

101 BAMPTON STREET, TIVERTON, DEVON

(NGR SS 95620 12936)

Results of historic building recording

Condition 3 of Mid Devon District Council planning reference  
12/00129/LBC

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On behalf of:  
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Document No: ACD915/2/0

Date: June 2014



AC archaeology

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## Summary

*An historic building record of no. 101 Bampton Street, Tiverton was prepared by AC archaeology in May 2014. The recording was required by Mid Devon District Council prior to internal and external alterations. The property, along with the adjacent no. 102 Bampton Street is a Grade II Listed Building, dating to c. 1860 and is located within the Tiverton Conservation Area. The ground floor of the property had been last used as a shop.*

*The building was originally a house and in the later 19th century was converted into a shop with accommodation. The survey has shown that, due to its refurbishment in the 20th century, none of the building's interior original fixtures or fittings remain, although some of the architectural features such as windows and chimney stacks survive. None of the fixtures or fittings from the former shop on the ground floor are present. Within the roof space there was evidence of fire damage.*

### 1. INTRODUCTION (Fig. 1)

- 1.1 This document sets out the results of the historic building recording of no. 101 Bampton Street, Tiverton, Devon (SS 95620 12936; Fig. 1) carried out by AC archaeology on 7 May 2014. The work was commissioned by Paul Barclay and was required under condition 3 of the grant of Listed Building Consent (reference 12/00129/LBC) granted by Mid Devon District Council for "Internal and external alterations". Guidance on the scope of works was provided in a brief (Reed 2013) by the Devon County Council Historic Environment Team (HET), archaeology advisors to Mid Devon District Council.

### 2. THE SITE

- 2.1 The property is situated on a corner plot at the junction of Bampton Street and Barrington Street, close to the centre of Tiverton, and just outside the historic medieval core of the town. It is situated at a height of around 85 aOD. The underlying geology comprises Permian sandstone of the Tidcombe sand member.

### 3. HISTORICAL BACKGROUND

- 3.1 The property, along with the adjacent no. 102 Bampton Street is a Grade II Listed Building (National Heritage List no. 1384757), described as follows:

Pair of houses. c1860s. Flemish bond brick. No.101 painted, No.102 partly stone. Slate roof; stacks with brick shafts with platbands. PLAN: on a corner site with a rounded end at the junction of Park Street, Water Lane and Silver Street. No.101 has a former shop on the ground floor. EXTERIOR: 2 storeys. Deep eaves on brackets. The roof is raised as a segmental-headed attic dormer in the centre, with slate-hung sides. No.101 has an asymmetrical 3-window front plus a half window, shared with No.102. Former shop window on the ground floor with outer pilasters, a half-glazed door with an overlight and one 6-light window to the left and a 3-light window to the right. 4-pane sash to ground floor right. VR letterbox in wall to left, made by Smith and Hawkes, Birmingham. The first floor has three 4-pane sashes and a blind recess. The house shares a round-headed window with glazing bars with No.102. The segmental-headed attic projection has a round-headed casement with decorated spandrels. No.102 has a 6-panel front door to the right in a round-headed doorway with a plain fanlight. C20 2-pane sash to ground floor left; half window on first floor shared

with No.101, other windows 4-pane sashes, window in dormer matches No.101. INTERIOR: not inspected but may retain features of interest.

- 3.2** The site is located within the Tiverton Conservation Area. The Devon County Historic Environment Record (HER) has the following entry for Bampton Street (MDV78999) based upon the application document for the Conservation Area nomination:

[Bampton Street] Originated as the main access to North Devon from Mid Devon. Many ancient buildings were destroyed over several hundred years of disastrous fires, but the street still retains its historic character. There are a mixture of styles and periods of building, with some three storey early 19th century stucco buildings in the classical style and robust late Victorian and Edwardian buildings with some polychromatic brickwork and slate roofs. Some of the shop fronts are attractive of the Victorian or Edwardian period, but in need of repairs.

