

MAGNOLIA HOUSE AND ACACIA HOUSE, FRIAR'S GREEN, EXETER, DEVON

NGR SX 9210 9218

Results of historic building recording and archeological
watching brief

Planning references: Exeter City Council 12/0327/03
(condition 13) and LBC 12/0328/07 (condition 7)

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archaeology

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Summary

Magnolia House and Acacia House, Friar's Gate, Exeter (NGR SX 9210 9218) are grade II listed buildings lying just outside the historic city walls in an area known to contain archaeological features associated with a 1st-century AD Roman military compound, and a Franciscan Friary established in c.1300. This report describes historic building recording and a watching brief undertaken by AC Archaeology between February and April 2013 following the stripping out of the interiors of the houses and during their conversion into four residential units.

The Franciscan Friary which occupied this site was dissolved in the early 16th century Reformation, at which time the buildings are believed to have been partially demolished and surviving elements converted into a gentry mansion. The buildings may have been completely razed during the Civil War of the mid 17th century, as no medieval fabric is known to survive above ground. The main range of the historic buildings, represented by Magnolia House and its neighbour Lawn House, is on the same alignment as excavated portions of the Friary buildings and there can be little doubt that the present building was influenced by the layout of the Friary.

Magnolia House and Lawn House were rebuilt in c.1700 as a single large dwelling, and were subsequently converted into two separate dwellings in c.1820. The buildings are well preserved and retain many 18th- and 19th-century fixtures and fittings. Acacia House was constructed in 1868 on the site of an earlier building and is a good example of a small Victorian villa, almost certainly incorporating some earlier fabric within the adjoining annexe.

1. INTRODUCTION (Fig. 1)

- 1.1 Historic building recording and an archaeological watching brief were carried out by AC archaeology in March and April 2013 at Magnolia House and Acacia House, Friars Green, Exeter (NGR SX 9210 9218; Fig. 1). The work was commissioned by Venture Property and Development Company Ltd. The investigations are required by Exeter City Council under condition 13 of planning permission 12/0327/03 and condition 7 of listed building consent 12/0328/07 for the redevelopment of the site. Guidance on the scope of the investigations has been provided by the city council's Archaeology Officer (ECCAO) by email dated 12 October 2012. An historic building appraisal and a trench evaluation were carried out by AC archaeology in 2011 (Passmore and Parker 2012), as supporting information for the then proposed development.
- 1.2 Both Magnolia House and Acacia House are listed buildings (National Heritage List numbers 1306086 and 1333381 respectively; the latter under the name Acacia Cottage). The site lies within the Southernhay and The Friars Conservation Area and within the Exeter Area of Archaeological Importance.
- 1.3 The site lies just outside the historic city walls (a scheduled monument, Devon No. 136) of Exeter, to the southeast of the South Gate. The properties are situated within an enclosed garden that lies between the roads Friar's Gate, Water Gate, South Gate and Quay Lane. The latter is situated over the infilled defensive ditches outside the city wall. Excavations around the South Gate have demonstrated that these ditches date from the

late 2nd century AD (when the defensive circuit around the Roman civil town was established) and were re-modelled in the early 3rd century, the 9th-10th century, and throughout the medieval period and finally during the English Civil War (Henderson 2001). The topography of the area slopes downhill from the northeast towards the floodplain of the River Exe. Within the site the levels drop from 10.22m aOD down to 8.90m aOD. The underlying geology is Breccia of the Alphington formation (British Geological Survey website). The land falls steeply to the southwest and the gardens are raised to a height of several metres above the open land formerly occupied by houses and gardens in Horse Lane (now replaced by the modern street known as 'Water Gate'). This raised ground has been shown in the earlier trench evaluation to represent successive periods of levelling between the late 16th century and the 19th century.

- 1.4 The main range of buildings is now divided into two dwellings, Magnolia House and Lawn House, the latter lying to the northeast, outside the development site. To the rear of Magnolia House is a further range extending northwest towards the city wall, which terminates in a separate dwelling currently known as Acacia House. Several outbuildings, some of which are of modern date, lie close to the dwellings but the rest of the site is open and occupied by gardens.
- 1.5 The development involves the subdivision of Magnolia House and Acacia House into four properties, and the construction of a pair of new properties within their grounds, situated in the south corner of the site adjacent to Friar's Gate. The development also includes an associated driveway, parking spaces and provision of services.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.1 The historical background to the site and its tenurial history following the Reformation has been presented in detail in the report of the 2011 appraisal and trench evaluation (Passmore and Parker 2011) and is summarised here.
- 2.2 The site appears to have served as an extra-mural compound outside the Roman Military fortress in the 1st century. Later, in the late 2nd century, the civil-period town defences consisting of a bank, ditches and walls were laid out to the west of the site. Quay lane occupies the site of the defensive ditches, which were maintained as a topographical feature between the 2nd century AD and the mid 17th century.
- 2.3 From c.1300 until 1538 the site was occupied by Exeter's Franciscan Friary. During redevelopments of the area in the 1970s archaeological excavations exposed walls probably associated with the nave and transepts of the Friary Church to the east of the site and a cemetery to the north east. To the south east the remains of a substantial building interpreted as part of the Dorter were excavated at the corner of Colleton Crescent. These excavations have determined the site of the Friary cloister beyond reasonable doubt, and show that Lawn and Magnolia House probably overlie the corner of the western and southern claustral ranges (ECHER recognition event numbers 74.00 and 167:ECHER monument number 11102.01).
- 2.4 After the Dissolution the Friary Church was demolished and some of the Friary buildings may have been converted into a mansion house. This was razed just over a century later during the English Civil War, possibly to create a clear field of fire from the city walls. After the war the area was rebuilt as a prestigious suburb, and many large and

impressive houses dating from the second half of the 17th century were constructed along Holloway and Magdalen Streets, some of which have been recorded archaeologically. Lawn and Magnolia House were probably constructed in c.1695, when the site was owned by the Colleton family. During the 18th century the land to the south and east of the site was open ground occupied by tentering racks (drying racks for cloth) and a dry-house.

- 2.5** The Colleton family sold their estates in 1827 and this may be the context for the subdivision of the house into two dwellings. The parish became intensely built up during the 19th century, initially with terraces and crescents of large houses built on the former tentering grounds, but latterly by smaller houses, especially in Quay Lane, Horse Lane and Friars Gate. Acacia House was constructed in 1868 and Holy Trinity Parish Hall (now the Cygnet New Theatre) was built in the gardens of Lawn House in the early 20th century; however, the rest of the site remained undeveloped. The urban character of the area has been obscured, to an extent, by the redevelopment of the surrounding streets in the early 1970s, when many of the smaller dwellings were demolished and the roads and pathways surrounding the site were reconfigured and renamed. 'Water Gate' is a particularly confusing name for a street some distance from the actual site of the Water Gate, and does not refer to an historic gate in this position.
- 2.6** The trench evaluation of 2011 revealed no physical evidence of the Friary and showed, in the south and western parts of the site, a considerable accumulation of post-medieval demolition and levelling deposits dating to between the late 16th and the 19th century. Any earlier remains are considered to be so deeply buried that they will be unaffected by the development of new houses in the gardens. The raised ground is revetted by boundary walls surrounding the site whose fabric shows many successive phases of development and which may reflect the line of the Friary precinct wall.

3. AIMS

- 3.1** The aims of the work were twofold. Firstly, to provide a record of the houses following the stripping out of modern fixtures, fittings and wall linings and before the alterations to convert them to modern residential units. A photographic record was also made of the perimeter walls of the site. The recording was non-invasive: although most modern fixtures and finishes had been removed some elements, such as historic fireplaces, remained obscured by later mantelpieces or covered by lath and plaster. The interpretation of these parts of the fabric remains provisional. Secondly, to monitor and record any groundworks that had the potential to expose and/or remove buried archaeological remains, including the undertaking of preliminary excavations in areas of greatest likely impact, such as of the footprint of the new extensions to the rear of Magnolia and Acacia Houses.

4. METHODOLOGY

- 4.1** The investigations were undertaken in line with a Written Scheme of Archaeological Work prepared by AC archaeology (Passmore 2013) for Venture Properties and approved by the local planning authority under the planning condition. The stripping out of the building had revealed very little new information about its development. A revised version of the original appraisal report, describing the buildings, with an additional digital photographic record, was therefore considered an adequate record of the structures.

- 4.2 Monitoring was confined to groundworks with the potential to expose buried archaeological remains, namely (a) removal of the floor in the annex to Acacia House, (b) mitigation associated with the discovery of a well behind Acacia House, and (c) ground reduction and the excavation of foundation trenches for the extension behind Acacia House.

5. BUILDING SURVEY (Figs 2-4)

- 5.1 At the time of recording in February 2013 the exteriors of all the buildings remained as recorded in 2011 and had not been subject to any alterations apart from stripping out of modern internal features. The following text therefore represents an augmented version of the original appraisal report, the additional text describing and analysing features revealed by the stripping works.

