

FORMER NEWTON ABBOT ISOLATION HOSPITAL, DEVON

(SX 85185 70229)

Results of historic building recording

Teignbridge District council planning reference 13/01497/MAJ,
condition 8

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On behalf of:
Ogwell Developments Ltd

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ACI archaeology

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CONTENTS

	<i>Summary</i>	
1.	Introduction	1
2.	Historical background	1
3.	Aims	2
4.	Methodology	2
5.	Building survey	3
6.	Comments	7
7.	Archive and OASIS entry	8
8.	Acknowledgements	8
9.	Sources consulted	8

List of illustrations

Fig. 1: Site location

Fig. 2: Extract from the second edition 25-inch Ordnance Survey map, 1905

Fig. 3: Extract from the 25-inch Ordnance Survey map, 1934-39

Fig. 4: Phased block plan

List of plates

Plate 1: Main entrance, looking northwest (1m scale)

Plate 2: Southern boundary wall, looking southwest (1m scale)

Plate 3: Northern boundary wall, looking west-northwest (1m scale)

Plate 4: West and south elevations of The Morgue, with Ivycroft in the background, looking northeast (1m scale)

Plate 5: North elevation of The Morgue, looking south (1m scale)

Plate 6: North wall of the north garage in The Morgue, looking northwest (1m scale)

Plate 7: Blocked fireplace in north garage in The Morgue, looking southwest (1m scale)

Plate 8: Gas fitting in south garage in The Morgue, looking northwest

Plate 9: General view of morgue room, looking north (1m scale)

Plate 10: North elevation of Ivycroft, looking southeast (1m scale)

Plate 11: West elevation of Ivycroft, looking east (1m scale)

Plate 12: South and east elevations of Ivycroft, looking northwest (1m scale)

Plate 13: West elevation of The Willows, looking east (1m scale)

Plate 14: North elevation of The Willows, looking west-southwest (1m scale)

Plate 15: South elevation of The Willows, looking northeast (1m scale)

Plate 16: Engraved date stone on the south elevation of The Willows, looking north

Plate 17: East elevation of The Willows, looking west-northwest

Plate 18: General view of the stairs in The Willows, looking southeast

Plate 19: General view of timber-frame partition in The Willows, looking northeast

Plate 20: West elevation of the Day Care Unit, looking east (1m scale)

- Plate 21: South elevation of the Day Care Unit, looking west-northwest (1m scale)
- Plate 22: Veranda with decorative iron frame, looking northeast (1m scale)
- Plate 23: North elevation of the Day Care Unit, looking southeast
- Plate 24: East Ward room in the Day Care Unit, looking north
- Plate 25: East central ward in the Day Care Unit, looking west
- Plate 26: Remains of the Coal store, looking northeast (1m scale)
- Plate 27: General view of the Gardener's Shed, looking north (1m scale)
- Plate 28: General view of plant building, looking east-southeast (1m scale)

Summary

An historic building record of the former Newton Abbot Isolation Hospital was prepared by AC archaeology in March 2016 prior to the demolition of the buildings. The hospital opened in 1902 with the majority of the buildings dating from this time. It provided wards for Scarlet Fever and Typhoid. The hospital was enlarged soon after with the addition of another ward building for Diphtheria and several ancillary structures. In the late 20th century a very large building was added along with a car park. The hospital remained in use with the NHS until its sale in July 2012.

The surviving original buildings – the Garage/Morgue, Ivycroft (the Typhoid ward) and The Willows (the admin building), along with the Day Care Unit (the later Diphtheria ward) were all recorded. They had been altered to various degrees although in most instances their original internal spaces remained. Few original or historic fixtures and fittings survived later upgrades and alterations.