#### **4. AIM**

- 4.1** The aim of the work was to prepare a record of the building prior to works commencing, and to record any historic fabric and any significant fixtures and fittings.

#### **5. METHODOLOGY**

- 5.1** The recording was carried out in accordance with a Written Scheme of Investigation prepared by AC archaeology (Passmore 2014) and the Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008). The property was recorded to levels 2/3 as set out in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage 2006).

- 5.2** The following methodology was employed taking into account architectural style and construction method, the development of the property, and the surviving historic fixtures and fittings:

- A detailed written description;
- A digital photographic record showing the overall character and external elevations, internal spaces, as well as any significant fixtures, fittings and architectural details; and
- A drawn record to an appropriate level and scale, based on architect's as existing drawings, to illustrate the construction techniques, alterations and fixtures and fittings.

#### **6. BUILDING SURVEY (Fig. 2; Plates 1-14)**

##### **6.1 Exterior elevation**

The property, along with no. 102 Bampton Street, forms a pair of houses with a rounded end at the junction of Bampton Street and Barrington Street (Plates 1 and 2). In the centre of the rounded end is a VR letterbox made by Smith and Hawkes, Birmingham. This is set within a circular brick arch, and within a projecting surround of bullnose bricks. The majority of the two houses are brick built, laid in Flemish bond, but with the lower courses constructed of sub rectangular stonework laid in rough courses and painted black (no. 102) and black and white (no. 101). The remainder of the façade of no. 101 is painted white.

There is a former shop on the ground floor of no. 101. The shop window has outer pilasters constructed of brick on volcanic trap (or Thorverton stone) plinths finished in wood with a garland of beads design. It incorporates a half-glazed door with an overlight and one 6-light window to the left and a 3-light window to the right. To the right of this is a wooden panelled door below a small porch supported on brackets. These are decorated with roses, whilst the lintel has the same garland of beads design as the shop front (Plate 3). Between this door and the shop front is a blocked opening, infilled with bricks. To the right of the door is a 4-pane sash window.

Lighting the first floor are three horned 4-pane sash windows. These have mounded frames set within slightly round-headed arched openings. Between the southwestern two windows is a further opening, infilled with bricks. The character of this brickwork indicates that this is a blocking rather than a deliberate blind opening. At the east end of the house it shares a round-headed horned sash window with no. 102.

The roof is slate with deep eaves set on thick wooden brackets. Two brick chimney stacks with platbands rise from the roof. In the centre of the houses is an attic dormer with a curved roof and slate-hung sides. It incorporates two windows, lighting each property. These have horned sashes with rounded upper panes in rectangular sashes. The curves are exaggerated by the provision of external decorated spandrels.

## **6.2 The ground floor**

### **The shop**

The former shop room occupies the northern side of the property, and contains no remaining fixtures or fittings, except for modern lights. It has a concrete floor covered with lino tiles. Above the east end of the shop window is a curving beam that may be evidence for an earlier doorway in a similar position as the one visible in no. 102. The internal walls are plastered. However a small patch of masonry is visible in the east wall; this is brickwork laid in a stretcher bond in a soft white lime mortar. On the east side of the south wall of the shop is a large 15-pane glass window within a metal frame (Plate 4). One of the glass panels has been replaced with a small wooden hatch to give access to the kitchen beyond. The wall below is constructed of plasterboard. This indicates that it is a modern element. However, it is not clear whether it has replaced an earlier partition wall or if this would have been an opening to the present kitchen. In the wall to the west there is a door into the store, as well as a low inserted opening that has a wooden lintel.

The lath and plaster has been removed from the ceiling, exposing the wooden joists supporting floorboards above. There is a fire hearth visible in the centre of the ceiling. The base of the brick stack is exposed along with part of the slate hearth, covered with an iron plate (Plate 5). The ceiling in the southeast corner is different to the rest and has a trimmer with adjacent joists and floorboards do not line up with the others in the ceiling (Plate 6). This represents the position of a former staircase.