5.2 The property

The buildings may be divided for convenience of description into four separate elements:

The main building (Magnolia and Lawn House)

Magnolia House and Lawn House were formerly a single dwelling. The name 'Magnolia' is derived from the magnolia trees which grow along the frontage of both houses and which are believed to be some of the earliest trees of this type in England. The main range of buildings consists of a long two-storey structure with a stuccoed exterior surmounted by a steeply-pitched slated roof, hipped at its south-western end. There is an eaves cornice and segmental-headed dormers lighting the attic rooms. The rendered surfaces obscure the construction of the walls, but these are presumed to be a mixture of brick and timber framing. Some of the internal walls are constructed of timber-framing with cob infill panels held in place by surface lath and plaster, a form of construction known from many late 17th-century buildings in Exeter, but which continued in use into the early 18th century.

Although the external detail of the building is in a vernacular classical style typical of the late 18th or early 19th century, the steepness of the roof and the proportions of roof to wall are unusual and suggestive of a 17th-/18th-century date. As the building seems to be on the same alignment as the western claustral range of the Friary buildings there is a strong possibility that the structure may contain medieval elements in the footings of the walls. The internal walls appear to be studded off the masonry and covered with lath and plaster.

Service Range

To the rear of Magnolia House, at its south-western end, a long cross wing extends to the northwest; this may have formed a service range for the original house. Parts of this range, particularly its northern wall, appear to be of masonry construction and there is a possibility that elements of the Friary buildings are preserved within this structure.

Link Building

To the northwest of the service range is a separate structure, offset to the south, which links the rear of Magnolia House with Acacia House. This building seems to be of relatively flimsy construction, and is possibly timber-framed (though there are perhaps

some masonry elements). The building appears to have a flat roof and may contain the remains of a blocked opening in its south-western elevation.

Acacia House

Further northwest is a separate, 19th-century dwelling house with a double-fronted facade of orange brick and two projecting bay windows; this is Acacia House. The red brick construction and double-fronted plan imply that this building is entirely of 19th-century date, though it is known to occupy the site of earlier structures, some elements of which may be preserved. To the north, in the angle between the buildings described above are a number of lean-to extensions and sheds, including the remains of a stable. Access to the site for vehicles and animals may have been from the street to the north formerly known as 'Friars Terrace', now 'South Gate'.

5.3 The site boundary walls

The low boundary wall onto Friar's Gate and the south end of the wall onto 'Water Gate' is constructed of volcanic trap bonded with a brown gritty mortar. This wall originally formed the boundary of the open area known as Friar's Green, and was topped by handsome 19th-century spear-headed railings. These survive to the north around much of the garden of Lawn House but, apart from a short section some 3 metres long on the south-western boundary, the railings around the Magnolia House gardens have for the most part been replaced by a modern wire mesh fence supported on steel posts. Along Friar's Gate there are modern red and yellow brick piers at the entrance to Magnolia House. Along Water Gate there is a later 20th-century blocked opening, and a stretch at the northwest end has been recently rebuilt.

From a point roughly in line with the main frontage of Lawn and Magnolia House, marked by a large brick buttress of 19th- or 20th century date, the wall rises to a higher level (Plate 1). The lower part of the wall is offset and cemented, perhaps representing underpinning of an earlier wall following the reduction of ground levels. This may result from the levelling of the modern street 'Water Gate' after the demolition of the Horse Lane houses. Above this, the wall is constructed of large blocks of breccia and smaller blocks of volcanic trap. Sporadic inclusions of brick might simply represent repairs, though some of these, in groups of three or four headers, could represent blocked put-log holes. In this case the wall could date from as early as the 15th or 16th century, perhaps representing a late rebuilding of the precinct wall. Another context might be reinstatement of the boundary after the destruction of the site in the Civil War. Above about 2m in height the walling is more mixed in character, with a mixture of trap and breccia blocks and some white limestone. This is likely to be of 19th century date. Overlying this is a low wall of dark red bricks laid in English Garden Wall Bond, using a hard, gritty cream lime mortar. This is probably also 19th century in date.

After running northwest for some distance, parallel with the south-western wall and rear wing of Magnolia House, the wall changes course towards the west. This change of alignment reflects the alignment of Acacia House and the earlier buildings which stood on its site. Beyond the change in angle the breccia walling steps down in a series of stages, its summit remaining approximately 2m above the ground level outside the wall. Above this the wall has been raised above the breccia build, with hard, wire-cut bricks dating from the 19th century (Plate 2). These are laid for the most part in English Bond but with irregularities and variations in the coursing. The lower section is of slightly more orangey bricks and the upper of darker bricks, both sections perhaps representing

building lifts around 0.75m high. These walls ignore the stepping of the breccia wall below. It is highly likely that the brick walls were raised above the top of an earlier boundary wall reflecting the original topography of the site. The upper section may perhaps have been added when the gardens were landscaped and levelled up after Acacia House was constructed in the 1860s.

To the west the ground rises into a modern grassy landscaped mound on the site of gardens of the Horse Lane and Quay Lane houses. Beyond the summit of this mound the wall changes back to its former alignment for a short distance (Plate 3). At this point the whole height of the wall is of brick, though constructed in several clear stages. The lower section, approximately 2m high, is of dark brick laid in Flemish Bond, decorated with burnt headers. This might date from the 18th or early 19th century. Overlying this is a band of orange bricks, much discoloured towards the summit. This section of the wall is in very poor condition and is coming apart at the angles. All these phases are earlier in date than the wire-cut bricks to the east. There is a flat pilaster buttress roughly at the centre, probably representing the scar of the rear wall of a demolished house in Quay Lane. To the west of this the zig-zag scar of a staircase can be made out in the lower part of the wall. Over this is a band of orange bricks, 7 courses deep, and overlying this, a band of darker bricks 9 courses deep. This upper part seems to represent the end wall of a large 19th-century glass house in the gardens of Acacia House which appears on the 1876 1st edition 1: 500 map of the area (Devonshire Sheet 80.6.22).

At the westernmost angle of the perimeter is a massive baulk of breccia masonry incorporating extremely large blocks. Although there appear to be inclusions of brick, arranged in courses, these may simply be 19th-century patching of horizontal fissures created by the erosion of the breccia. If any part of the perimeter walls contains medieval fabric this corner, with its massive construction, is the most likely area to represent a survival of the friary precinct walls or of the mansion which succeeded it.

The wall then returns at a right angle to the northeast. The lower part of this northwest-facing section of wall incorporates more varied geology and seems likely to have been rebuilt. Much of the upper section of the wall is of 19th-century brick and probably represents the wall of the glass house which formerly stood in this part of the gardens. Beyond this is a large section of late 20th-century rebuilding overlying a very crude area of earlier rebuilding in header bond. The wall at the northernmost corner of the site has collapsed and is now fenced off for health and safety reasons. It is no longer possible to tell, whether the earlier stone wall continued to the northwest alongside Quay lane, though this seems likely. The northern boundary of the current development site is a 19th-century brick wall probably contemporary with the construction of Acacia House. This is butted and obscured by 20th-century outbuildings and has little potential for features of archaeological interest.

5.4 Magnolia House (Fig. 2)

Exterior elevations

Southeast façade

This represents the south-western end of the original façade of the house and has only two bays. The proportions of the façade are unusual, with a low ground floor and a taller

first floor, suggesting that the first-floor rooms may have been of greater importance (Plate. 4).

The main entrance is through a handsome late 18th- or early 19th-century doorcase with reeded pilasters rising to an entablature with a *cyma-reversa* cornice reflecting the influence of the Greek revival. The reveals of the doorway are panelled with raised-fielded panelling and there is a rectangular fanlight with lozenge-shaped panes. The front door appears to be contemporary with the doorcase. Although it has been rehung on rising butt-hinges, it does retain an 18th-century bolt with an expanded scrolled terminal. Lawn House has a grander and earlier 18th-century doorcase with a fluted entablature and console brackets; it is suggested that this may have been the original entrance to the undivided house and that the doorcase of Magnolia House was inserted when the house was first subdivided, perhaps in c.1827.

The first-floor sash window above the main doorway is a modern replica. The two sashes on each floor in the south-western bay both have simple shaped horns; the ground-floor sash may date from the early 20th century and the first-floor sash from a little later. The segmental-headed dormer window above the roofline may also have originally been fitted with sashes, but now has modern casements. The large axial chimneystacks rising through the ridge of the roof appear to have been rebuilt in the 20th century in modern brick, but may accurately replicate the original chimney stacks. The large terracotta chimney pots with pronounced spurs below the rims may have been reused and could be of 18th-century date. The roof is hipped to the southwest.

Southwest façade (Plate 5)

The lower part of the south-western wall is thicker than the upper part, with an offset at first-floor level. On either side, 'pilasters' rise above this offset, flanking a recessed section of the facade; these 'pilasters' are not symmetrical, and are not treated architecturally; they may represent the stubs of truncated walls relating to buildings extending further to the south west. Traces of the footings of a large wall of Heavitree breccia can be traced running through the gardens on a similar alignment to the south-eastern wall of the house. This represents a boundary wall between the garden of Acacia House and Friars Green as depicted on the 1876 1:500 Ordnance Survey map but it is possible that this was retained from an earlier and more substantial structure.

There is one small, modern ground-floor window and a 20th-century first-floor window above. The cornice wraps around this facade and the roof hips down in this direction, so it seems unlikely that any substantial buildings stood in this position after the middle of the 19th century.

