

THE KING OF PRUSSIA, 83 FORE STREET, BOVEY
TRACEY, DEVON

(NGR SX 81686 78539)

Results of an historic building appraisal

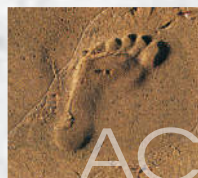
Teignbridge District Council planning references
14/03189/FUL and 14/03190/LBC

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On behalf of:
WWD Ltd

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archaeology

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Summary

An historic building appraisal of The King of Prussia public house in Bovey Tracey, Devon, was prepared by AC archaeology to accompany a planning application for conversion to residential use.

The building's original plan is not certain but it seems likely that it was constructed as a three-room lobby-entry house in the late 16th century. Lobby-entry houses are not commonly found in Devon so this is a rare example. The house was subsequently extended to the west and to the rear.

The dwelling was converted into a public house in the 1840s and various alterations were made to the rear of the building, including the addition of a new range. The façade was refenestrated, and the ground floor reorganised.

The significance of the building is derived mainly from its historical and communal value, with a lesser contribution from its evidential and historical values a lesser contribution from its communal and aesthetic values.

1. INTRODUCTION (Fig. 1)

1.1 This document presents the results of an historic building appraisal to accompany a planning application and a Listed Building consent application (Teignbridge District Council references 14/03189/FUL and 14/03190/LBC respectively) for the conversion of The King of Prussia public house to residential use. The appraisal has been prepared by AC archaeology in December 2014 and January 2015, and updated in March 2015 on behalf of WWD Ltd. It has been requested to assess the impact on the conversion on the building. The document should be read in conjunction with the *Historic Report & Photographic Schedule* prepared by WWD Ltd.

1.2 The King of Prussia is situated on Fore Street within the centre of Bovey Tracey (SX 81686 78539; Fig. 1). It is located within the core of the historic town, above the floodplain of the River Bovey at a height of approximately 50m aOD. The underlying geology comprises Carboniferous mudstone of the Ashton mudstone member.

1.3 The building is designated as a Grade II Listed Building of Special Architectural or Historic Interest (National Heritage List no. 1165783). It has the following description:

Public house. C16 or C17, remodelled late C19. Rendered solid walls; right-hand gable rebuilt in yellow brick. Asbestos-slatted roof. C20 red brick stack on ridge, off-centre to right. Large granite ashlar stack with tapered cap and weatherings, on ridge off-centre to left. In rear wall at left-hand end a large stone stack with thatch weatherings; added red brick shaft. Original plan uncertain, but the building is long enough to have had a traditional 3-room plan and the position of the 2 large stacks suggests that it could have had a fireplace at the upper end of the hall, a rare arrangement in Devon. 2 storeys. Front is 4 irregularly-spaced windows wide; all windows have 2-pane sashes with horns. Ground storey rusticated with moulded band above. Raised quoins flanking both storeys, except at the right-hand end of the ground storey, where the corner has been rounded off; corner of second storey above is carried on a large moulded corbel. In ground storey 2 doorways alternate with 3 windows and there is a large cart-entrance at the right-hand end. The left-hand doorway is more or less level with the large stack on ridge, raising the alternative possibility that this was originally a lobby-entry house. All the openings have slender flanking shafts and voussoirs

marked in the render. Second-storey windows have jambs with raised quoins and bracketed sills. Interior not inspected, except for the bar, which retains much of its late Victorian character. Early features of interest are likely to survive, hidden under plaster.

2. AIM

- 2.1** The principal aim of the assessment was to evaluate the historic building to allow the local planning authority to determine the impact of any permitted development upon its historic fabric.

3. METHODOLOGY

- 3.1** There is no specific guidance for the production of historic building appraisals, although the methodology for such a project broadly correlates to level 2 as set out in the English Heritage 2006 document *Understanding Historic Buildings: A guide to good recording practice*. Reference has also been made to the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008), as well as AC archaeology's *General Site Recording Manual, Version 2*. Guidance on the assessment of significance has been taken from English Heritage's 2008 document *Conservation Principles* as well as the *National Planning Policy Framework*, and significance has been assessed according to the heritage values outlined in these documents.
- 3.2** A rapid desk-based appraisal, comprising an assessment of the relevant easily available historic maps was undertaken.
- 3.3** Site inspections were carried out on 15 December 2014 and 24 February 2015, and included:
- A written description of the building;
 - Annotated architect's drawings of existing floor plans, showing builds of different date and architectural fittings and features; and
 - A basic photographic record including the overall character of the building, as well as detailed views of any architectural features and fixtures and fittings as necessary to illustrate the report.