1. INTRODUCTION (Fig. 1)

- 1.1 This document sets out the results of historic building recording undertaken by AC archaeology at the former Newton Abbot Isolation Hospital, Newton Abbot, Devon (SX 85185 70229) during March 2016. The investigation was commissioned by Ogwell Developments Ltd, and was required under condition 8 attached to the grant of planning permission (Teignbridge District Council reference 13/01497/MAJ) for "demolition of existing buildings and construction of 14 dwellings with associated access, car parking, landscaping and open space". Guidance on the scope of works was provided by the Devon County Historic Environment Team (HET) in their consultation response to the planning application.
- 1.2 The former hospital is located on the south side of Newton Abbot, between Totnes Road and Old Totnes Road northeast of their junction at Ogwell Cross. The site is located at a height of approximately 55m aOD. The underlying geology comprises Devonian tuff of the Kingsteignton Volcanic Group (British Geological Survey online 2016).

2. HISTORICAL BACKGROUND (Figs 2-4)

- 2.1 A *Heritage Statement and Impact of Assessment* has been prepared by Heritage Vision (Burley 2013), on which the following summary is based.
- 2.2 The isolation hospital (Devon County Historic Environment Record entry MDV52534) was opened in 1902, following an enquiry by the Local Government Board in 1900 that recommended the construction of the hospital on this site. The 1905 *Annual Report* of the Joint Hospital Committee states that the hospital comprised an 8-bed ward for typhoid cases, a separate iron building providing 12 beds for Scarlatina, an administration block, and a building containing a steam disinfector and a mortuary (Fig. 2). In 1912 accommodation had been increased to 10 beds for typhoid, with 14 new beds for diphtheria, and further expansion planned.
- 2.3 The property contains a number of historic buildings, all enclosed within the original 1902 boundary wall. The building currently known as the 'The Garage' is the original steam disinfector building and mortuary (marked as 'morgue' on Fig. 4). To the north Ivycroft was the original typhoid ward. Further north is The Willows, which was the original administration building. This was originally connected to Ivycroft, but this link

has been removed. Further north is the Day Care Unit which was the 1912 diphtheria ward (see Fig. 3). The iron building providing 12 beds for Scarlatina was located to the east of The Willows and had been removed by 1989.

3. AIM

3.1 The *Heritage Statement and Impact of Assessment* identified that few historic interior fixtures and fittings survive, and where these do, they are of 'standard pattern book quality of their time'. The buildings had also been considered, in 2008, for designation – Listing – by English Heritage, who concluded that the group of buildings failed the 'evidential tests of special architectural or historic interest', and were therefore not deemed worthy of preservation.

3.2 Accordingly, the development will involve the removal of all historic buildings relating to the hospital. The aim of the investigation was therefore to prepare a record of the historic buildings and other associated structures, such as the boundary wall, to an appropriate level prior to their demolition.

4. METHODOLOGY

4.1 All works were undertaken in accordance with an approved Written Scheme of Investigation prepared by AC archaeology (Passmore 2016), the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and the AC archaeology *General Site Recording Manual, Version 2*.

4.2 The historic building recording was carried out to level 2 as set out in *Understanding Historic Buildings: A guide to good recording practice*. The exact level and extent of recording for each building depended on the significance of the building, survival of historic fixtures and fittings, and in particular safety constraints. All buildings had previously been broken into and were in an advanced state of decay. A record of all buildings was prepared except for the late 20th-century Brunel Lodge.

4.2 The recording comprised the following elements:

- A written description of each building, including details of any *in situ* historic fixtures and fittings, and evidence for phasing (including the identification of later 20th-century extensions and alterations);
- Annotation of the as existing topographic survey to show buildings and structures recorded, phased as appropriate; and
- A photographic record that included the overall character and setting of the buildings, as well as, where safety constraints allowed, detailed views of the internal and external elevations, and historic fixtures, fittings and architectural details. The interiors of later 20th-century extensions were not recorded. The survey comprised a colour digital record, and where appropriate, all photographs included a photographic scale. Details of photographs taken was made on *pro forma* record sheets.