Northwest elevation

The roof to the rear of the house slopes down from the ridge steeply, but then kicks out towards the eaves in a more shallow-pitched section. This contrivance may also have allowed for increased headroom in the first-floor corridor that runs along the back wall of the house. The rear wall of the building is wholly obscured by lean-to structures of uncertain date, which are in turn masked by still later extensions continuing the roofline down to the level of the first floor. A late 19th or early 20th-century toilet block projects through the roofline.

Interior

Ground floor

From the main doorway a narrow entrance passage runs the width of the building and then links with a corridor running along the rear wall of the house (Plate 6). The passage may have been divided off from the end of a large room, now within the adjoining property, when the house was subdivided, and it is suggested that the north-eastern wall of the passage may be an early 19th-century insertion. This wall has been partly stripped of plaster revealing that the lower part of the wall, rising to a height of approximately 0.75m, is boarded, whereas the upper part is plastered. This may be consistent with a low panelled dado or wainscoting, now removed. Alternatively, the boarding, which rises to a different height on the opposite side of the hallway, might represent an attempt to deal with an attack of damp or rot, and the boarding may perhaps replace damaged plaster at the base of the wall. The south-western wall may be earlier, perhaps a primary partition, and contains the base of a large chimney. The end of the passage is defined by a wide, segmental arch, which may have been mutilated by the removal of pilasters, and the imposts are now supported by three small shaped brackets or dentils. Under the soffit of the arch is a star ornament, but this appears to have been applied later and may be modern.

The stairs climb to the northeast of the end of this passage; they may have originally risen around an open well, but this appears to have been encroached on by the enlargement of the rooms in the lean-to extensions at the rear of the house; the well is now infilled and the stair mutilated. The stair has a closed string and a balustrade supported by tall, narrow, columnar newels. There is a very steeply-ramped handrail and there were formerly plain stick balusters, many of which have been removed. These features are all typical of the late 18th or early 19th century and it may be presumed that the stair was inserted when the house was subdivided. The dado rail within the entrance passage and rear passage are continuous up the staircase, but this is a later feature.

The passage at the foot of the staircase continues to the southwest along the rear wall of the house to open onto the main parlour. At the end of the passage is a narrow closet with a 19th-century door and shelves supported on shaped brackets. This may conceivably have led through an opening in the southwest wall into further buildings beyond. The wall between the passage and the service wing to the northwest is of large red bricks laid in English bond, and may have been rebuilt in the 18th or 19th century.

The door to the parlour lies on the south-eastern side of the passage; it is of 18th-century date, with plain panels externally and raised-fielded panels internally. It has been rehung on rising butt hinges and all the existing door furniture is modern. Opposite this is a large and heavy door opening on the service wing to the northwest (Plate 7). This door was formerly concealed by sound-proof cladding but this has been recently removed, revealing the structure of the door and its door furniture. The door is of planked construction with applied mouldings forming two false panels facing the corridor. The other side has moulded horizontal retains large 'L'- hinges of 17th or 18th-century type. The door has been pierced by two oval lunettes or peep holes, presumably to allow additional light into the corridor. This door dates from c.1700 and presumably separated the high-status parts of the house from the service areas.

The parlour is a high-status room that preserves its original door (described above), and also raised-fielded panelling forming a dado around the lower part of the walls (Plate 8). The panelling fits the room exactly and seems likely to have been made for it. The removal of the piano, which had been built into a cupboard within the alcove to the east of the fireplace, has revealed panelling surviving in this area which appears to be *in situ*. A curious domed ceiling over this area may survive from an arched head to the alcove, or might perhaps be related to a fixture such as a dresser or china cabinet, presumably either pre-dating or secondary to the panelling, which does not survive. The fireplace in the north-eastern wall has been revealed by the removal of later cladding and shelving, but remains obscured by a mid-to-late 20th-century tiled chimneypiece and raised hearth. There is a narrow cupboard to the northwest of the chimney breast with doors hung on 18th-century 'H'-hinges. The panelling of the south-eastern wall respects the existing window embrasure and is probably contemporary with it. There are two small vertical panels on either side of the embrasure and another beneath, now obscured by later cupboards. The window retains folding shutters with plain, moulded panels.

To the northwest of the passage running along the rear of the house is a further passage, presumably a service passage running parallel to this. This may have communicated with rooms in the adjoining dwelling. The passage is entered by a very handsome but plain two-panelled door, of 18th-century date, now blocked, with a ventilator built into it. After the subdivision of the house this area may have been utilised as a pantry.

First floor

At first-floor level the balustrade of the main staircase has been mutilated and realigned, probably as a result of alterations to the service areas of the house (Plate 9). The stair well has been infilled and a new balustrade created incorporating the remains of one of the posts of a 19th-century four-poster bed. The stairs above this to the attic floor preserve their original stick balusters and ramped handrail. The pendants have been sawn off. The first-floor landing is 'T'-shaped, with its south-easterly branch leading to the foot of the attic stair and to a bedroom over the entrance passage. This has a good 18th-century two-panelled door with moulded stiles and rails but no proper fielding. The door formerly had 'H'- or 'L'-hinges but these, and all other door furniture, have been replaced. Between the room and the attic stair is a walk-in wardrobe with a late 18th- or early 19th-century door. This part of the house may have been reconfigured when the present staircase was inserted at the time the house was divided.

The small bedroom has a 20th-century fireplace and a modern sash window. The skirting boards are old and irregular and the architrave to the main door has an ogee moulding bordering a flat field, perhaps of 18th-century date. Removal of cladding on the south-eastern wall of this room revealed solid masonry covered with grey plaster. The date of the fabric could not be determined.

Further down the corridor from the heads of the stairs is a 19th- or 20th-century door opening onto a lavatory in a structure built out over and intruding upon the lean-to roof. This must have been added to the house in the early 20th century. Opposite this is a small lobby approached by a round-headed arch with an 18th-century broad flat architrave. This contains a tall cupboard whose doors are hung on 'H'-hinges. From this, a 6-panelled door with raised-fielded panels to both sides opens onto the principal first-floor bedroom. A similar door with an identical broad, flat architrave closes the end of the

passage from the stair head. This is raised and fielded on one side only and opens upon a subsidiary room, now divided into a bathroom and a third bedroom by 19th- or 20th-century partitions. The landing door retains its original brass drop handles and other door furniture but the hinges have been replaced. The architrave is broad, flat and of 18th-century date.

The door to the main bedroom, described above, retains massive 'L'-shaped hinges sunk into its surface, but all other door furniture is new. The room retains a plain panelled dado which is probably of 18th-century date, as well as a rather attractive built-in cupboard to the southeast of the fireplace, with delicate applied mouldings and a dentil cornice (Plate 10). The concave corners of the panels have in places fallen off and been replaced with less delicate mouldings. The fireplace is of approximately the same dimensions as the original, but is a very large mid 20th-century tiled replacement. This obscures the original chimney embrasure and any evidence of the date or character of the original fireplace. The window in the southeast wall is respected by the panelling but its sashes are modern replacements. A doorway with a large, flat architrave of later 18th- or 19th-century date has been broken through the panelling in the north-west wall. This has a 20th-century glazed door. Stripping out has revealed no new evidence in this area.

The bathroom may have originally been a dressing room or closet, but it is more likely that it was created by subdividing a larger room within the service wing. The partition between the two rooms is match-boarded and may date from the 19th or 20th centuries.

Second floor

The stairs lead to a large loft room in which the blades of the principal rafters are exposed. This room must originally have been an unoccupied roof space since it was originally divided by collar beams in each truss at a height of 1.40m above the floor. The sawn-off ends of the tenons and traces of the housings for the collars remain visible. The collars were secured by square pegs and there are traces of truss numbers – the one at the centre of the room being marked 'V'. These were later cut through to create sufficient headroom to convert the attics to bedrooms. The dormers and staircase are also likely to have been added after conversion of the rooms, which is likely to have been undertaken in the context of the subdivision of the house in c.1827. The top of the stairs may not originally have been enclosed as there is a columnar newel at the stair head. The bedroom contains a large 19th-century cupboard with three panelled doors with applied mouldings. The roof is ceiled over and the apex is not visible.

The loft space is of four bays divided by three massive tie-beam trusses, each with a tie at the foot in which the principals are seated and an applied collar about 1.50m above this secured by massive pegs. There is a subsidiary collar above this, also applied, and the apex is tenoned and pegged. There are two levels of purlins on each side, running on the backs of the principals and supported on cleats. The hip rafter appears to be contemporary with the main roof. All the timbers are of close-grained softwood. The general impression is of 17th- or 18th-century date, but there may have been some 19th-century repairs. The cross roof over the adjoining cross wing appears to be contemporary with this roof and oversails it; the common rafters being interrupted in the area of the oversail.

5.5 The service range

Exterior elevations

This range is a part of the primary building of c.1700 but may retain some earlier fabric, particularly in its south-western wall. The lower part of the southwest elevation projects forward and is thicker, with potential for containing older stonework or cob. The upper part may be contemporary with the roof of the main house. The ground floor has a single large 20th-century sash window, whilst there are three 20th-century replacement sash windows on the first floor, all probably occupying earlier openings. A chimney stack in the centre of the roof of the range appears to have been rebuilt in modern brick. The northwest elevation is a plain gable, the lower part containing a wide opening filled with a partition of reused doors and boards, some large and with early hinges. The gable above is blind but with a string course at eaves level. The north-east elevation is also blind above first-floor level, with a pair of string courses formed of boards embedded in the render and covered with asphalt.