### **The store**

This room, like the shop, has plastered walls and has wooden floorboards. There is a panelled glass door giving access to the kitchen. In the east wall is a fireplace with a modern surround. This has a vent in the floor in front of it. To the south of this is an alcove with shelves in it. The ceiling structure is again exposed, and a fire hearth is visible above the ground-floor fireplace.

### **The kitchen**

This room is plastered, though there is some brickwork exposed at the base of the east wall. It has a concrete floor. The ceiling is intact, although a small patch of lath and plaster is exposed. The room contains a wooden open-string staircase to the first floor set against the south wall (Plate 7). It has slender stick balusters and a turned newel post with a ramped handrail. Below the stairs are cupboards. In the west wall is a tall fireplace. It is now open and tiled, with the stack blocked but incorporating a vent (Plate 8). In the southeast corner of the room is a modern sink unit and hot water boiler.

## **6.3 The first floor**

### **Landing**

The stairs lead to a narrow landing that runs through the spine of the building, and gives access to two bedrooms, a lounge and a bathroom. At the top of the stairs the wall on the west side protrudes into the hallway. This represents the chimney stack from the fireplace in the kitchen below. A separate enclosed staircase leads to the second floor (Plate 9), below which there is a cupboard that houses a hot water boiler. The stairwell is lined with tongue-and-grooved boards. The landing has wooden floorboards.

### **Bedroom 1**

This room has plastered walls (except for a small patch of exposed brickwork in the south wall) and wooden floorboards, and is entered via a modern four panel door. The lath and plaster ceiling has been removed, exposing the beams above. The fireplace in the east wall has been completely boxed in, although the slate hearth is exposed, as is brickwork of the chimney breast just visible at the top of the wall. Adjacent to the fireplace are built-in cupboards (Plate 10).

### **Bedroom 2**

Other than some exposed brickwork and the wooden floorboards there are no fixtures or fittings or architectural features exposed. It is lit by the half-window shared with no. 102 (Plate 11).

### **Bathroom**

An 18 pane modern replacement wooden frame window in the east wall provides light from a small external courtyard/lightwell. There are small windows along the top of the west wall which give light to the hallway from this room. The bathroom has a modern suite, and modern decoration, although retains earlier wooden floorboards.

### **Lounge**

There is a blocked fireplace in the east wall, the concrete hearth plate of which is still visible. The west window has a curved ledge reflecting the profile of the wall, whilst the other east window has a simple straight ledge. There is some brickwork exposed in the north wall, which is bonded in a light white brown sandy lime mortar. The room has wooden floorboards and a plain 4-panel door.

## **6.4 The second floor attic**

Bedroom 3 is within the roof space, with the area around the west and northwest sides being under the eaves. In front of this area there are wooden vertical beams that connect to the rafters. It is not clear if the function of these was to support the rafters or for the attachment of a wall covering, but they probably fulfilled both functions. Elsewhere the lath and plaster finish has mostly been removed. The two brick chimney stacks are freestanding within the room and are bonded in light whiteish-brown sandy lime mortar. At the top of the visible stacks the bricks are

smoke blackened. In the area of the dormer window in the north wall, there is evidence of fire damage to the ceiling beams.

Some of the wooden beams have pegged joints, and do not display scars of lath and plaster, which indicates they are secondary supports (Plate 12). Some modern repairs with steel nuts and bolts were also noted. All of the timbers forming the roof are sawn softwood, and one displays scored marks such as "XIXII", which is probably associated with its importation (Plate 13).

In addition to the front (northern) dormer window (Plate 14), there is a further dormer facing east lighting the rear of the room.

The roof structure is slightly unconventional due to the rounded shape of the property. It does not have principal rafters. Instead there are common rafters, some of which have collars nailed to them, and which all join to a horizontal beam along the ridge of the roof. There are angled beams at the corners and at the rounded part of the roof that join to the apex beam. Behind the rafters there is a modern felt lining, although in a few places there are earlier wooden boards visible.