5. BUILDING SURVEY (Plates 1-28)

5.1 Main entrance and boundaries

The main entrance is located on the north side of Old Totnes Road. The entrance walls are constructed of limestone blocks in a random bond with a crenelated top (Plate 1). To the east of the entrance the wall is rounded and is much taller than the wall to the west. There is a brick gate pier on each side of the entrance although the western one appears to have been reduced in height. The current gates are modern.

The southern boundary of the site to the west of the entrance, along the north side of Old Totnes Road, consists of a small rubble stone retaining wall. Beyond, within the site, there is a wall constructed of limestone blocks in a random bond (Plate 2). It seems likely that this would have run from the west side of the entrance to the western boundary; however its eastern part has been removed and it now starts within the centre of the plot. Here it is now finished with a yellow brick pier and concrete capstone. The southern boundary of the site to the east of the entrance is formed by a hedge bank with mature trees. Mature trees and shrubs are also found along the west and east boundaries, however here there are no banks. In the northern part of the east boundary there are coal shutes associated with a former coal store. The northern boundary is a wall constructed of limestone blocks laid in a random bond (Plate 3).

5.2 The morgue

External elevations

The building is constructed of limestone blocks laid in a random bond with red brick detailing around the windows, as quoins and for a chamfered string course. It is set within a terrace on its east side. The window and door openings have rebated chamfered bricks and limestone keystones and springing stones and concrete sills. The roof is fully hipped with slate tiles, decorative ceramic ridge tiles, a brick chimney at the west end and two central decorative ventilation cowls. The ends of the rafters, which project below the eaves, are moulded. The building retains its cast-iron drain and down pipes.

In the west elevation there are two large vehicle doors (Plate 4). The north opening contains one of two louvered doors. The south opening is a later insertion since the brickwork around it is different to the other openings and there is no string course. It has been partially blocked and being converted to a window. In the south elevation there is a window and three doors; the latter are later insertions with concrete over the brickwork to mimic earlier limestone details. In the north elevation there are three windows and three doors (Plate 5). The doors are planks with cross bracing on the inside and cast-iron handles and hatches; the frames have lights above. The windows are sashes of two panes. In the east elevation there is a pair of windows flanking a projecting bay. The window is in the east elevation of the bay, and is a sash with horns. The bay has a catslide roof. The room could not be accessed due to dense vegetation, but probably housed a W/C.

Internal description

Internally there are asbestos board or lath and plaster ceilings and concrete floors throughout. The external walls are formed from rubble red sandstone, with the internal partitions constructed of red bricks. The north garage room is mostly plastered (Plate 6). There is an angled return to the partition with the south garage for a fireplace or stove (Plate 7), which has a vent just below the ceiling. This room was formerly divided into two areas, and a scar of the partition is visible on the floor and

north wall. There is a four-panel door to the south garage in which there is a modern sink and old gas light fitting attached to the partition wall (Plate 8).

In the central south store, the doorway in a later insertion but has a limestone threshold perhaps indicating it is an early feature. There is a blocked door to the room to the east. northwest corner of partition with the north garage there is a small grate with the associated stack visible above. There are no historic fittings. The southeast room is lit by a sash window in the east elevation. Fittings comprise curtain rails attached to the ceiling, probably indicating use as a mortuary (Plate 9). The northeast room is lit by windows in the east and north elevations; the door in the latter elevation is a modern replacement. The room has a blocked flue in the southeast corner, but no other historic fittings

The roof could be partially observed through a hatch in the ceiling of the north garage. It comprises two king post trusses with struts, back purlins and rafters. Within the roofspace there are two wooden vents that have been blocked at the base, along with water pipes. These vents may have been to remove stale air from the building, but may also have been to draw clean air into the flues.

