detailing.
	D6	Door to R5 (dispensary)/store, R3. Beaded and stepped doorframe, door removed, within framed partition, subdividing this space, forming corridor.
	D7	Door to south room/former laundry, R6. Four panel door, chamfered detailing
Fixtures/fittings:		Rows of coat hooks to long walls.
Significant Features:		N/A
Comments/Dating evidence:		Typical mid to later 20 th century features and fittings.
R5		Dispensary/secure cupboard/store.
Walls:		Plastered, boarded and painted, low skirting boards.
Floor:		Suspended, boarded floor, pressed wood or MDF boarded sheeting. Air vent to front wall.
Ceiling:		Low plaster boarded ceiling, painted.
Openings – Doors:	D6	Door to corridor, R4.
Openings – windows:	W8	Window to west wall. Barred, shallow arched window opening, fine, ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelving to walls.
Significant Features:		N/A
Comments/Dating evidence:		Typical mid to later 20 th century features and fittings.
R6		Laundry/former south open ward(?)
Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Moulded/textured bricks, paved floor, inset drains.
Ceiling:		Sark-boarded, plank panelled ceiling. Large, decorative trusses, chamfered, king-post form, with side struts. Large iron straps brace the tie beam to the blades and at the apex.
Openings – Doors:	D7	Door to R4, corridor. Four panel door, chamfer detailing to panels.
	D8	Door to R3, office. Four panel door, chamfer detailing to panels. Small bakelite sign saying “enquiries”.
	D9	Door to exterior. Boarded and framed plank panel exterior door, chunky chamfered frame. Heavy L-H hinges, iron bolts and locks.
Openings – windows:	W9	Window to west wall, boarded externally. Shallow arched window opening, fine, ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash. Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.

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	W10	Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W11	Window to east wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Row of coat hooks on wall near door.
Significant Features:		Brick built pentagonal laundry-copper in south-east corner of room, drain built into brick floor. Integral metal pan in situ and iron grate and door. Served by rear chimney, which also served incinerator. Fine brick-paved floor.
R7		Former doctor's office (?) – subdivided from earlier space (R6)
Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D10	Door to exterior. Boarded and framed plank panel exterior door, chunky chamfered frame. Heavy L-H hinges, iron bolts and locks.
	D11	Door to R8 – double plank panelled doors, plain frame.
Openings – windows:	W12	Window to west wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W13	Window to east wall, boarded externally. Shallow arched window opening, fine, ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelves survive in places, suggesting office use.
Significant Features:		Blocked opening in south wall.
R8		Incineration/examination room?
Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D11	Door to R7 – double plank panelled doors, plain frame.
	D12	Door to exterior. Boarded and framed plank panel exterior door, chunky chamfered frame. Paned fanlight above the door, beaded frame.
	D13	Doors to R9. Double plank panelled doors, plain frame.
Openings – windows:	W14	Window to west wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W15	Window to west wall, boarded externally. Shallow arched window opening, fine, ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelves survive in places.
Significant Features:		Drains in floor from central flat platform to drain holes in the east wall – large rectangular trough in south-east corner. Blocked opening leading to incinerator chimney in east wall. Water tank braced up in north-west corner in roof space.
R9		Isolation ward/infectious unit