## **7. COMMENTS**

- 7.1** The survey has identified that other than the upper floor windows on the principal elevation and the brick chimney stacks, none of the building's original fixtures or fittings remain. The house has been refurbished in the 20th-century with the insertion of modern suites in the kitchen and bathroom. Several fireplaces have been blocked.
- 7.2** None of the fixtures or fittings from the ground floor shop survive, although it was noted that hatches were inserted in the south wall to give access from the shop to the kitchen and store room.
- 7.3** The property forms a pair with no. 102, and superficially they appear to have had a symmetrical design. However no. 102 is slightly smaller, and the masonry of the southern rooms seems to have been designed to match the adjacent properties, with brickwork used in Bampton street, and stonework used in Barrington Street. It is clear that the shop is a later addition, and that both nos 101 and 102 were originally constructed as a pair of houses. The main door to no. 102 is located close to the party wall and there is evidence for an opening in no. 101 in a corresponding position. There is evidence for a staircase close to the position of this opening, and it seems likely that this was the original doorway that led into a room containing the stairs. There is no evidence to indicate whether this room was a hallway or part of a larger reception room. The large fireplace in the present kitchen, capable of holding a free-standing range, indicates that this room was the original kitchen. The store may have been a dining room, but could have been open plan with the western side of the shop. On the first floor the present lounge was probably another bedroom.
- 7.4** At an early date, probably in the late 19th century, the ground floor was converted into a shop. Most of the existing ground-floor windows and doors were blocked and a new shop front and customer door added. A second doorway was added providing private access to the shop store and living accommodation. The staircase was removed to the rear of the property accessed from the kitchen.
- 7.5** Limited evidence for later changes to the shop was noted. These comprised the creation of a glazed partition between the shop and the kitchen, and the insertion of a hatch in this partition, and another in the wall to the west.

7.6 Within the roof space there was evidence of fire damage, however no damage was visible elsewhere in the building. Structural issues were noted within the roof space, and several phases of historic and modern repairs to the roof structure and partitions were noted.

## 8. ARCHIVE AND OASIS ENTRY

8.1 The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. On acceptance of the report and completion of the OASIS entry, the digital archive will be deposited with the Archaeology Data Service. The paper archive will be disposed of.