4. DOCUMENTARY BACKGROUND (Fig. 2)

- 4.1** Bovey Tracey is a medieval market town that was granted its licence for a market and annual fair in 1260. A number of later medieval houses survive within the town, and the layout of former burgage plots on East Street and Mary Street reflect land division during this period. The town continued to grow during the post-medieval period, when its farming economy was supplemented by industry, particularly quarrying, mining and pottery production.
- 4.2** The building is depicted on the 1841 Bovey Tracey tithe map (Fig. 2) as a long building fronting the street with a gap at the western end (plot 1299). This may indicate that the building had not been extended to the west by this time, although similar covered passages in properties to the east are depicted in the same way. At the rear of the property is a range of two outbuildings. A garden to the rear of these

(plot 1300) is almost certainly associated with the property. The accompanying apportionment of 1839 describes both plots as being owned and occupied by the Earl of Devon and others; plot 1299 was described as a "dwelling house, other buildings & courtledge".

- 4.3** The dwelling had been converted into a public house by 1850 when Robert Pascoe was described as the landlord of The King of Prussia in William White's *Directory*. The public house is depicted on 19th-century Ordnance Survey maps as a well-developed building, with a footprint very similar to the current building. The 1905 revision depicts several small outbuildings, now demolished, and a further building to the rear, which along with an earlier rear outbuilding are also now demolished.
- 4.4** Other than the Listed Building description (set out in section 1.3 above), there is no other archaeological information available on the building. The Devon County Historic Environment Record has an entry for the public house (MDV37415), although this only includes the Listed Building description.

5. BUILDING SURVEY (Fig. 3)

- 5.1** The pub has a long street façade and is aligned along the street adjacent to the pavement. It adjoins no. 85 on its eastern side. To the rear many extensions have been added, greatly increasing the floor space from its original size. Behind the pub are a courtyard and an attached outbuilding that are accessed via a covered entrance on the western side of the building. The property is two storied under a pitched slate roof. There are a number of chimney stacks projecting above the roof line. In the main front range the eastern stack is granite, whilst the western stack is lower and constructed of red brick. Two tall red brick stacks serve the central rear extension. There is a further concrete rendered stack at the southeast end of the original building serving the eastern rooms.

The exterior elevations

- 5.2** The north elevation fronting Fore Street is probably a 19th-century remodelling with a plastered cream-yellow brick façade, retaining earlier masonry within its core. There are three entrances on the ground floor – a set of double wooden doors on the western side lead through to the rear courtyard, whilst the two other single wooden doors lead into rooms either side of the bar. There are three horned four-pane sash windows on the ground floor, two of which have stained glass lower panes. One of the latter has small leaded panes in the upper panels. All of the openings on the ground floor have rusticated voussoirs and slender flanking columns. The remainder of the wall at this level is finished in rusticated stonework. There are four four-pane sash windows on the first floor that have simple flat lintels, and sills supported on decorative brackets. There is a projecting plat band between the two floors incorporating the cills. The window surrounds have rusticated stonework with the remainder of the wall being painted plaster. This elevation displays various pub signs.
- 5.3** The west elevation has a rounded front corner at ground floor level with a round bracket supporting the masonry above. On the ground floor the rusticated stonework continues around for a short distance from the north elevation. Beyond this is a wider boundary wall that appears to have been partially constructed from the adjacent property. At the rear of the property it comprises an early mortared stone wall rebuilt or heightened in brick. On the first floor there is a single

six-pane window set towards the front of the building. The remainder of elevation is plain and rendered.