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Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D13	Doors to R9. Double plank panelled doors, plain frame. Large bolts on the inner side of the room.
	D14	Doors to exterior. Boarded and framed plank exterior folding doors, chunky chamfered frame, inner doors with large upper glazed panels. Fixed fanlight above, beaded frame, small, fixed panes. Iron bolts and locks.
	D15	Typical panelled door, mid-20 th century, square panel above, three long panels below, beaded frame. Bakelite door knob.
Blocked Opening – door:	BD1	Door to rear, once leading to former toilet now blocked with concrete blocks, plastered over internally.
Openings – windows:	W14	Window to west wall. Shallow arched window opening, plain reveals and bricks to these rear openings, simple sloping brick sills. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
	W15	Window to west wall, boarded externally. Shallow arched window opening, fine, ¼ ovolo moulded bricks to reveals and decorative segmental lintel and sill. Chunky window frames, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelves survive in places. <i>Heatre sadia</i> heating unit and chrome sink. Mid-20 th century wall-mounted heater. Wall mounted timber framing for noticeboards.
Significant Features:		N/A
R10		Isolation ward/infectious unit – room 2
Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D15	Typical panelled door, mid-20 th century, square panel above, three long panels below, beaded frame. Bakelite door knob.
	D16	Exterior doors. Narrow boarded and framed, beaded doorframe, rectangular fanlight above, iron bolts and locks.
Openings – windows:	W18	Window to west wall, narrow rectangular opening, stepped broad window frame. Chunky window frame, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelves survive in places. Row of coat hooks to wall. Bakelite light fittings.
Significant Features:		N/A
R11		Outside toilet
Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D17	Exterior door. Boarded and framed, beaded doorframe, rectangular fanlight above, iron bolts and locks.
Openings – windows:	W19	Window to south wall, narrow rectangular opening, stepped broad window frame. Chunky window frame, with fine glazing bars to sashes. 2x2 with fixed margin glazing above to top sash.
Fixtures/fittings:		Shelves survive in places. Ceramic toilet, with over-tank and small ceramic sink.
Significant Features:		N/A
R12		Outside store room

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Walls:		Plastered and painted walls, plastered tall skirtings.
Floor:		Solid floor.
Ceiling:		Sark-boarded, plank panelled ceiling.
Openings – Doors:	D18	Exterior door. Boarded and framed, beaded doorframe.
Fixtures/fittings:		N/A
Significant Features:		N/A

BUILDING 2 (&2A)		General Description
Function/Summary:		Brick Edwardian building from isolation hospital compound – possible morgue – detached block adjacent to infectious/isolation ward?
Dating Evidence:		Mapping evidence, material and form/structural phasing.
Exterior		
Elevation NORTH		Description
Form of elevation:		Boxy single bay, single storey elevation.
Fabric Description:		Hard-fired red bricks, white paint flakes over pink-red lime-cement mortar mix. Decorative moulded bricks to reveals and openings.
Roof Covering		Graduated terracotta tiled roof, decorative ridge tiles, beaded barge boards to deep overhanging eaves.
Opening – Windows	W1	Single light 1x1 sash window to left of door. Ogee moulded horns, chunky frames. Plain pegged outer frame, painted. ¼ stepped ovolo moulded reveal detailing to sides of window, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintel. Glass panes are broken but appear to have been textured/patterned glass.
	W2	Single light 1x1 sash window to right of door. Ogee moulded horns, chunky frames. Plain pegged outer frame, painted. ¼ stepped ovolo moulded reveal detailing to sides of window, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintel. Glass panes are broken but appear to have been textured/patterned glass.
Openings - Doors	D1	Plain pegged outer doorframe, painted. Bullnose, rounded bricks used to sides of opening, chunky ¼ ovolo moulded, shallow arched segmental brick lintel. The door is now missing.
Significant Details:		There are quite substantial air vents to the east and west elevations near the floor.
Relationships:		Contiguous single-phase build.
B1 Elevation SOUTH		Description
Form of elevation:		Boxy single bay, single storey elevation.
Fabric Description:		Hard-fired red bricks, white paint flakes over pink-red lime-cement mortar mix. Decorative moulded bricks to reveals and openings.
Roof Covering		Graduated terracotta tiled roof, decorative ridge tiles, beaded barge boards to deep overhanging eaves. Green painted cast iron guttering and downpipe.
Opening – Windows	W4	Broader, square, single light 2x2 sash window with ogee moulded horns, chunky frames. Plain pegged outer frame, painted. ¼ stepped ovolo moulded reveal detailing to sides of window, chunky ¼ ovolo moulded sill and shallow arched segmental brick lintel. Glass panes are broken but appear to have been textured/patterned glass.
Openings - Doors		N/A
Significant Details:		N/A
Relationships:		Contiguous single-phase build.
B1 Elevation WEST		Description
Form of elevation:		Boxy single bay, gabled, single storey elevation.
Fabric Description		Hard-fired red bricks, white paint flakes over pink-red lime-cement mortar mix. Decorative moulded bricks to reveals and openings.
Roof Covering:		Decorative gabled detailing, apex plastered, fretwork barge board and bracing struts, create gothic Swiss-cottage