5.3 Ivycroft

External elevations

The building is constructed of limestone blocks laid in a random bond with red brick detailing around the windows and for quoins. The windows have rebated chamfered bricks, rusticated limestone keystones and springing stones and concrete sills. The roof is gabled with slate tiles, decorative ceramic ridge tiles and two decorative ventilation cowls. It has cast-iron drain and down pipes. All of the windows have been externally blocked. There are late 20th-century extensions on the north and south sides, which have rendered walls and are under cat slide and pitched roofs. There is also a boiler room extension on the south side constructed in the same style as the main building but with a flat roof. The main entrance is in the north elevation through a gabled porch. Between this doorway and an entrance in the south elevation of The Willows there is the remains of a (former covered) walkway with low brick side walls.

In the north elevation two of the primary window openings can be seen either side of the extensions (Plate 10). In the east and west elevations there are central windows and fake timber framing in the upper part of the gables (Plate 11). There are simple bargeboards supported on projecting wooden corbels with double corbels at the ends of the boards. In the south elevation there are three narrow and two wide windows (Plate 12), one of which has been converted into doorway and which is accessed via an external concrete ramp.

Internal description

Internally, this building has been entirely gutted and is in a poor condition. There are no historic fixtures or fitting remaining. There is no evidence for any primary internal walls surviving except on either side of the corridor leading to the north porch. Most of the windows have been replaced and only two sash windows are present. The roof structure has also been almost entirely replaced, with only a few chamfered secondary rafters present. Between these the rear of the roof was finished with wooden panels.

5.4 The Willows

External description

The building is constructed of limestone blocks laid in a random bond with brick detailing around the windows, a string course with scalloped detail and for quoins. The windows have rebated chamfered bricks, rusticated limestone keystones and springing stones and concrete sills. It has cast-iron drain and down pipes, and all of the windows have been externally blocked. There is a two-storey range on the east side and a single-storey range on the south side; these are constructed in the same style as the main building and are contemporary with the main body of the building. The roofs of the main building and east extension are hipped whilst the south extension is gabled. They all have slate tiles and decorative ceramic ridge tiles.

The main entrance is in the west elevation and is under a decorative wooden porch (Plate 13). There are two windows on the ground floor, three windows on the first floor and a central dormer window. In the north elevation there are two windows and a door on the ground floor and three windows on the first floor (Plate 14). There is an off-centre projecting chimney breast towards the western part of the elevation. In the south elevation there is a door and window on the ground floor and two windows on the first floor, with the one above the door being taller than the other (Plate 15). The doorway formerly led into an enclosed linking corridor to Ivycroft. There is an off-centre projecting chimney breast to the west incorporating an engraved date stone (Plate 16). The inscription reads 'This hospital was built by the Newton Abbott Joint Hospital Committee August 1902. William Vicary. J.P: G.C Chairman. John Underhill Clerk'. In the east elevation of the east range there are two doors on the ground floor, one of which has been converted into a window. On the first floor there is a window and an inserted fire door leading on to a metal staircase (Plate 17). On the first floor of the south elevation there are two windows. In the south range there is a window in the east elevation, and another in the south elevation that has been converted into a door.

Internal description

The west porch is wood and glazed panels set on to a brick base, and has a tiled floor. This leads into a short lobby. There is a six-panel outer door (with chamfered details) to the lobby. This space leads into a central corridor that serves all the ground-floor rooms. These spaces retain their skirting boards, dado rails and door frames, but the doors themselves have been replaced. There are suspended ceilings below the original height of the rooms. There are two large rooms to the front (west), and in the southwest room a deep moulded cornice is partially exposed – the only evidence for historic detailing of the ceilings. Despite the external chimney stacks evidence, there is no evidence for fireplaces in these western rooms. The central corridor has a return to the south to the six-panel door in the south elevation. Here there is the staircase to the first floor. This has a thick square newel post and slender balustrades all with deep chamfers (Plate 18); the underside is enclosed with chamfered panelling. To the north is a small room. Towards the rear of the building there are two further large rooms. The large northern room has an angled return to the northeast corner, which may represent a chimney stack. To the east, the corridor ends in a lobby from which there are doors to two much smaller rooms, one of which has been created out of the east end of the corridor/lobby, and a wide doorless opening into a larger southern room within the south range. This room has been formed from several smaller spaces and rolled steel joists have been used to support the floor above. All the detailing such as the dado rails are contemporary with the modern refurbishment.