- 5.4** The south elevation is on several planes with the majority being rendered, the exceptions being the gable end wall to the west which is covered with shingles and the ground floor to the east where masonry, comprising red brick laid in a stretcher bond with a rounded corner next to the door with cream bullnose brick detailing, is exposed. On the ground floor, at the west end there is entrance passage to the courtyard, a three-pane leaded sash window in the central gable wall, with a single wooden door and two-light stained glass window, formerly with two lights above (one converted into a vent) to the east of this. On the first floor there are two windows – a modern two-pane window in the west gable wall, and a four-pane sash window in the central gable. The entrance passage has a brick surface. Its walls are painted stone, except at the northwest corner, which has been replaced in brick. The western and central extensions are two storied and have gabled slate roofs at right angles to the main range. Red tiles are used as flashing on the central extension. To the east, the first floor is covered by a catslide roof at the same pitch as the main range.

The interior

- 5.5** The interior generally has modern finishes, such as wooden panelling, and contemporary fixtures and fittings. The layout and early fixtures and fittings are described below.

The ground floor of the public house

- 5.5** The ground floor is a large open space with a near central bar located against the north elevation. There are two smaller rooms at the east end, one of which is accessed via a corridor that also serves a rear kitchen. The building is entered via lobbies inside the front doors. The ceiling of the right hand area incorporates some chamfered battens, which are probably reused or fake. The main beams are also chamfered and are probably historic. In the west elevation is a cast-iron fireplace set within a wooden surround, and a brick blocked fireplace. This wall is has been largely rebuilt or faced in brick, incorporating displayed examples of local bricks during the 20th-century. Within the central bar area, none of the ceiling timber are early fittings, although one appears to have been reused; the west timber, for example, abuts the front lobby associated with the public house. Above the opening from the east lobby into the bar area is a length of Georgian dentil block moulded cornice.

- 5.6** The rear of the main lounge is formed from an extension to the building. It incorporates a small stove in the west wall and a modern brick fireplace (heating the eastern part of the lounge) in the central pier of masonry.

- 5.7** In the east games room there is a large blocked fireplace in the south elevation. This room has a slate flag floor. This room is at a very slightly higher level than the remainder of the bar, with a step up from the entrance lobby.

Public house service rooms

- 5.8** The store room to the south of the games room has painted stone walls. The north, east and south walls contain blocked tall, arched openings. Above the northern opening the masonry is ragged and projects out into the room; it appears to have formed part of an original vaulted ceiling. The masonry above the southern opening has been rebuilt in brick. The room currently has a modern wooden ceiling incorporating a skylight.

- 5.9** The kitchen and toilets are set to the rear of main public house and have been incorporated within a mid 19th-century extension linking the front range with a former detached rear outbuilding. All of the internal fittings are modern, although a plain, probably 19th-century, four-panel door has been reused. In the roofspace early brickwork is exposed along the range's west side, with its upper section having been rebuilt and supporting a modern A-frame roof. The east side is earlier stonework.

The first floor of the public house

- 5.10** The first floor is accessed from a staircase leading up from the games room. The stairs are enclosed, but are defined by a handrail on the first-floor corridor. This has a chamfered square newel post, square stick balusters and a shallow ramped handrail. The corridor runs along the rear of the original building and serves four bedrooms along the front, and a fifth bedroom, a bedroom and a store at the rear of the property. It is lit by a modern skylight. The west end of the corridor and bedroom 1 are at a slightly higher level than the remainder of this floor, with a step up from the top of the stairs. There are no early fittings visible on the first floor. There is a mix of skirting boards, including plain boards, stepped but otherwise plain boards and moulded boards. There is no logical placement to the various types. Although the floor plan is indicative of an early/the original layout, most of the partitions are replacements and may well date to the conversion to the public house. The partitions of bedrooms 2 and 3 are tongue and grooved boards, which are exposed onto the corridor. Two of the bedroom doors are plank and batten doors featuring two large planks.
- 5.11** In bedroom 1 there is a projecting chimney breast in the south elevation. The feet of a truss are visible to the west of this fireplace.
- 5.12** In bedroom 2 there is a large blocked fireplace with a wooden surround in the west wall. To the north of the fireplace is a small cupboard. The feet of two trusses are visible in the north elevation. Along the line of the partition with bedroom 3 the truss is curved and may be of a cruck construction. No joint can be discerned, and it is possible that the truss is of true cruck construction rather than jointed cruck construction. The corresponding feet are visible in the corridor. In bedroom 4 there is a projecting chimney stack in the west elevation, adjacent to which is a cupboard.
- 5.13** In the bathroom, the chimney stack from the ground-floor fireplace projects into the room. There is no evidence for a first-floor fireplace.