Interior

Ground floor room

The ground floor of the cross wing may originally have been a service room or kitchen, although there is no trace of a large fireplace. This may be in the northwest wall, concealed by later panelling and by a mid-to-late 20th-century tiled chimneypiece with a raised hearth (Plate 11). The stripping out has left behind the boarded dado, which probably dates from the 19th century. The large rectangular opening in the north-east wall, now providing access to the kitchen, was presumably at one time a wide window, with a window seat, and must have been either blocked or opened up as at present to provide full access to the adjoining lean-to when this was built in the 19th century. The large number of doorways in the eastern corner of the room (Plate 12) may be connected with the position of service corridors and the original staircase. The doorway alongside that of the service passage has two raised-fielded panels and is of 18th-century date. It may have given access to the staircase, rooms at the rear of the house (perhaps in an earlier lean-to structure) or it may have been reused in this position.

Stable

The north-western end of the ground floor of the service range is occupied by a stable, now a store (Plate 13). This contains the remains of stalls, consisting of boarded partitions with sloping rails rising to the south-east. There may originally have been as many as three stalls. Only some of the stallwork survives, against the walls of the room. The stallwork against the south west wall of the room covers the south-western wall of the service wing which is at least partially of cob. The floor was concealed by debris.

Lean-to structures

The lean to structures on the rear elevation of the house are presumably of 19th-century date, infilling an earlier courtyard. At their construction it was necessary to block the large window in the north-east wall of the service wing, so it seems evident that any earlier structures in this position were of much smaller dimensions. The largest lean-to is constructed of brick, unplastered and painted on the inside (Plate 14). The kitchen fittings have now been stripped out, revealing a chimney breast built against the rear wall of the original house, with a small opening at its base representing a fireplace. The embrasure is blocked but was never large and can at best have served only a small hob

or range. It is likely that a larger kitchen fireplace existed in some other part of the building and that this area served as a scullery. A large intrusion into the southern corner of this room, area supported by a pier of masonry, must relate to the upstairs toilet. This is probably of 19th- or 20th-century date and is constructed of large pale red bricks typical of the period.

First floor

The first floor contains two rooms, at least one of which appears formerly to have been very large, but which has been subdivided to create a bathroom for the main bedroom. The room was formerly lit by two sash windows, set close together. Both are 20th-century replacements. The fireplace in the north-western wall of the south-eastern room has a mid 20th-century tiled surround and raised hearth concealing any earlier embrasure.

The north-western room is now featureless, but was formerly a heated room. Its walls are relatively insubstantial but seem to be of 17th- or early 18th- century date, since they are constructed of relatively insubstantial vertical studs with cob or cob plaster panels. The panels are supported by cleft horizontal laths nailed to the studs (Plate 15). Only a small area was exposed, but it is sufficient to demonstrate that the wall dividing this room from that to the south-east is an early partition. The south-western wall is also timber framed but does not appear to have cob infilling. It may have been rebuilt in the 19th century. The lower part of this wall is horizontally boarded, which perhaps survives from a panelled dado.

5.6 The Annexe

This structure is now, and may always have been, part of Acacia House. It currently forms the main entrance to the house, but does not appear to have been originally structurally part of it. The architect's plans for Acacia House show a single-roomed 'annex' on the south side of the house but set towards the rear, not the front, of the building. There remains a possibility that the existing annexe represents a fragment of a larger structure which was partially replaced by Acacia House in the mid-19th century.

Exterior elevations

South-western elevation

This façade (Plate 16) has thin walls, probably of timber-framed construction covered with lath and plaster render. It has a single window on each floor, each containing upper and lower sashes of two panes, probably of early 20th-century date. A string course or weathering runs across the facade at first-floor level and, below this, there is the suggestion of a recessed area representing a wide doorway or gateway between two jambs. This may represent an entrance, or perhaps a very large window. The roofline has no cornice or parapet and the roof appears to be a flat or mono-pitched roof sloping slightly to the northwest. A lean-to structure containing the present entrance porch and kitchen has been erected against the south-eastern wall.

South-eastern elevation

This elevation is partially concealed by the lean-to structure. Its upper part contains a very large sash window of 2 over 2 panes, above which is a flat boarded cornice or plat band perhaps representing the remains of a cornice. This may formerly have continued

around the south-western facade, but might have been removed when the present roof was built.

North-eastern elevation

This façade is also rendered and the nature of the construction is obscured (Plate 17). Part of the elevation is recessed beneath a slight jetty and the main section offset above a short length of slate drip course. There are no window openings and no visible features that are easily datable.

The facade is dominated by the shaft of a chimney stack rising from ground level to eaves level, where it contracts and is surmounted by a small square chimney stack of orange bricks. Although the upper part of the stack appears to be contemporary with Acacia House, the lower part may be earlier, though still possibly an addition. Immediately adjoining the north-west side of the stack is a small corbelled projection roofed by a sloping offset projecting from the side of the chimney. This may represent a second flue joining the stack at first-floor level. The chimneys may have been constructed against an earlier wall over which they are jettied on one side of the stack or offset on the other. Parts of the elevation may be timber framed but the lower section seems certain to retain fabric of archaeological interest whose significance and relationship with other parts of the fabric cannot yet be understood.

The date and function of this building cannot be determined with confidence at the present time. Although modest in appearance, this is a complex structure. If the building were contemporary with Acacia House, it is likely that it would have been constructed of similar materials and perhaps would have been better integrated with the plan of that building. This could imply that it is a part of an earlier structure which escaped rebuilding when the adjoining house was rebuilt.

Interior

Ground floor

The building is entered through the lean-to structure built against its south-eastern wall. The interior of this range has been much altered. The removal of the kitchen units in the porch area has revealed that the lower parts of the north-eastern wall contains walling constructed of large breccia blocks and with features infilled in brick.

Beyond the kitchen is a long narrow room, heated by a fireplace in its north-eastern wall. This would originally have housed a small kitchen range and has a wide opening surrounded by a chimneypiece with a mantelshelf supported on shaped brackets (Plate 18). The chimney breast is of large pink bricks, with a segmental arch of headers over the embrasure of the fireplace. This would appear to be a late 19th century addition. Adjoining the fireplace a narrow staircase rises to the first floor, which may have contained accommodation for servants. A fitted cupboard occupies an alcove to the southeast of the chimney. The lower parts of the walls have been stripped of plaster, revealing, as in the adjacent room, areas of breccia fabric incorporating very large blocks which might represent late medieval or post-medieval footings, as well as evidence of features in this wall blocked in large 18th- or 19th-century bricks. These areas of masonry are plainly of archaeological interest but there are unfortunately no datable features which might allow them to be confidently identified as parts of the Friary buildings.

First floor

The first floor contains a single room, approached by the narrow staircase from the presumed kitchen on the ground floor and by a short flight of stairs from the south-eastern first-floor room. This has chamfered newel posts with pyramidal tops and is contemporary with the adjoining 19th-century house. The staircase from the kitchen has been mutilated; its upper section has been boxed in and ceiled over, but some of the chamfered newel posts survive.

The room was presumably heated by a fireplace in the north-eastern wall, but the fireplace has been removed. There are traces of fitted cupboards to the southeast of the chimney breast, but these have also been removed. The roof structure is not visible; it is supported at least in part by a beam aligned with the north-western edge of the chimney breast, linked to a post in the wall by a small, shaped bracket. The walls were not stripped of plaster at the time of recording and, apart from a void underneath the south-eastern window, which revealed the studs and laths of 19th-century timber walling, none of the fabric was exposed at this level.

Interpretation of the Annexe

This building remains an enigmatic structure whose relationship with the adjoining buildings is unclear. The building incorporates fragments of breccia masonry in its north-eastern wall which may have been retained from earlier structures. These were not fully exposed, but rise to about 1m or more above ground level and clearly contain features which were blocked or patched in the 19th century when the building was remodelled in its present form. Some of this masonry might be late medieval, though there is insufficient evidence to determine this with any certainty.

The building as it now stands has the character of a fragment of an earlier and larger structure; a building is shown in this position on Coldridge's 1818-19 map and on the 1876 Ordnance Survey map. It is probable that the existing building represents a 19th-century remodelling of this structure. If it were contemporary with Acacia House it is likely that the same methods of construction and materials would have been employed and that it would have been better integrated with that building. Instead the building may have been retained and adapted when the adjoining house was built. The chimneys in the north-eastern wall appear to be secondary and are probably contemporary with the construction of Acacia House, but the jettied and offset sections of this wall are difficult to explain in the context of a new build. The building might have originally bridged a carriageway, alternatively it may have always been an adjunct to a larger building to the north west.

5.7 Acacia House (Figs 3-4)

This is a handsome 19th-century double-fronted house with its main facade looking southwest over the river towards the Haldon Hills (Plate 19). The building is entirely constructed of orange bricks laid in Flemish bond and dates from 1868, though it is likely that it replaces an older building on the same site. The house is only one room deep and two storeys high. The rooms on each floor are arranged on either side of a central entrance hall and staircase.