The stairs are in two flights separated by a half landing. Here there is a wooden rail against the window opening. An arched opening leads into a central east-west aligned corridor situated over the ground-floor corridor. There are various sized rooms on either side of the corridor, separated by timber-framed partitions with lath and plaster finish and modern plasterboard (Plate 19). This floor retains its skirting boards and door frames, however the dado rails have been removed and there are no other architectural features.

The main roof is fully hipped with a central truss consisting of a tie beam with struts, supporting back purlins. The rear section is half hipped with a gable above the southeast room.

5.5 Day Care Unit

External description

The building is single storeyed and constructed of brick laid in stretcher bond, with a double skin of bricks separated by a cavity, under a gabled slate roof with decorative ceramic ridge tiles. There is a large modern extension on the west side that is constructed of brick; the upper parts of its walls are rendered (Plate 20).

On the south elevation there is a decorative iron framed veranda which has been partially infilled in the centre (Plate 21). The walls of this infilling are rendered, and the feature includes two doorways flanking a long rectangular window under a pediment. The decorative iron work was made by R.L Harding and Sons of Torquay. Within the surviving verandas there are two windows and doors in the side walls leading to small entrance lobbies (Plate 22). The lobbies provide access to small W/Cs at the south corners of the building, and both the lobbies and W/Cs are lit by windows in this elevation. The western W/C was altered when the west extension was added. All the primary windows are under bricked-arched heads.

On the north elevation the ends and the central part of the elevation project forward reflecting the position of further W/Cs (Plate 23). There is a window in the central projection, there are two windows in the end projections. There is also a single window in each of the areas of masonry between these projections. There are three 2- and 4-pane sash windows with fixed lights over, and a projecting chimney stack in the east elevation.

Internal description

The surviving southeast W/C is half finished with ceramic tiles. Both the W/C and adjacent lobby have parquet floors. The lobby leads into a long ward along the east side of the building (Plate 24). A doorway in the north elevation leads into the north W/C and a doorway in the west elevation leads into another large ward (Plate 25). This room has floor channels for heating pipes. A door in the southeast corner leads into the former veranda, which is now the covered corridor. A further door leads to a central corridor that gives access to the central W/Cs on the north side of the building. The current fittings are entirely modern, and it is possible that this area originally had a different purpose. The covered corridor gives access to a pair of small rooms with interconnecting hatches to each other and the adjacent wards. Like the wards the ceilings of these rooms are tall, and are finished with lath and plaster. To the west is another ward, and beyond, the former west ward has been incorporated into late 20th century extension. Here all the walls are either heavily altered or rebuilt. A door in the north elevation gives access to the northwest W/Cs. All these W/Cs are half tiled. The other rooms have architectural details including thick moulding to the doors and windows and thin skirting boards.

Adjacent to west toilet is a semi-sunken boiler room. No historic fittings survived.

5.6 Coal Store

On the northeastern edge of the site there are the remains of a coal store (Plate 26). The lower parts of the limestone walls remain along with a taller eastern section containing delivery chutes that have brick arches above and buttresses on the east side. The area of the store is currently used a patio.

5.7 Gardeners Shed

On the north eastern side of the site there is a small gardeners shed (Plate 27). The walls are rendered and it has a sloping tiled roof. In the south elevation there is a central door and two eight-pane horned sash windows.

5.8 Plant building

This small rectangular building is located just to the east of the Willows (Plate 28). The walls are rendered and it has a flat felt roof. The building is divided into two rooms, each with a door and window in the west elevation. These are modern replacements.