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		style overhanging eaves. Raised concrete string course carried on small ogee moulded brick corbels.
Openings – Doors:		N/A
Blocked Opening – Windows:	W3	Former rectangular window opening, with the same ¼ ovolo moulded reveals as to the north and south walls, opening infilled with cream bricks, forming an alcove, plastered over internally. The awkwardness of the brick infilling and heavy use of grey cement mortar would suggest this is a blocking of an intended window within the architectural scheme, not a false window alcove.
Significant Details:		Large square air vent at base of wall, within frame.
Relationships:		Contiguous single-phase build.
B1 Elevation EAST		Description
Form of elevation:		Boxy single bay, gabled, single storey elevation.
Fabric Description:		Hard-fired red bricks, white paint flakes over pink-red lime-cement mortar mix.
Roof Covering:		Deep beaded barge boards to gabled apex.
Openings – Doors:		N/A
Opening – Windows:		N/A
Significant Details:		N/A
Relationships		Contiguous single-phase build – abutted by ‘modern’ adjacent leanto shed.
Interior		Description
Walls:		A mix of lime and gypsum plastered walls, painted white, plastered skirting boards, painted grey.
Floor:		Solid floor
Ceiling:		Lath and plaster ceiling, raised up into the eaves, creating a loft feel for the small space.
Openings – Doors:	D1	Door missing.
Openings – windows:		As discussed with elevations.
Fixtures/fittings:		N/A – some scarring for possible shelving.
Significant Features:		4 x large square vents in the base of the east and west walls with beaded framing.
Comments/Dating evidence:		All typically early 20 th century in appearance and materials, brick cement etc.
B2A Elevations		Description
Function:		Car port, covered area
Fabric Description:		Mix of recycled red terracotta bricks and cream ceramic bricks to the south wall, loosely laid in a cement mortar, bracing between B2 to the west and the stone-built garden terracing, to the east, relating to the earlier Victorian phase of the site. Two wooden posts brace the north open-front.
Roof/Roof Covering:		Modern (later 20 th century) plank rafters carry a corrugated metal sheeting mono-pitch roof.
Relationships:		Built in the gap between B2 and the stone garden retaining walls for an earlier terrace.

BUILDING 3 (& B3A)		General Description
Function/Summary:		Brick Edwardian building built up against earlier Victorian stone garden wall – unknown early function – converted to potting shed when nursery developed – extended with concrete shed (B3A).
Dating Evidence:		Mapping evidence, material and form/structural phasing.
Bay Exterior		
Elevation NORTH		Description
Form of elevation:		Single storey narrow end elevation.
Fabric Description:		Stone rubble build. Platey rubble and shale, slatestone. Lime mortar.
Roof Covering		Flat roof, corrugated sheeting, over lightweight timber frame.
Opening – Windows		N/A
Openings - Doors	D1	Narrow doorway, irregular timber pegged doorframe, painted green. Plank door rotten and collapsed into space. Bakelite doorknob, iron bolt.
Significant Details:		N/A
Relationships:		Abuts the earlier stone rubble garden wall.
B1 Elevation SOUTH		Description
Form of elevation:		Single storey narrow end elevation – blind.
Fabric Description:		Stone rubble build. Platey rubble and shale, slatestone. Lime mortar.
Roof Covering		Flat roof, corrugated sheeting, over lightweight timber frame.
Opening – Windows		N/A
Openings - Doors		N/A
Significant Details:		N/A
Relationships:		Abuts the earlier stone rubble garden wall.
B1 Elevation WEST		Description
Form of elevation:		Single storey long elevation.
Fabric Description		Stone rubble build. Platey rubble and shale, slatestone. Lime mortar.
Roof Covering:		Flat roof, corrugated sheeting, over lightweight timber frame.
Openings – Doors:		N/A
Opening – Windows:	W1	Single window, two-light timber frame, painted green.
Significant Details:		N/A
Relationships:		Cohesive with north and south walls.
B1 Elevation EAST		Description
Form of elevation:		Tall single storey garden wall forming enclosure.
Fabric Description:		Slate/shale rubble build, mortared in soft friable sand, earth and lime bond of pale grey-brown colour. Soldier course to top, patched with brick in places.
Relationships		Earlier garden wall abutted by later brick shed.
Interior		Description
		Entrance Lobby