Exterior elevations

South-western elevation

This is the main façade of the house and the only one with significant architectural detail. The central doorway is sheltered by a very fine doorcase with a small projecting porch supported by shaped brackets. The door has unfortunately been replaced by a modern door of poor quality. On the first floor, above the doorway, the central window is surrounded by a broad, moulded window frame or architrave, painted white, and retains its original sashes.

The doorway is flanked by a pair of two-storey bay windows rising from ground to roof level and surmounted by a parapet. The roofline behind this parapet is marked by a moulded cornice supported by console brackets. The bay windows appear to retain their original sashes, each of 2 over 2 panes, but both window bays have unfortunately been rendered in recent years and painted orange in a (failed) attempt to match the colour of the original brickwork. The reason for this alteration is not known. It may be that the structure of the bays had begun to fail; however, there is no sign of any distortion to the cornice or to the window openings and no sign of any spalling to the exposed brickwork of the rest of the facade. The rendering may possibly have been added following the removal of broad architraves or frames surrounding each window, like the surviving architrave around the single first-floor window at the centre of the façade.

North-eastern and north-western elevations

These elevations are entirely plain and without window openings, probably because of the proximity of other buildings (now demolished) on the southern side of Friars Terrace. There is a bathroom projection on the rear elevation of the house, which now bridges an alley leading from a gateway to the northeast, now part of the gardens or yards of Lawn House (Plate 20). A covered passage in this position is shown on the 1876 Ordnance Survey map and it may be safely assumed that the bathroom extension was already present by that date, despite it not being shown on the original architect's drawings. Part of the rear store, underneath the first-floor bathroom, contains 19th-century fabric, although most of this structure was rebuilt in the 1970s. The adjacent store, or workshop, abuts the smaller store and is largely of mid 20th-century date, with some 1970s alterations.

Interior

Ground floor

At the time of the appraisal recording the house was entered through the lean-to added against the link building, and the original entrance in the centre of the façade was sealed up. This has now been reopened. The door opens directly into the main entrance hall, from the north side of which the staircase rises around an open well to the first floor (Plate 21). The staircase has an open string with moulded nosings and stick balusters supporting a moulded handrail. The newel posts are unusual, with chamfered shafts and carved terminals decorated with gadrooning, rising to a gadrooned ogee knop or finial. On either side of the hallway doorways with broad, flat architraves fitted with four-panelled doors open into the rooms on either side.

The south-eastern room (Plate 22) retains its original skirtings, picture rail and plaster cornice, and also a marble or slate chimneypiece with corner blocks and a large

mantelshelf (now painted). The fireplace is covered over but may preserve its original tiled insert and grate. Adjoining the chimney breast is a small fitted cupboard, which has unfortunately lost its doors. The doorway to the link building adjoining the chimney breast has two moulded panels and a glazed panel over. As there is no other provision for service rooms it is likely that this room served as a dining room and that the room in the adjoining 'annexe' was a kitchen.

The floor of this room has been partially removed, revealing the collapsed vault of a large cellar underlying the floor (Plate 23). The vault was arched over in brick and seems to have run from southeast to northwest, parallel with the house. As the vault was partially filled with earth, to within a few feet of the crown of the vault, the extent of the cellar could not be established. It is possible that this cellar was contemporary with Acacia House; it could have been accessed by a cellar stair under the main staircase, now infilled. Alternatively, the vault may pre-date the present house and relate to earlier buildings on the site. There is certainly no evidence in the present building to suggest that it was cellared, unless the service areas, including a kitchen and sculleries, were accommodated here, and the paucity of other provision for service rooms might be thought to make the abandonment of such rooms unlikely. The character of the vault would be consistent with a date in the 18th or 19th centuries.

The room on the opposite side of the hallway is also well appointed and retains its original skirtings, cornices and picture rail, as well a handsome slate or marble chimneypiece with a deep mantelshelf supported by shaped console brackets. This may also retain its insert and grate, but this is obscured by hardboard. Two fitted cupboards survive on either side of the chimney breast, one of which retains its original doors.

First floor

The bathroom is within the suspended structure over the alley at the rear of the house, and retains an early roll-top bath but no other features of early date are visible.

The south-eastern room on the first floor may have been one of the principal bedrooms. This room has a picture rail but no cornice, and has fitted cupboards built into the alcove adjoining the chimney breast. These extend to ceiling height and have moulded panels with planted mouldings. The doorway to the link building is of the same period, with four panels with planted mouldings. The chimneypiece has boldly-shaped brackets and may retain its original insert and tiles; however, these are concealed by an asbestos panel which was not disturbed.

The room on the north-western side of the first-floor landing is similar but has been altered. The chimneypiece survives and may well retain its original grate, but the cupboards on either side of the fireplace are modern, and a modern window seat has been contrived within the window bay. The door handles have been replaced with poor-quality modern lever handles.

The roof of Acacia house was not accessible but is unlikely to be earlier than the mid-19th century in date.

Discussion of Acacia House

Acacia House was constructed in 1868, perhaps at least in part on the site of an earlier building which may have fallen into disrepair. The house was compactly planned around

the central staircase, with four principal rooms and the bathroom, the kitchen and a further bedroom in adjoining 'annexes' or extensions, the latter perhaps preserving elements of the earlier structure on the site. The bathroom is not depicted on the original architect's plans, and may therefore be an extension of the early 1870s. That said, it is clear that these plans show the proposed rather than executed design. The house is well preserved and retains many contemporary internal fixtures and fittings, including a complete set of fireplaces, some of which may be of slate or marble, and some decorative plasterwork; the staircase is an unusual feature with carved, rather than turned detail on the newel posts.

The cellar beneath the house might represent an earlier feature relating to the demolished buildings which occupied this site, since it does not appear that Acacia House was built in the first instance with a cellar. There is no evidence of low level openings or a basement area serving the cellar, though it appears large enough to have been properly lit. It is possible that the cellar was abandoned and infilled when the house was reconstructed and that its vault collapsed subsequently, or was broken open to facilitate the infilling of the cellar. The suspended wooden floors of the ground-floor rooms were perhaps then laid over it and the cellars forgotten. It is uncertain whether other cellars lie under the other rooms of the house.

6. THE WATCHING BRIEF (Fig. 4), by Andrew Passmore

6.1 Groundworks and other observations within Acacia House

Following stripping out, the wooden floor within the annex of Acacia House was removed exposing a cobbled surface (1001) that survived throughout most of the former dining room. The surface comprised well-rounded pebbles, ranging in size from 60-110mm, laid in rows, and bonded with compacted earth and clay (Plate 24). The surface was earlier than Acacia House and had clearly been truncated by the construction of the north and east walls of the dining room. It did not survive in the western part of the room, close to the main house and below the stairs to the first floor room.

Removal of the floor and the infilling of the fireplace in the north elevation exposed details of the latter's construction. The fireplace was constructed in brick (confirming earlier observations) and had a white ceramic tile hearth. The brickwork had originally been finished in white-painted render.

The base of the eastern half of the south wall (below the window) was exposed after the removal of the internal surface, and the excavation of a new service trench through the wall. The visible masonry was a 20th-century foundation comprising concrete blocks overlaid by bricks. This fabric was narrower than the surrounding walls, but the full structural development is not known. The present masonry must replace an earlier wall associated with the original (1868) kitchen to Acacia House, but whether this wall was also thin and whether it infilled an earlier opening is unclear.

Further removal of plaster on the interior of the north wall, after the stairs west of the fireplace had been dismantled, exposed its fabric to be cob laid onto breccia foundations. This almost certainly confirms the earlier identification if it being earlier than Acacia House, and would explain the irregular profile on its outer face.

6.2 Groundworks to the rear of Acacia House

Within the area of the extension the ground level was initially reduced by 0.30m, which entailed the removal of the various existing cobbled (700), brick (701) and concrete surfaces, as well as the brick wall (703) forming part of the former W/C outshut at the rear of Acacia House, as well as their associated make-up layers (702).

At the corner of Acacia House and its annex a well was exposed, immediately under the 0.10m thick concrete surface. The well was 1m in diameter and its top 1.50m was constructed from standard-sized bricks laid in 22 courses and bonded with a fine-grained yellow-orange mortar. Below this it had been dug 7.2m down through the solid natural breccia geology (Plate 25). The west end of the north wall of the Acacia House annex had been built over the well, and construction of the east wall of the main house had only just avoided the feature.

The well is not depicted on historic maps, but is shown on one of architect's drawings for Acacia House. As has been noted above, the drawings show the proposed rather than the executed design and footprint. The well is depicted to the rear of the house's northeast corner rather than to the east. It is likely therefore that the final design of the position house was altered and its footprint moved to the northwest.

The foundation trenches were excavated to a depth of 0.70m below the level of the initial ground reduction, with the exposed deposits comprising 704 and 705 as identified during the evaluation. The base of 705 was not reached. A small assemblage of finds was recovered from 705. These comprised three sherds (fragments from a jar, a pan and a bucket of chamber pot) of South Somerset pottery, all of 18th-century date, three clay tobacco pipe bowls dating to c.1700-1750 and a fragment of a glazed ridge tile, probably of late 17th- to early 18th-century date.