The roof and loft space

- 5.14** The roof structure is continuous from the east elevation through the chimney stack at the west end of the bar/bedroom 3. Beyond there are no historic timbers. The roof structure is divided into four bays by three trusses, and additional timbers on the line of the eastern chimney stack. The principal rafters have lapped, pegged apex joints and lapped, notched, pegged high level collars. The original two rows of side purlins, along with the ridge purlin, pass through the principal rafters and abut within the trusses using angled (rather than straight) tenons. The side purlins display peg holes for the attachment of secondary rafters; most of the latter have been removed, although some survive at the southwest corner of the structure. None of these timbers are smoke blackened. The present slate roof covering is supported on modern battens attached to replacement notched purlins.

- 5.15** The lath and plaster ceiling of the first floor rooms is supported on rows of thin battens. In the western chimney stack there are disused sockets for other battens, and the present structure may there relate to the 1840s conversion to a public house. The ceiling above bedroom 1 is higher than elsewhere, reflecting the raised floor levels in this part of the building. On the west side of the east chimney stack two flues can be discerned, formerly serving the fireplace on the first floor, and the removed fireplace on the ground floor. The west side of this chimney breast is plastered, and in the next two bays to the west the remains of an earlier higher ceiling are present, consisting of horizontal and transverse battens with nails that formerly supported lath and plaster partitions.

The courtyard

- 5.16** The surface of the courtyard is laid in stone flagstones. Parts of the courtyard have been covered with simple roofs constructed of timber and corrugated plastic sheeting.

The outbuilding

- 5.17** The outbuilding is a low two-storey structure under a gabled roof covered with corrugated metal sheeting. The south elevation is constructed of sub-angular blocks of mixed stone rubble which has been topped with a band of concrete and then heightened with cream local bricks. Two openings – a single door and a double door have been inserted into this elevation. They have brick jambs, with many of the bricks displaying evidence of reuse. The north elevation (and where exposed the west elevation) is rendered. In the former there are two doors and a window on the ground floor and an external staircase that gives access to a first-floor loading door. To the east of this door there is a low opening into the roof space over the public house toilets. In the brick east gable there is a blocked opening. There is an extension, used as a beer cellar, attached to the west side constructed in brick laid in Flemish bond with cement mortar. There is a further small extension on the south elevation constructed in cement-rendered blockwork with a vented door and corrugated sloping roof.
- 5.18** The roof is modern and associated with the heightening of the building. It is formed of trusses that are lapped and bolted at their apex with bolted collars and trenched purlins.

6. DEVELOPMENT OF THE BUILDING

- 6.1** The building's original plan form is not certain and this uncertainty is noted in the ambiguous Listed Building description (see section 1.3 above). On balance it seems to have originated as a lobby-entry house, with the main entrance into a lobby partially defined by the main chimney stack, rather than as a three-room and cross passage house where the main entrance would lead into a passage through the building. Lobby-entry houses are not commonly found in Devon so this is a rare example (Child 1990, 44); it probably dates to the late 16th century. The roof timbers contain different elements broadly datable to the late medieval/early post-medieval transition period. On the limited visible evidence, the trusses appear to be crucks, possibly true crucks, although this cannot be confirmed without intrusive investigation. The roof extends across the length of the early building indicating that it was constructed with a three room plan. The different wall thicknesses probably reflect later alterations.