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Walls:		Exposed stone, very thick lime mortar to interior.
Floor:		Earth floor
Ceiling:		N/A – timber rough roof structure.
Openings – Doors:	D1	Narrow door in north elevation, painted green timber frame. Plank door broken on floor of shed.
Openings – windows:	W1	Small single window in west wall, two-light.
Fixtures/fittings:		Timber benches for potting added to interior.
Significant Features:		N/A
Concrete shed		
B1 Elevation NORTH		
		Description
Form of elevation:		Single storey, sloping, long end elevation.
Fabric Description:		Concrete block build, cement mortars and some patches of render.
Roof Covering		Flat roof, corrugated sheeting, roof has failed and is collapsed into the structure.
Opening – Windows	W2	White painted wooden window. Concrete lintel and sill, timber lower lintel.
Openings - Doors		N/A
Significant Details:		N/A
Relationships:		Abuts the earlier stone rubble garden wall and the earlier potting shed.
B1 Elevation WEST		
		Description
Form of elevation:		Single storey, short elevation.
Fabric Description:		Concrete block build, cement mortars and some patches of render.
Roof Covering		Flat roof, corrugated sheeting, roof has failed and is collapsed into the structure.
Opening – Windows		N/A
Openings - Doors	D2	Pair of timber plank framed doors, painted green, collapsed inwards.
Significant Details:		N/A
Relationships:		Abuts the earlier stone rubble garden wall, cohesive with the rest of the concrete shed.

APPENDIX 2 – PHOTOGRAPHIC ‘FULL’ RECORD OF BUILDINGS 1-3









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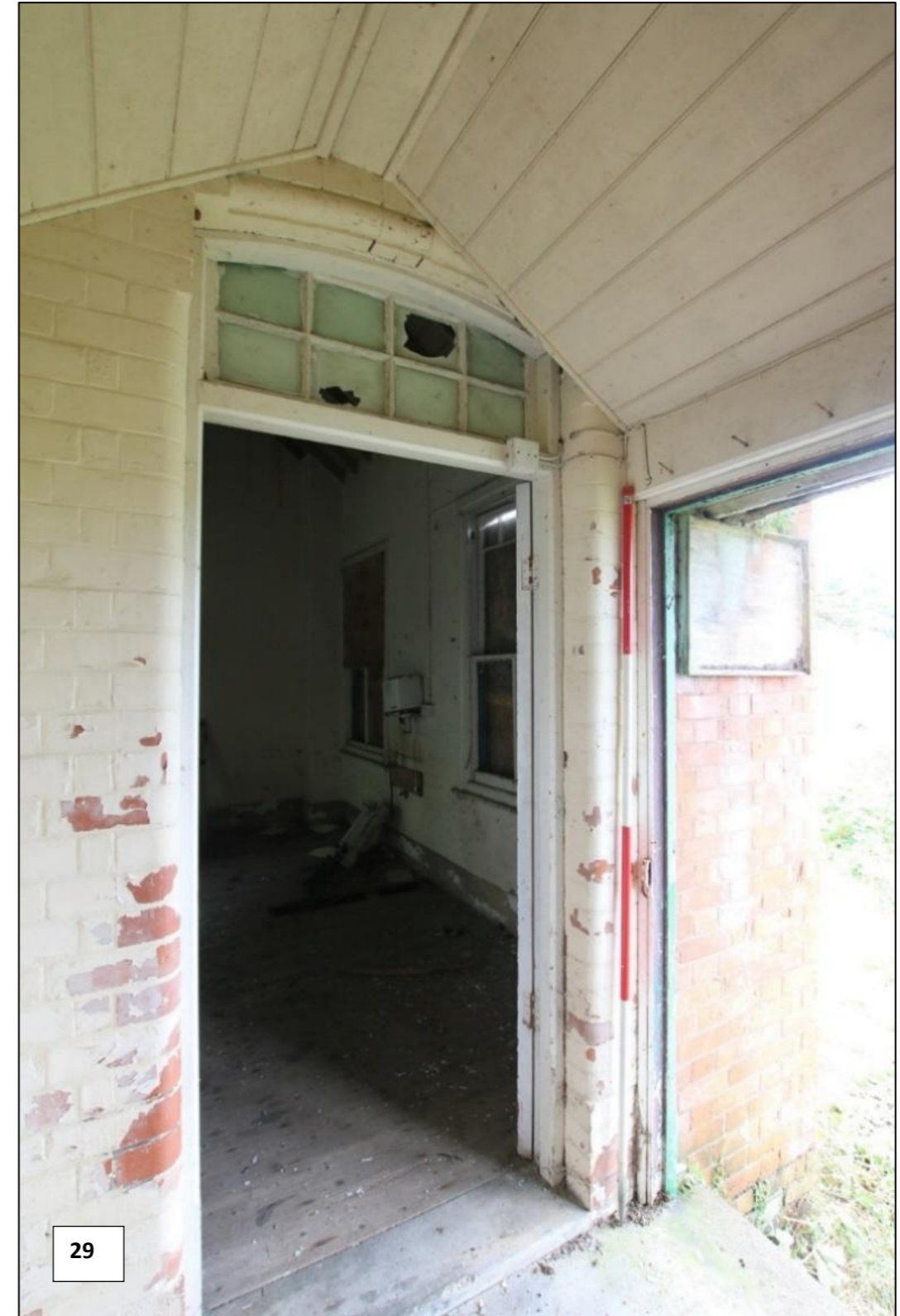