7. DISCUSSION

7.1 The development of the standing buildings

Magnolia House and Lawn House were originally one larger dwelling which, on the basis of the architectural details, dates to c.1700. Dr Anita Travers (2011) has suggested that the house was probably constructed in c.1695. The building is likely to have been built upon on the footings of an earlier mansion which had been destroyed during the tumult of the Civil War, and which may have represented a part of the former Friary complex. The footings of the present building and the lower parts of the walls of the annexe are the most likely parts of the present structure to contain early fabric. No architectural features have been observed which confirm a relationship between this fabric and the Friary buildings; however, the alignment of the house matches excavated elements of the claustral ranges and it may safely be assumed that the buildings stand on the site of the west claustral range.

The site boundary walls may be another element of the complex which has a direct relationship with the Friary complex or with later buildings on its site. Although these walls contain no datable features, the south-western boundary wall incorporates a great deal of breccia fabric which seems to step down with the probable (?original) contours of the ground. The later brick builds overlying this seems to have been added after the levelling of the site associated with the gardens of Acacia House. The wall is a substantial stone structure defining a large extra-mural compound on the same

alignment as excavated parts of the Friary complex. As the boundary walls are constructed in breccia, it is unlikely that they can date from as early as 1300, but they might represent a late-medieval rebuilding of the precinct wall or, perhaps more plausibly, the reinstatement of the boundary of the former Friary after the destruction of the Civil War. It is highly probable that this substantial boundary wall reflects, or at least evokes, the Friary precinct. It is probably the only structure in the city that preserves any part of the fabric or alignment of one of the Exeter Friaries.

The plan of the 17th/18th-century building could only be recovered by considering the buildings as a whole, including Lawn House. The basic plan appears to have consisted of three large principal rooms, facing southeast, with a corridor running to the northwest, and possibly further rooms in a lean-to along the rear elevation. The position of the principal staircase and the main entrance to the building cannot now be discerned, but it is likely to have been in the south-eastern facade, near the centre. The staircase which, in a house of this size and status, may have been of some architectural pretension, appears to have been removed; it may have occupied a turret or projection in the angle of the main and service ranges, which would allow good communication with the corridors and passages on this side of the building. The present staircases and entrances presumably date from after the subdivision of the house into two dwellings in c.1827. Many architectural features and fixtures and fittings from c.1700 or from the later 18th and 19th centuries survive, including doors, panelling and the remains of the roof. Further accommodation was provided in the service wing to the rear, at the south-western end of the house, which appears to be a largely timber-framed structure and must have contained kitchens and further bedrooms.

The property was converted into two houses in the 1820s, probably after 1827, when the Colleton family sold the property. The major changes at this period were the creation of party walls between the two houses, the reconfiguration of the entrances and stairs and the conversion of the roof space into accommodation.

To the rear of the building below-ground deposits and features contemporary with the 18th-/19th-century house survived, including a well, soil layers and cobbled surfaces. One of the latter was present within the annex of Acacia House, but was clearly associated with an earlier structure or yard.

In the mid to late 19th century a new scullery was added to the rear of the house, necessitating the blocking on an earlier window in the service wing. Alterations in the 20th century included the provision of new windows, the blocking in of fireplaces and the creation of new toilets and a bathroom.

Acacia House was constructed as a new property in 1868, and although there is cartographic evidence for an earlier building in this area, the main house was an entirely new build. It was positioned within a large garden looking southwest towards the Haldon Hills. There is some uncertainty over the date of parts of this building. The architect's plans do not show the first-floor bathroom, and show the kitchen 'annex' in a different position. The relationship of the bathroom to the staircase seems to suggest it is an original feature, and it had certainly been constructed by 1876 when it was depicted on the Ordnance Survey 1:500 scale map. The door openings from the house into the kitchen and bedroom above are also primary features. The plan form of the 'annex', materials used, and architectural details in the rear wall are unusual, and appear to

indicate that some elements of an earlier building were reused, particularly the rear (northeast) wall, where evidence of breccia blockwork and cob may suggest earlier structures standing to over a metre in height, but also possibly part of the front (southwest) elevation. A large vaulted cellar relating to an earlier building on the site was probably abandoned and infilled at this time. It is uncertain why the house was never provided with service areas planned as part of its fabric. The usual service wing with coal cellar, WC, kitchen and sculleries is entirely absent, despite the fact that there would have been ample room to accommodate these. The building retains many of its original internal architectural fixtures and fittings, including many primary fireplaces and an attractive staircase.

8. ARCHIVE AND OASIS ENTRY

- 8.1** The paper and digital archive and finds are currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ. The archive will ultimately be deposited under the relevant accession number at the RAMM, Exeter when the current museum non-acceptance policy has been reviewed. A temporary reference number from the museum is 11/71.
- 8.2** An online OASIS entry has been completed, using the unique identifier 152015, and includes a digital copy of this report.

9. ACKNOWLEDGEMENTS

The recording was commissioned by Venture Property and Development Company Ltd, and managed for them by Gordon Stead and for AC archaeology by Andrew Passmore. The fieldwork was carried out by Richard Parker, Ben Pears and Paul Jones. The report was prepared by Richard Parker and Andrew Passmore, with the drawings prepared by Sarnia Blackmore. The finds were processed by Naomi Payne.

10. SOURCES CONSULTED

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Charles Pinn architect, plans for 'Proposed House, Friars, Exeter'

Dr Anita Travers

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Ordnance Survey map

1:500 map sheet Devonshire 80.6.22, surveyed 1876

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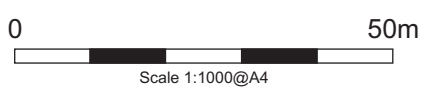
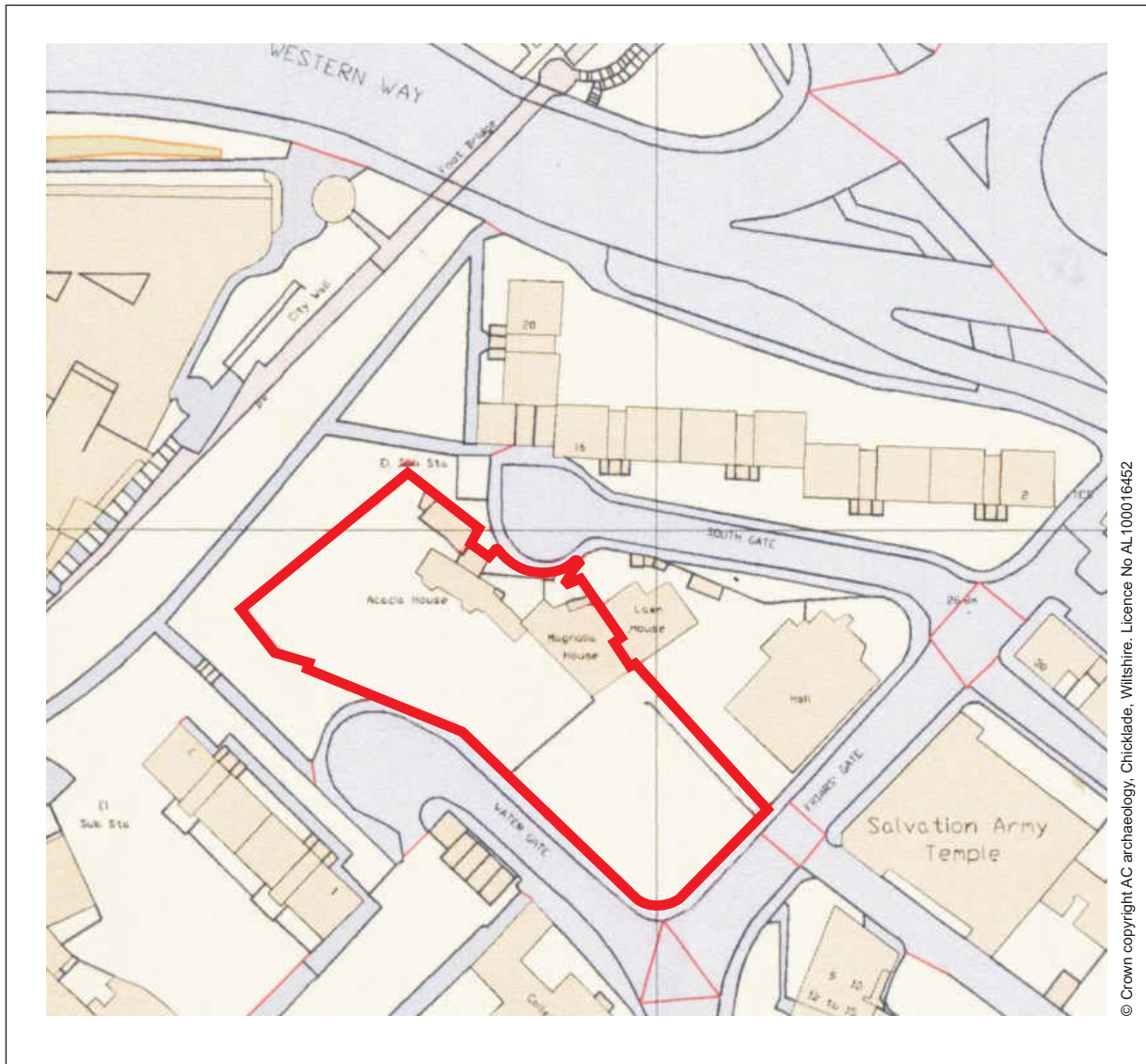
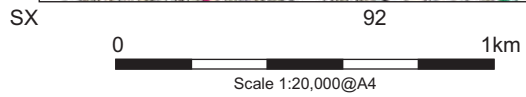
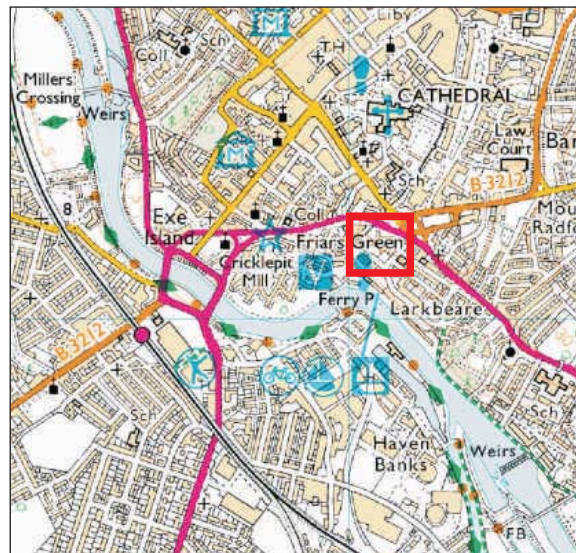
Websites