- 6.2** The store to the rear of the games room appears to be part of the original house. Its function is unclear as it does not seem to be domestic in nature but more industrial. The evidence for a former domed or vaulted ceiling may indicate some form of kiln or oven.
- 6.3** Other early stone masonry survives in the two boundary walls. These are undated, but almost certainly predate the later alterations to the building.
- 6.4** By the early 19th century the building had been extended to the rear. Due to later alterations and rebuilding, it is unclear whether this took the form of one or two rooms. Such additions often contained kitchens and/or a dairy. The extension to the west (the courtyard entrance passage and bedrooms over) also appear to predate the conversion to a public house, and if the tithe map is interpreted as showing the covered passage at ground floor level (rather than an undeveloped passage or path) then this is likely to be of 18th-century date. The current rear store was also present by early 19th century and formed part of a longer range of outbuildings set towards the rear of the property. The cornice in the bar may form part of the updating of the house at this period, treated with more a contemporary finish.
- 6.5** The dwelling was converted into a public house during the 1840s. The front of the public house was re fenestrated. Where visible this was executed in brick, with plaster used to imitate ashlar rustification. It is likely that the interior of the house was reconfigured at this time. A new rear range was added connecting the former house to the rear outbuilding. Elements of the west wall of this extension survive within the toilets.
- 6.6** At some point in the second half of the 19th century, and probably before 1905 part of one of the rear extensions had been extended, perhaps to form a dining room, whilst the toilet extension was widened and reconfigured. The present cellar attached to the outbuilding had been constructed at this date.

7. ASSESSMENT OF SIGNIFICANCE

- 7.1** Guidance on the assessment of significance has been taken from English Heritage's 2008 document *Conservation Principles* and the *National Planning Policy Framework*, and is assessed according to the heritage values outlined in these documents.

Evidential value

- 7.2** Evidential value derives from the potential of a place to yield evidence about past human activity, and includes both architectural and archaeological evidence.
- 7.3** There are no Historic Environment Record entries which relate to below-ground archaeological investigations or find spots relating directly to the property.
- 7.4** This building is a rare example of a lobby-entry house in Devon and provides evidence for how the layout of houses change and develop over time to serve changing domestic and social functions. It also demonstrates the move away from vernacular architecture to more standardised forms recognised nationally.
- 7.5** The architectural value of the building has been diminished through the later conversion to a public house, in particular the changes to the ground floor. As such, the building is readable as a public house more than as an early dwelling. That said,

in its current form, the building does reflect its development, and as outlined in this report the development of the property can be 'read' through its architecture.

- 7.6** Although the building has a long street façade – a feature typical of some early buildings in Bovey Tracey – the Conversation Area Appraisal notes that character of the building and its contribution to the streetscape has been "somewhat eroded by later alterations and remodellings both inside and out – through the replacement of thatch with slate (particularly after the devastating fire that occurred in Chudleigh in 1807) and the insertion of sashes in place of casements as part of 19th century refashionings (as at the King of Prussia Inn...)."

- 7.7** From this evidence, overall it can be concluded that the building has medium evidential value, and therefore this forms a large part of the building's significance.

Historical Value

- 7.8** Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- 7.9** As far as has been determined, there are no specific historical associations attached to the building.

- 7.10** The conversion of the dwelling house to a public house in the mid 19th century coincides with the industrial growth of the town, which along with the railway (1860), brought visitors including businessmen and tourists to the area. A number of public houses in the town developed in this period to serve these needs.

- 7.11** It can be therefore be concluded that the building has high historical value, and therefore this forms a large part of the building's significance.

Aesthetic value

- 7.12** Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

- 7.13** The building has some aesthetic value, which mainly derives from the detailing on the north elevation. The King of Prussia was one of group of visually distinctive public houses with 19th-century facades. Erosion of the character of the façade has been noted in section 7.6 above.

- 7.14** From this evidence it can be concluded that the building has moderate aesthetic value, and therefore this forms a low part of the building's significance.

Communal Value

- 7.15** Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

- 7.16** The building may be considered to have a communal value as a former public house where many members of the local community would have spent their social time and will have many memories of being there. The building in its current form (and name) reflects this value.

- 7.17 From this evidence it can be concluded that the building has medium communal value, and therefore this forms a low part of the building's significance.

Artistic Value

- 7.18 Artistic value is not defined in the NPPF, but may be considered to be closely associated with aesthetic value, for example where an asset can be associated with a specific artist or architect.

- 7.19 The building is not considered to have any communal value.