8.2 An OASIS entry has been completed under the unique identifier 179572, and includes a copy of this report.

## 9. ACKNOWLEDGEMENTS

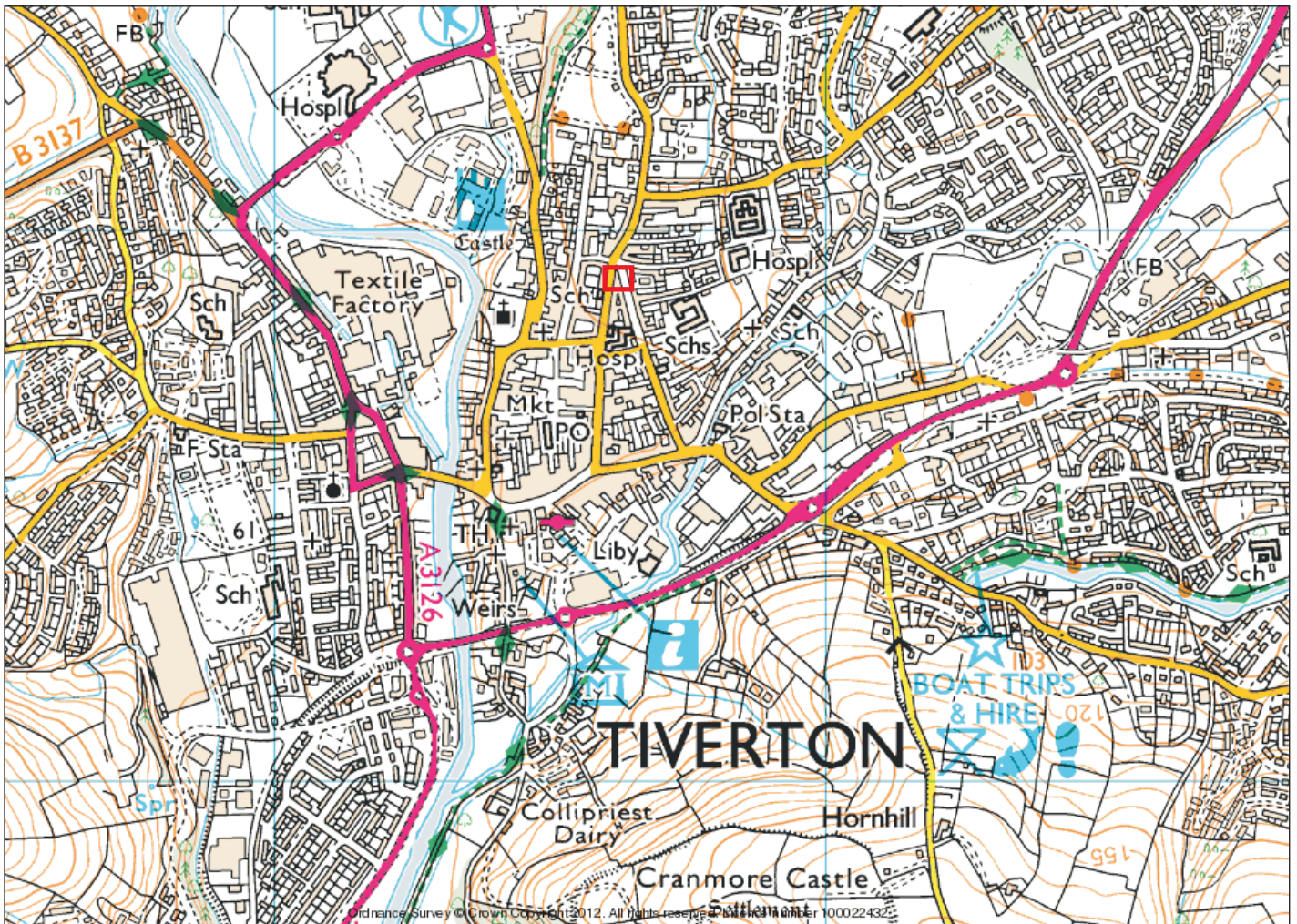
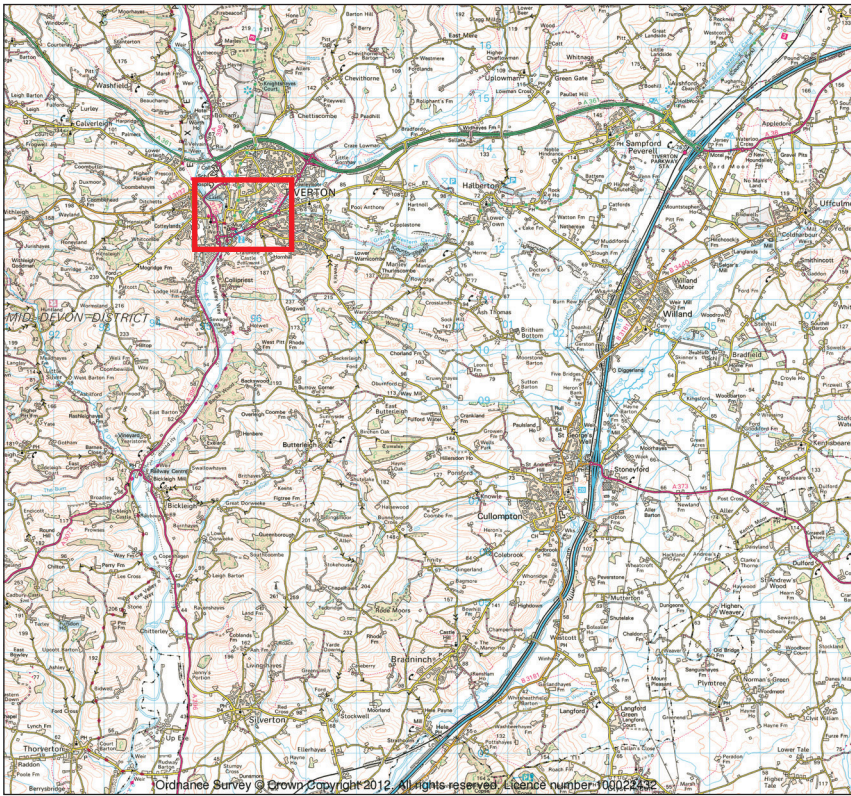
9.1 This report was commissioned by the Paul Barclay, and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Stella De-Villiers. The report was written by Stella De-Villiers, with the illustrations prepared by Elisabeth Patkai.