6. COMMENTS (Fig. 4)

The original hospital

6.1 The hospital was constructed in 1902 as a dedicated isolation hospital for the treatment of infectious diseases, in a new location away from the existing hospital that was located within the town adjacent to the existing workhouse. Research for the *heritage appraisal* has noted that the design of the hospital conforms to (later) early 20th-century guidelines concerning the location of such complexes. This can be seen, for example, in the location of the site isolated away from the populous of Newton Abbot, the array of types of buildings erected (see below) and the position of these buildings within the overall site situated away from the boundaries.

6.2 The original isolation hospital contained four principal buildings, one of which was an iron building providing treatment of Scarlet Fever. This building has been demolished. The surviving buildings are all constructed in the same architectural style, which to an extent was continued when the hospital was enlarged in 1912.

6.3 The second ward building was Ivycroft that was originally used for the treatment of Typhoid. The interior has been completely refurbished leaving no trace of the original layout or any historic fixtures or fittings. Despite the later extensions, the exterior of the building is relatively well preserved. This includes two vent cowls on the roof, which emphasise the importance of air flows within the building.

6.4 Ivycroft was originally connected to The Willows via a covered link. This link has been demolished, but the lower parts of the walls survive, as does a corridor to the link within Ivycroft. The Willows was originally the administrative building for the hospital. Most of the original spaces remain intact although at the rear of the building some of the rooms have been altered. Internally a few period details remain, in particular the staircase and doors, but there is no indication of the function of individual rooms. These may have included offices, a boardroom (perhaps in the south wing), day accommodation for staff, and stores (e.g. for clean linen). Few rooms were heated.

6.5 The other original building is The Garage or Morgue. The mortuary may have been located in the southwest corner of the building. This building also contained steam disinfecting equipment associated with the laundry. There is no evidence for a boiler

and this may have been incorporated within the disinfecting equipment itself rather than being in a separate part of the building. This laundry was presumably located within in the larger western rooms. The building was provided with small stoves or grates and there is evidence for additional air vents within the roof space. There is no evidence for the provision of an ambulance or associated stabling for horses.

Later changes to the buildings

- 6.6** In 1912 it was proposed that additional parishes were brought into the remit of the Newton Abbot Hospitals, and the infirmary in the town was enlarged (Jones and Passmore 2013). By this date the isolation hospital had also expanded with the construction of a 14-bed building for the treatment of Diphtheria. This was the building currently known as The Day Care Unit. The building contained four wards and numerous toilets (which may, to reduce the passing on of infections, have been separately used by staff and patients), as well as other rooms that may have included offices and stores. Heating was provided by its own boiler.
- 6.7** The site remained in use as a hospital and then with the NHS until 2012. The most significant later changes were the demolition of the Scarlet Fever ward and the construction of Brunel Lodge. The Willows and the Day Care Centre remained relatively unchanged, but the interior of Ivycroft was completely remodelled. The Morgue was also altered, including the provision of two garages, subsequently reduced to one.

7. ARCHIVE AND OASIS ENTRY

- 7.1** The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. Its digital archive will be deposited with the archaeology data service.
- 7.2** An OASIS entry, including a copy of this report, has been completed under the unique identifier 247718.

8. ACKNOWLEDGEMENTS

- 8.1** This report was commissioned by Ogwell Developments Ltd, and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Andrew Passmore and Stella De-Villiers. The report and illustrations were prepared by Stella De-Villiers.