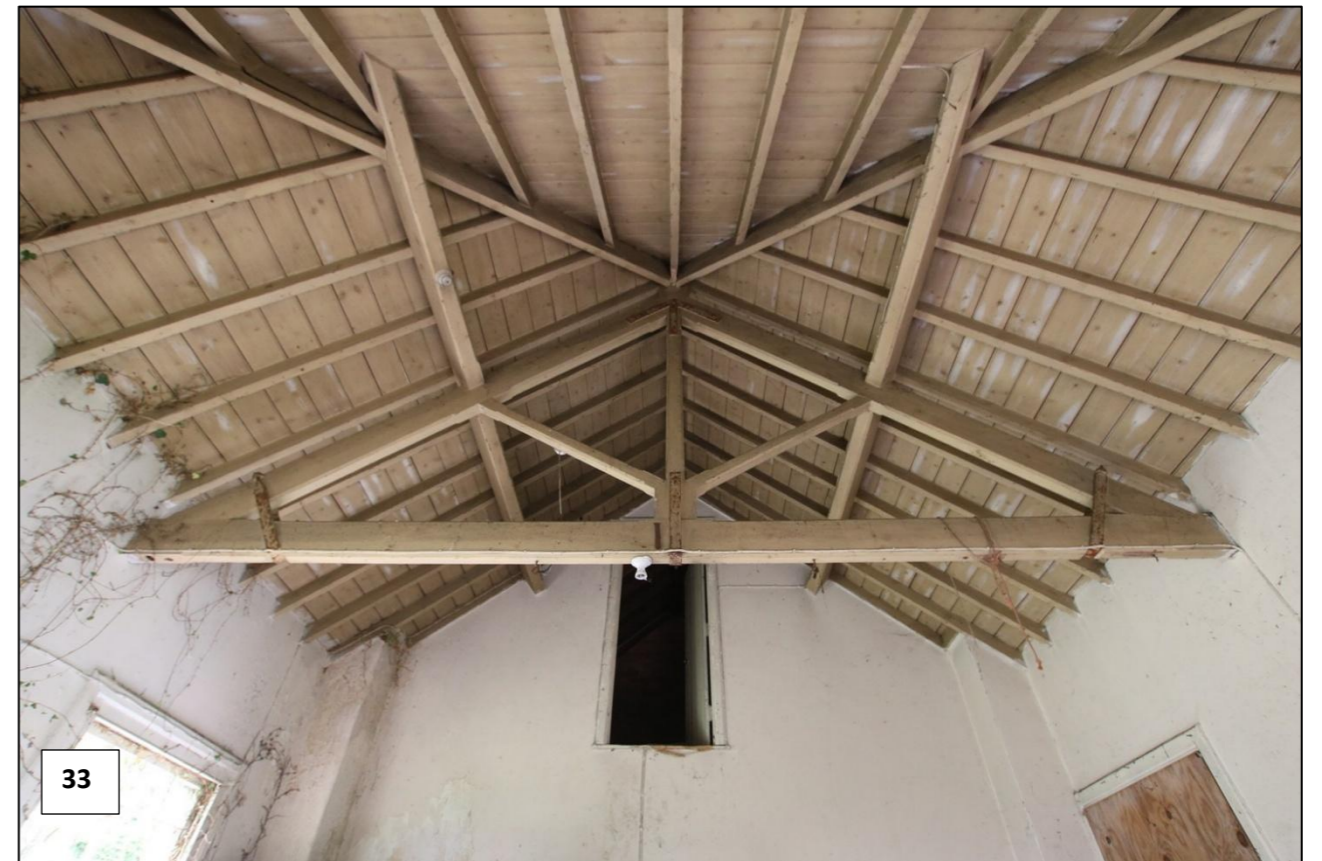




















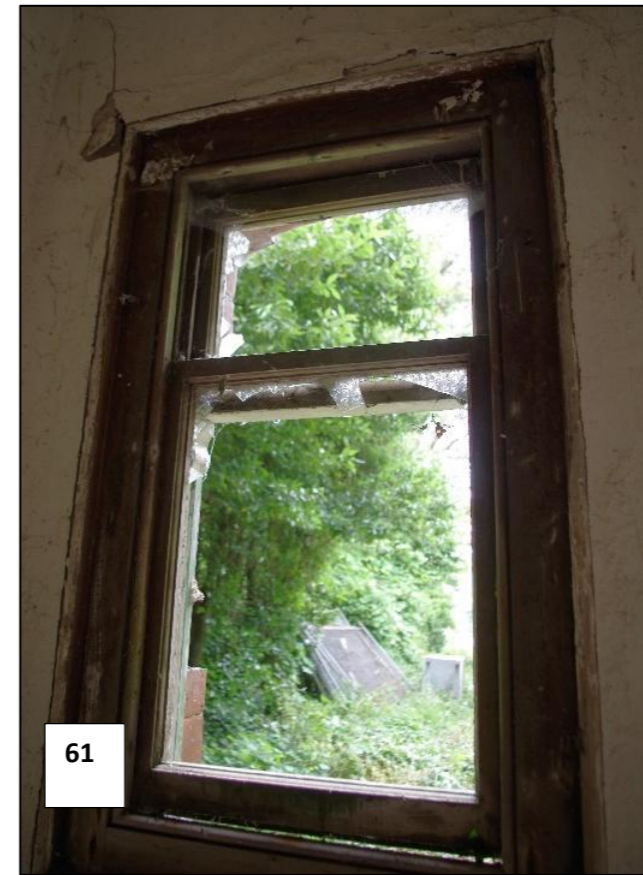






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- 1 – North elevation and north side of porch; 2m scale; from the north.
- 2 – east side of porch and double doors; 2m scale, from the north-east.
- 3 – North elevation of porch, with window; 2m scale, from the north.
- 4 – West side of porch and single doorway; 2m scale from the north-west.
- 5 – Long oblique view of the west elevation of B1; 2m scale; from the north-west.
- 6 – View of the north end of B1, west elevation; 2m scale, from the south-west.
- 7 – View of central projecting gable on west elevation B1; 2m scale, from the north-west.
- 8 – Central projecting bay of west elevation B1; 2m scale, from the west.
- 9 – Detail of gabled roof of projecting bay west elevation B1.
- 10 – Detail of the cavetto cornice to B1.
- 11 – South end of west elevation of B1; 2m scale, from the north-west.
- 12 – South end of B1, west elevation; 2m scale, from the south-west.
- 13 – South end of the east elevation; 2m scale, from the south-east.
- 14 – South end of east elevation, 2m scale; from the east.
- 15 – The incinerator; 1m scale; from the south-east.
- 16 – Detailed view into the tubular extension onto the incinerator, 1m scale; from the south.
- 17 – Wider view of incinerator and stack; 2m scale; from the south-east.
- 18 - Wider view of incinerator and stack; 2m scale; from the east.
- 19 – View of stack on east elevation; 2m scale, from the south-east.