Setting

- 7.20 Settings can form part of the significance of a building, and can include its relationship with other buildings, landscapes or grounds.

- 7.21 The King of Prussia has a limited setting that can be defined as its curtilage – both the boundary of the original house and the later public house including its courtyard and rear beer garden.

- 7.22 This setting forms part of the barn's significance, although it considered to be of lower importance than the other values.

Assessment of value

- 7.23 In summary, it is considered that the significance of the building is drawn mainly from its evidential and historical values a lesser contribution from its communal and aesthetic values.

8. SOURCES CONSULTED

Devon Heritage Centre

Bovey Tracey tithe map (1841) and apportionment (1838)

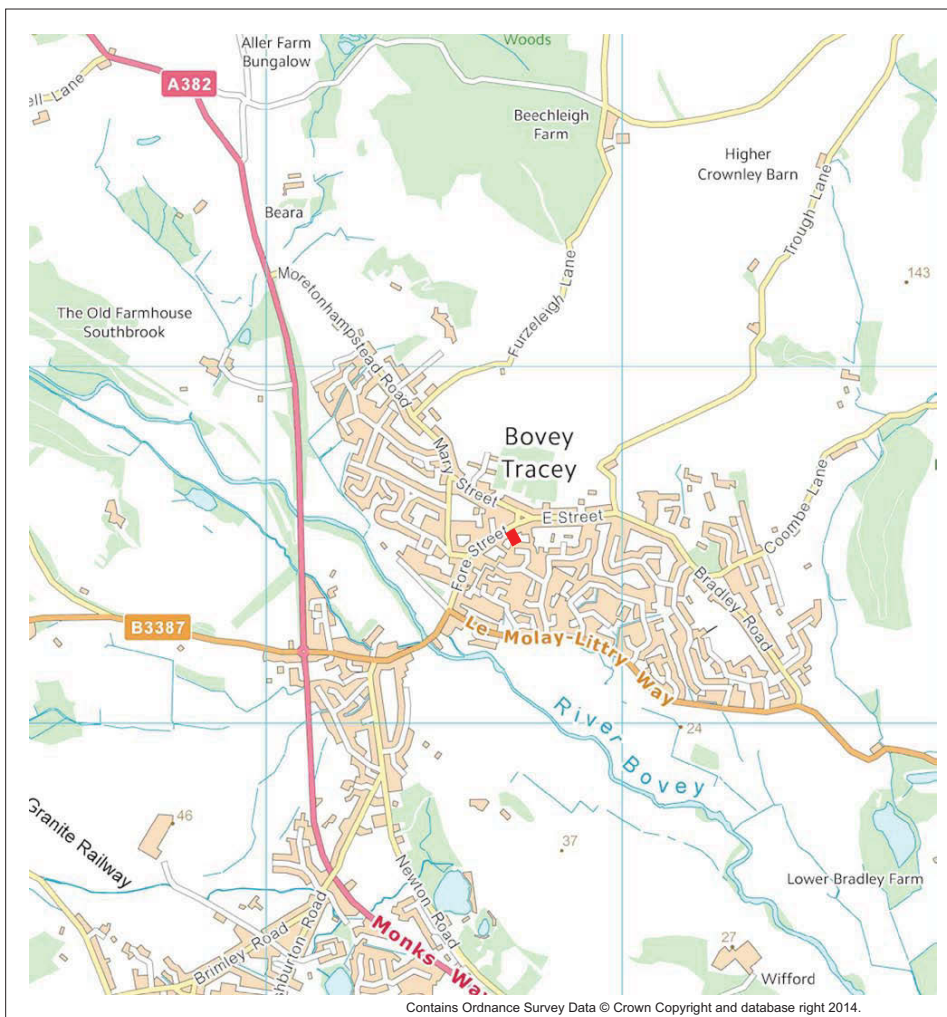
Printed Sources

Child, P. (ed), 1990, *Devon Building*

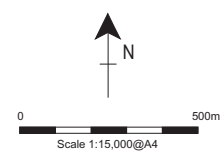
Teignbridge District Council, no date, *Bovey Tracey Conservation Area Character Appraisal*