British Geological Survey

http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

National Heritage List for England

<http://list.english-heritage.org.uk/>



PROJECT
Magnolia House and Acacia House

TITLE
Fig.1: Location of site

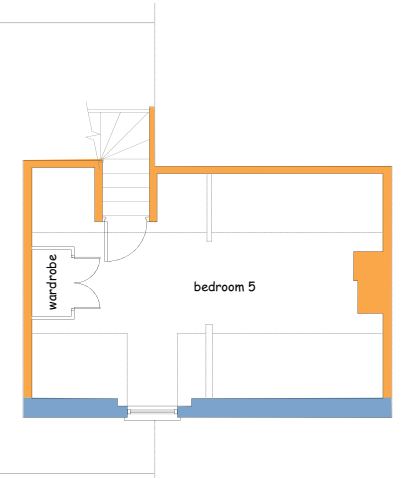
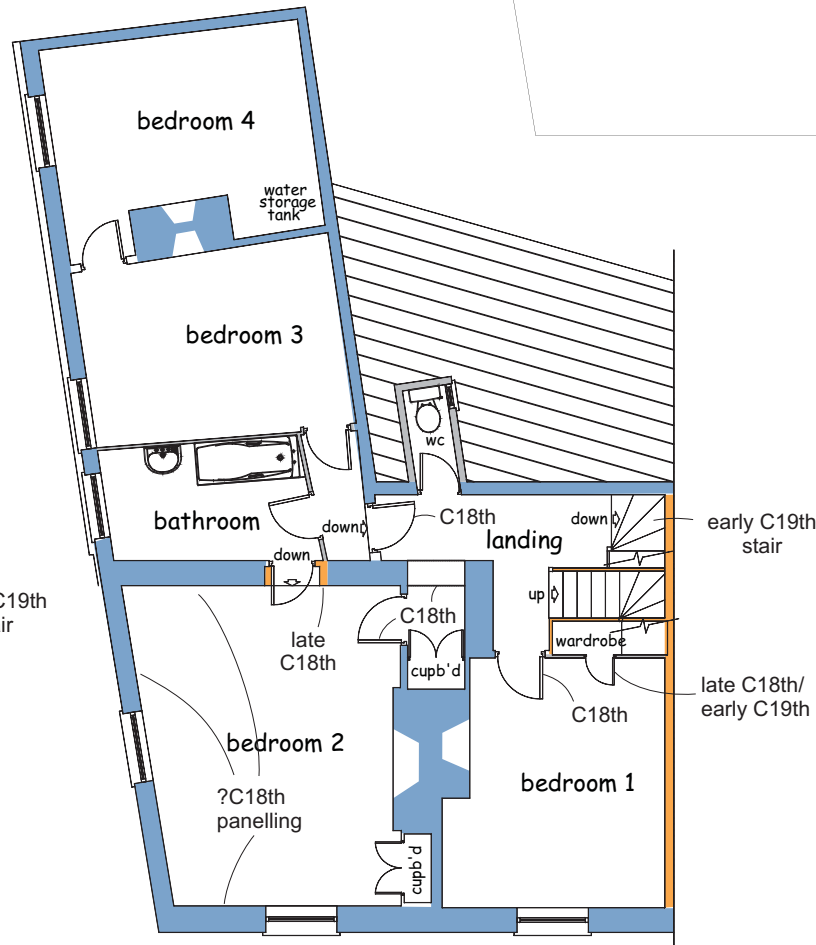


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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC FLOOR PLAN

Key

- c.1700
- c.1820
- mid/late C19th
- early C20th

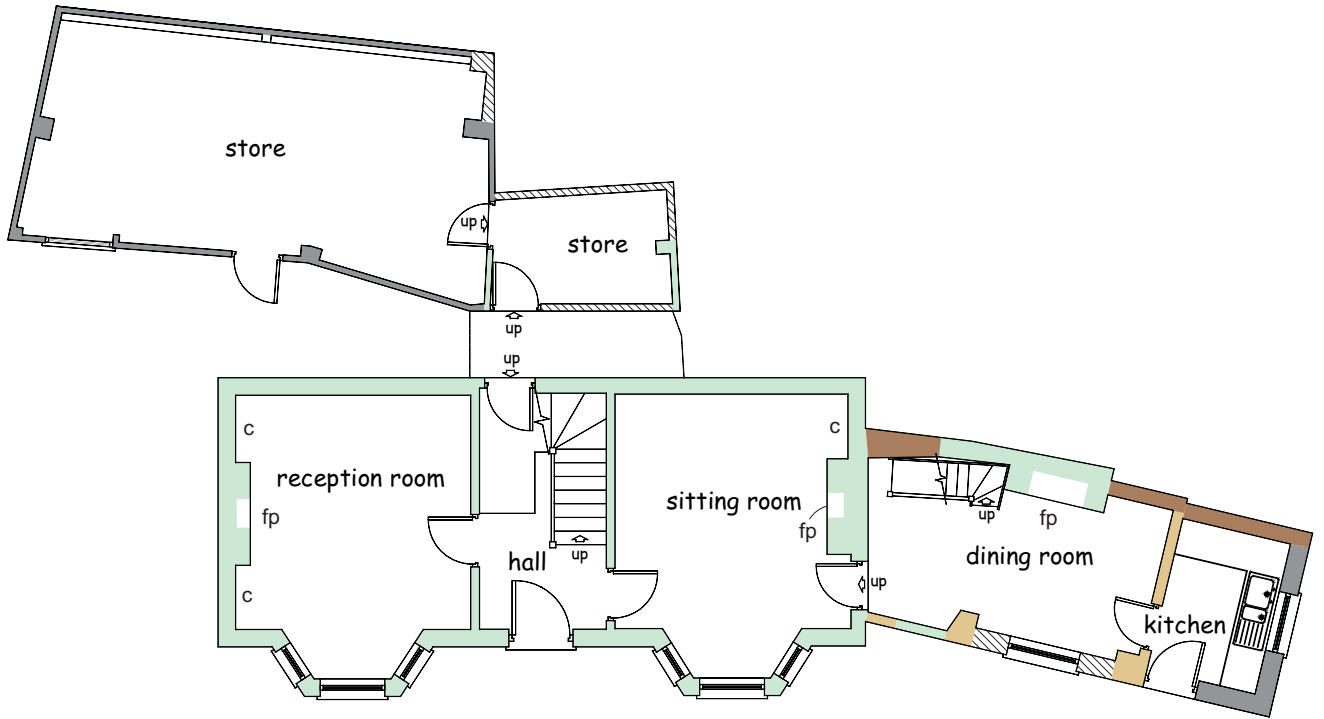
PROJECT
**Magnolia House
 and Acacia House, Exeter**

TITLE

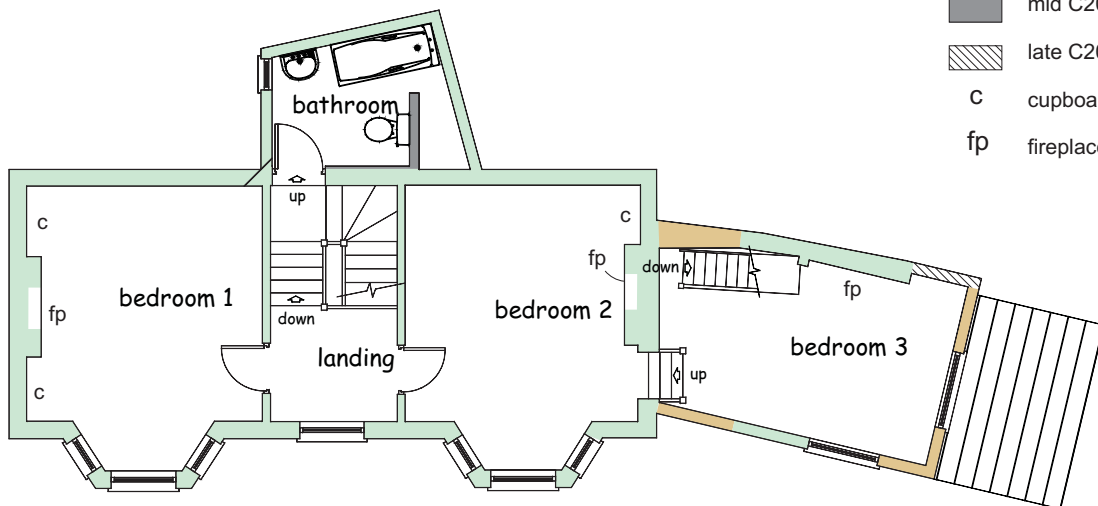
Fig.2: Phase plans: Magnolia House



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Key

- ?Late medieval/ early post-medieval
- ?early C19th
- 1868
- mid C20th
- late C20th
- c cupboard
- fp fireplace