- 20 – Detailed view of stack and stoking hole; from the east.
- 21 – View of gabled projecting bay to centre of east elevation; 2m scale; from the east.
- 22 – North end of east elevation, long oblique view; 2m scale, from the south-east.
- 23 – North end of east elevation, from the east, 2m scale.
- 24 – North end of east elevation and porch; 2m scale; from the north-east.
- 25 – Interior of the porch, 2m scale; from the south-east.
- 26 – Interior of the porch, 2m scale; from the south-west.
- 27 – Room 2 interior B1, 2m scale, from the south-west.
- 28 – Room 2 interior B1, 2m scale, from the north-east.
- 29 – Porch, R1 looking into R2, 2m scale; from the north-east.
- 30 – R2, looking back to porch, R1; 2m scale, from the south-east.
- 31 – modern partition within R2; from the north-east.
- 32 – west wall of R2; from the east.
- 33 – Roof of R2.
- 34 – Office, R3, from the south-west.
- 35 – Office, R3, from the north-east.
- 36 – View through corridor, R4; for the north.
- 37 – View back through corridor, R4, 2m scale, from the south.
- 38 – R6, from the north-west, 2m scale.
- 39 – R6 from the north-east.
- 40 – West wall of R6, 2m scale; from the east.
- 41 – Roof over R6.
- 42 – Copper in south-east corner of R6.
- 43 – Top of copper, 30cm scale, in R6.
- 44 – Stoke hole and hearth or copper, in R6, 30cm scale.
- 45 – R7, from the north-east.
- 46 – Roof in R7, showing it awkward with the partition; from the east.
- 47 – West wall of R8, 2m scale; from the south-east.
- 48 – Double doors from R8 into R9; from the north-east.