William White's *History, Gazetteer and Directory of Devonshire* (1850)

www.old-maps.co.uk



 Site location

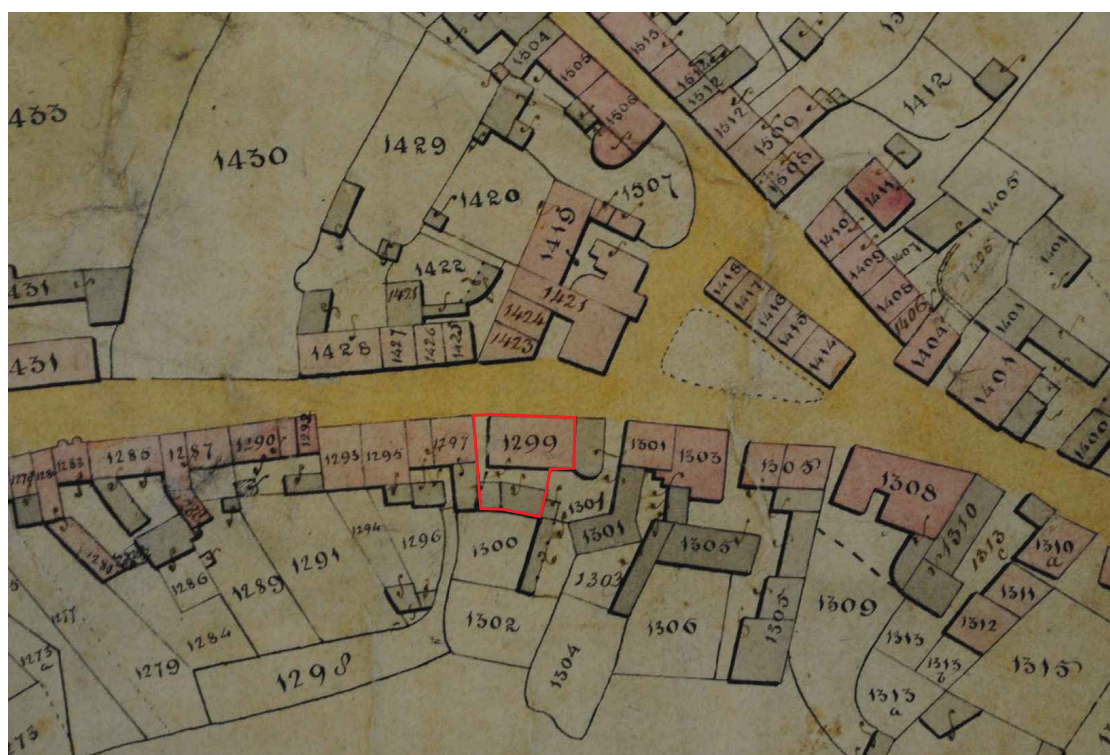


PROJECT
The King of Prussia, 83 Fore Street,
Bovey Tracey

TITLE

Fig. 1: Location of site





Application area

PROJECT
The King of Prussia, 83 Fore
Street, Bovey Tracey

TITLE
Fig. 2:
Extract from the Bovey Tracey
tithe map, 1843

Use dimensions shown - Do not scale.
All dimensions are in millimetres.
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PROJECT
King of Prussia, 83 Fore Street,
Bovey Tracey

TITLE
Fig. 3: Ground-floor and
First-floor plans





Plate 1: The north elevation showing the street façade, viewed from the northwest. 1m scale



Plate 2: The interior of the passage showing the brick rebuild at the front of the property, viewed from the south. 1m scale



Plate 3: The cornice in the bar, viewed from the southwest



Plate 4: The south elevation of the store showing the remains of the vaulted ceiling, viewed from the southwest. 1m scale



Plate 5: The east elevation of the store showing the remains of the vaulted ceiling, viewed from the west. 1m scale



Plate 6: The west wall of bedroom 2 showing the fireplace and adjacent cupboard, and general low-quality finish, viewed from the west. 1m scale



Plate 7: The roof structure showing a typical original truss, viewed from the east



Plate 8: Battens associated with the former partitions in the loft, viewed from the east

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