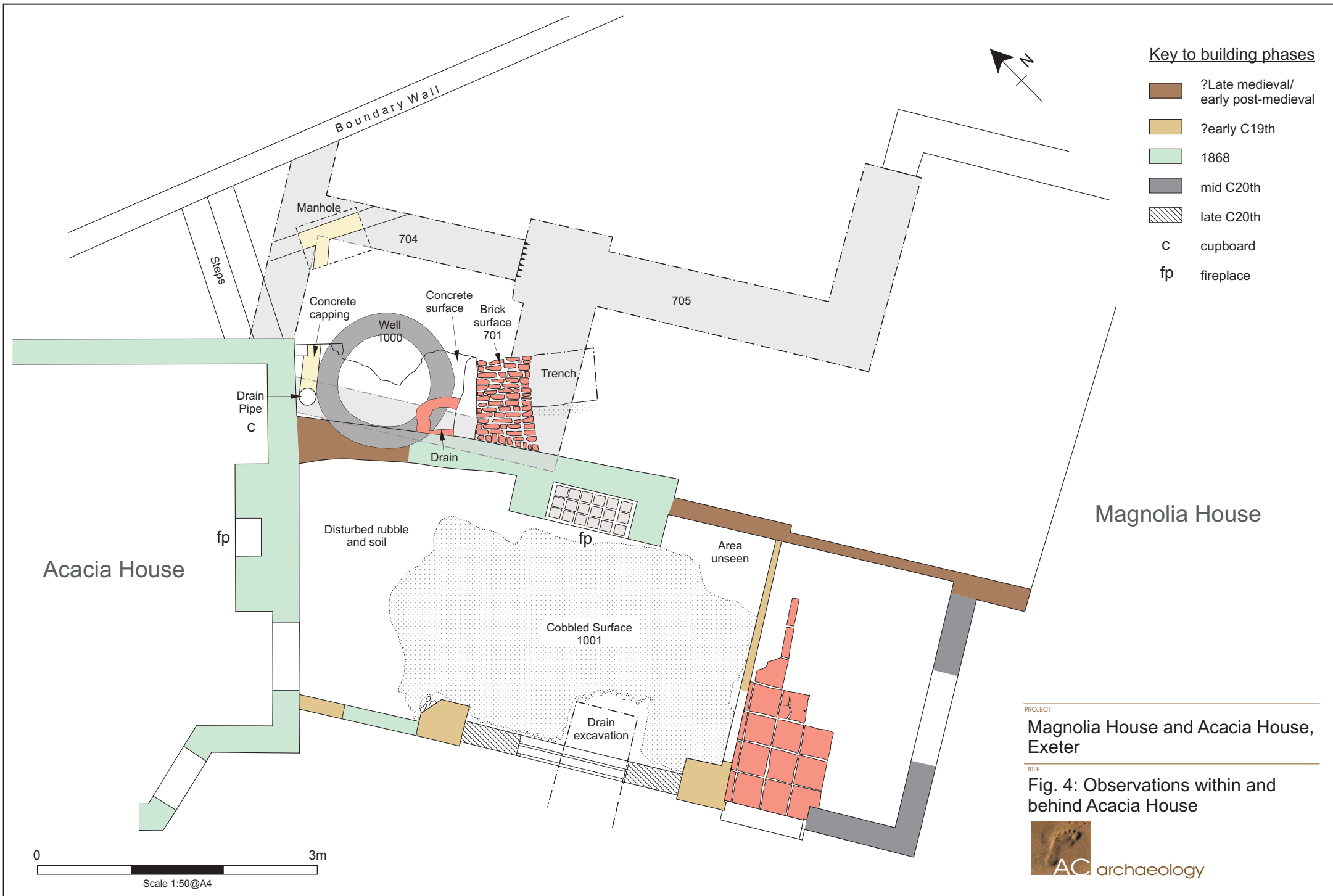
PROJECT

Magnolia House and Acacia House, Exeter

TITLE

Fig.3: Phase plans: Acacia house





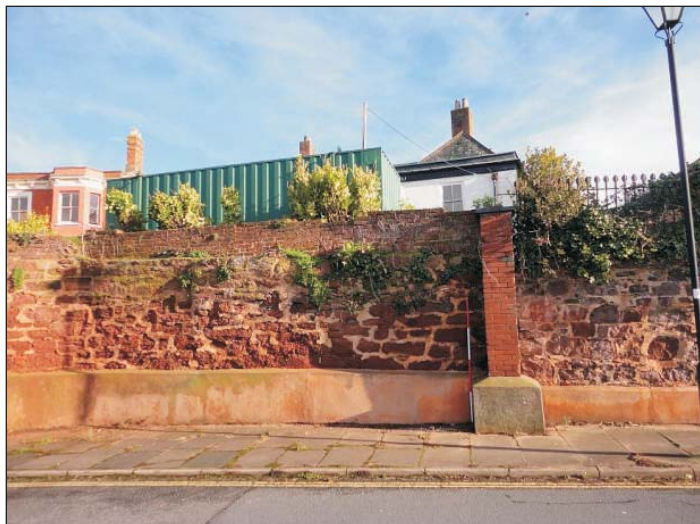


Plate 1: View of the southwestern boundary wall showing the breccia fabric underlying later brickwork

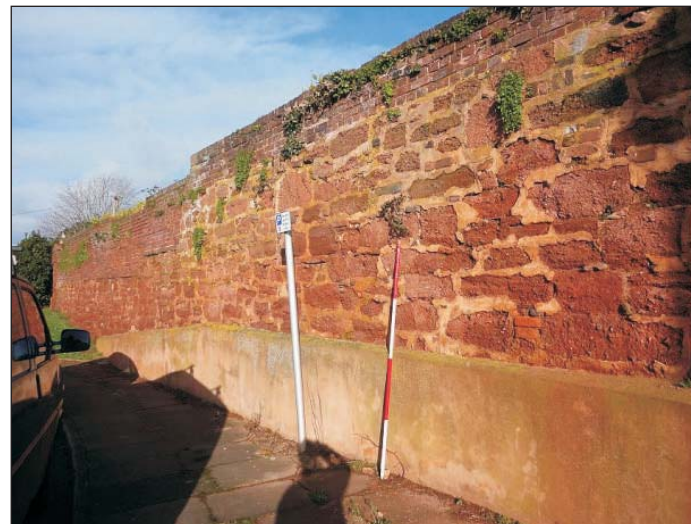


Plate 2: View of the same wall, looking towards the northwest, showing the breccia fabric stepping down as though with a fall in the land. Scale 2m



Plate 3: Detail of the corner of the site boundary showing successive brick builds, evidence of a staircase and the baulk of early masonry at the corner.



Plate 4: Detail of the front elevation of Magnolia House. Scale 2m



Plate 5: The side elevation of the house and service wing. Scale 2m



Plate 6: View of the passage showing boarded treatment below the dado. Scale 2m



Plate 7: Detail of the historic door to the service wing showing original 'L'-hinges. Scale 2m



Plate 8: View of the northeastern wall of the parlour showing the panelling and fireplace after stripping out. Scale 2m



Plate 9: Detail of the staircase from the first-floor landing. Scale 2m



Plate 10: View of the northeastern wall of the main bedroom showing features after stripping out. Scale 2m



Plate 11: View of the northwestern wall of the main room in the service wing after stripping out. Scale 2m



Plate 12: Details of the doorways and passages in the western corner of the service wing. Scale 2m



Plate 13: Detail of the surviving stallwork in the stable.
Scale 2m



Plate 14: View of the lean to after stripping out showing the fireplace and chimney in the southeastern wall.
Scale 2m



Plate 15: Detail of the method of construction, utilising cob infill panels, on the first floor of the service wing.



Plate 16: View of the buildings from the south, showing the relationship of the service wing and the annexe.



Plate 17: View of the rear wall of the annexe showing jettying and recessed features. Scale 2m



Plate 18: View of the larger ground-floor room in the annexe showing a 19th-century brick fireplace built against an earlier wall constructed of large blocks of breccia. Scale 2m



Plate 19: The front elevation of Acacia House. Scale 2m



Plate 20: The rear elevation of Acacia House, showing the curious bathroom projection.



Plate 21: Detail of the staircase at the centre of Acacia House. Scale 2m



Plate 22: A typical interior of Acacia House.



Plate 23: View of the collapsed vault underlying the southeastern ground-floor room of Acacia House.



Plate 24: Surface 1001 within the Acacia House annex. Scale 0.50m



Plate 25: Well 1000 behind the Acacia House annex showing the lower courses of brickwork.

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