- 49 – R9, double folding doors to exterior; 2m scale; from the south-east.
- 50 – R9, rear east wall; 2m scale; from the south-west.
- 51 - R9, rear east wall; 2m scale; from the north-west.
- 52 – Folding external doors, west elevation; from the west.
- 53 – North elevation of B2; 2m scale; from the north.
- 54 – West elevation of B2; 2m scale, from the west.
- 55 – Detailed view of gable and blocked window B2, west elevation; from the west.
- 56 – B2a car port/shed; from the north.
- 57 – South elevation of B2; 2m scale, from the south-west.
- 58 – interior of roof in B2, lath and plaster.
- 59 – Example of one of the vents near the floor in B2, 30cm scale.
- 60 – External view of the one of the floor vents in B2, with metal louvres, 30cm scale.
- 61 – detail of one of the windows in the north elevation of B2; from the south-east.
- 62 – North elevation of B3, potting shed; 2m scale, from the east-north-east.
- 63 – North and west elevations of concrete shed, part of B3; 2m scale, from the north-west.
- 64 – Interior of potting shed B3; from the north.
- 65 – Door forced into garden wall within footprint of concrete shed, within B3; from the north-east.
- 66 – View through door of potting shed, B3; 1m scale; from the north-west.
- 67 – Window in west wall of B3, potting shed; from the north-east.
- 68 – General site view B1; from the east.

69 – General site view B1; from the south-east.

70 – View past B1 and B4 across site – general view, from the north.

71 – View past B2 towards B3, general site view, from the north.