## 10. SOURCES CONSULTED

Passmore, A., 2014, *101 Bampton Street, Tiverton, Devon (NGR SS 95620 12936), Written Scheme of Investigation for historic building recording, Mid Devon District Council planning reference 12/00129/LBC*, AC archaeology document no. **ACD915/1/0**

Reed, S., 2013, *Brief for Historic Building Recording, 101 Bampton Street, Tiverton, Mid Devon, Devon*, DCHET ref. **ARCH/DM/MD/19876**





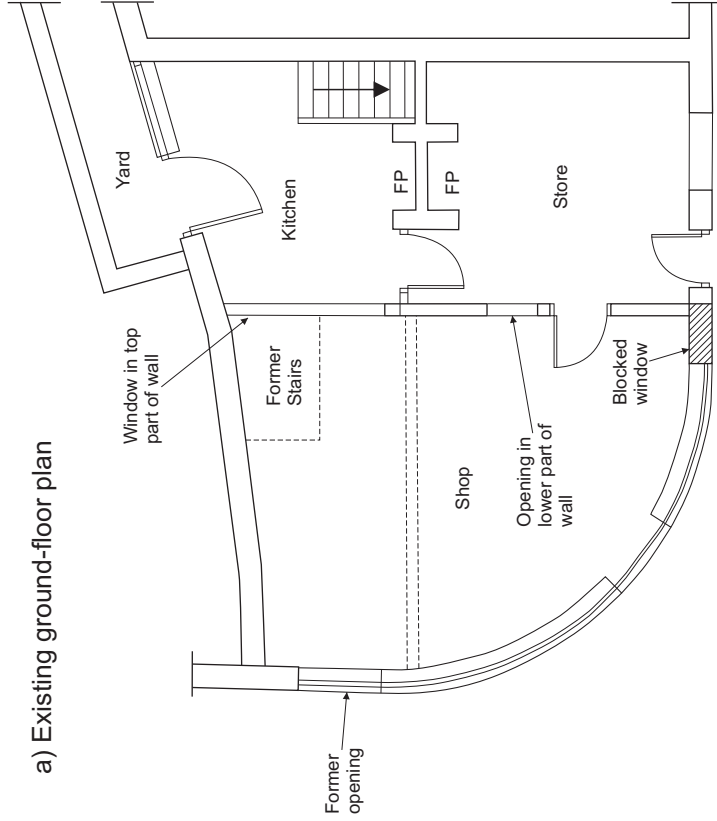
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101 Bampton Street, Tiverton, Devon

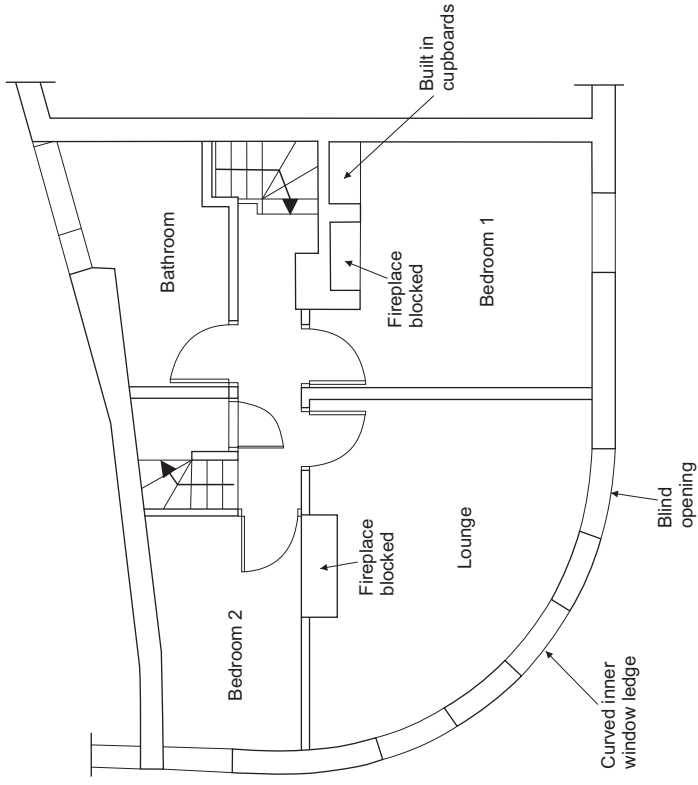
TITLE

Fig. 1: Site location

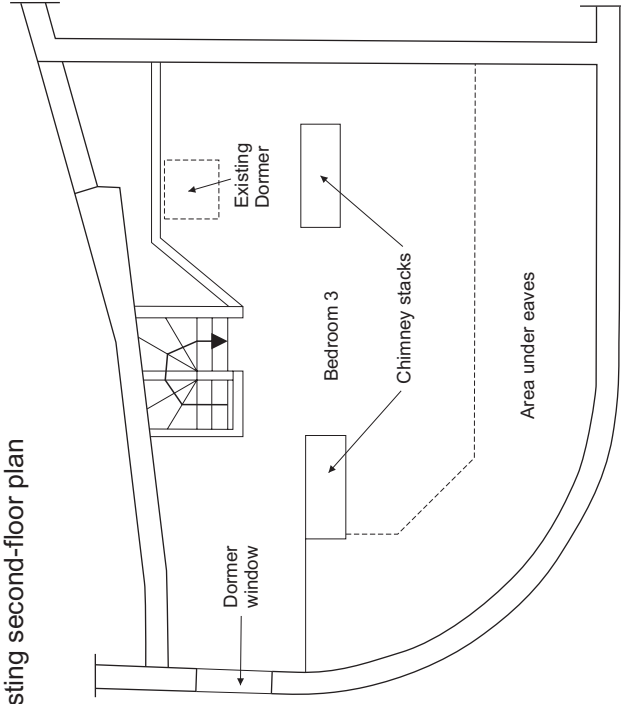
a) Existing ground-floor plan



b) Existing first-floor plan



c) Existing second-floor plan



0 5m

Scale 1:100@A4

PROJECT  
101 Bampton Street,  
Tiverton, Devon

TITLE

Fig. 2: Floor plans



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Plate 1: The property, along with no. 102, viewed from the north.



Plate 2: The property, viewed from the northwest.



Plate 3: The door showing the blocked window opening to the left, viewed from the west. 1m scale.



Plate 4: The partition between the shop and the kitchen, viewed from the north. 1m scale.



Plate 5: The base of the first-floor hearth looking up from the shop, viewed from the east.



Plate 6: The joist arrangement showing the location of the former stairs, viewed from the north.



Plate 7: The staircase in the kitchen, viewed from the east. 1m scale.



Plate 8: The fireplace in the kitchen, viewed from the southeast. 1m scale.



Plate 9: The stairs to the second floor, viewed from the southwest. 1m scale.



Plate 10: The blocked fireplace and cupboards in bedroom 1, viewed from the west. 1m scale.



Plate 11: The shared window in bedroom 2, viewed from the south. 1m scale.



Plate 12: The second floor stairwell showing secondary timbers, viewed from the southwest. 1m scale.



Plate 13: The markings on a roof timber, viewed from the north.



Plate 14: The second floor front dormer window, viewed from the south. 1m scale.

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