9. SOURCES CONSULTED

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Passmore, A., 2016, *Former Newton Abbot Isolation Hospital, Devon, (SX 85185 70229), Written scheme of investigation for historic building recording, Teignbridge*

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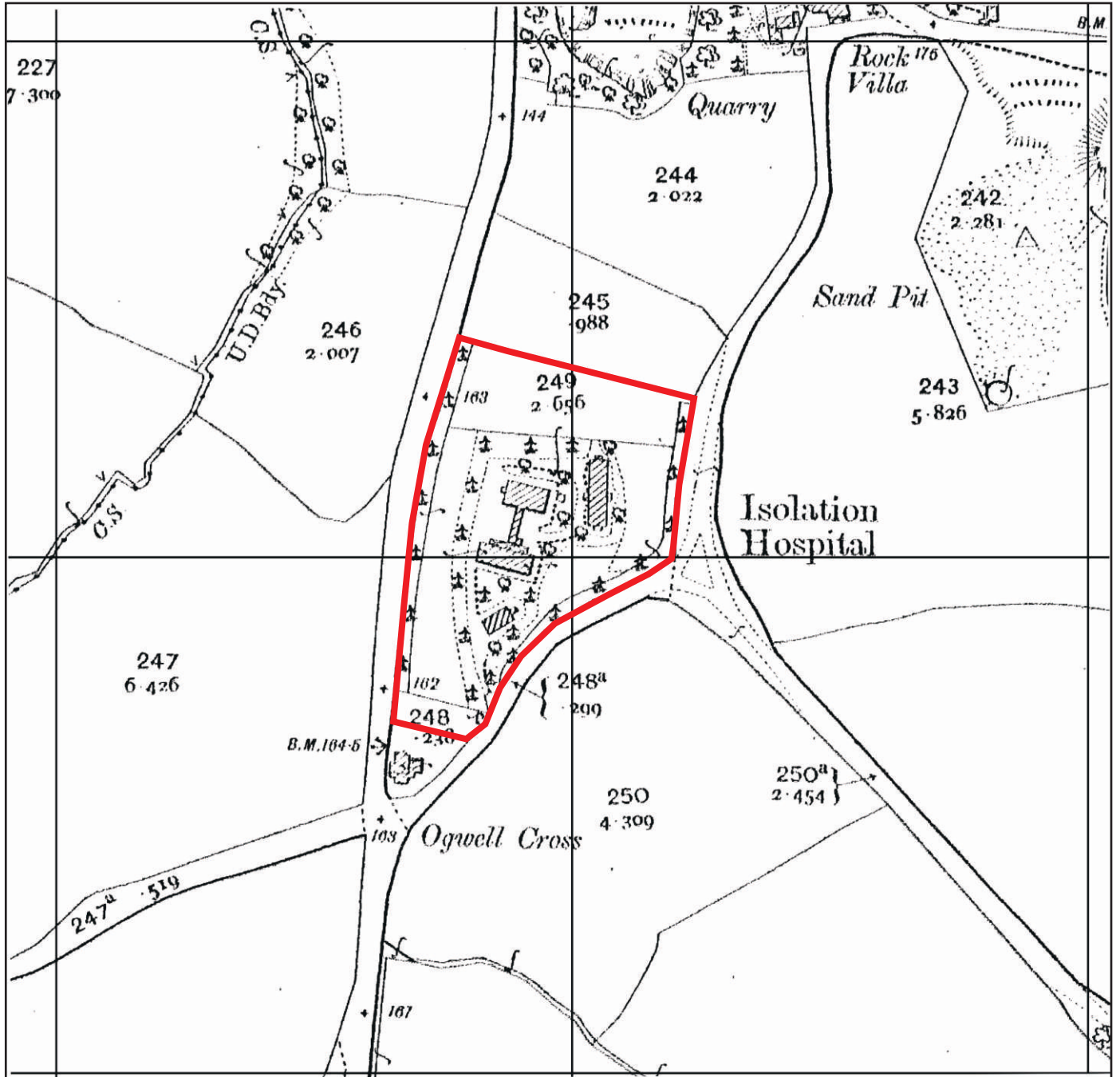
PROJECT

Former Newton Abbot Isolation Hospital, Devon

TITLE

Fig. 1: Site location





County: DEVONSHIRE, Date(s): 1905 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

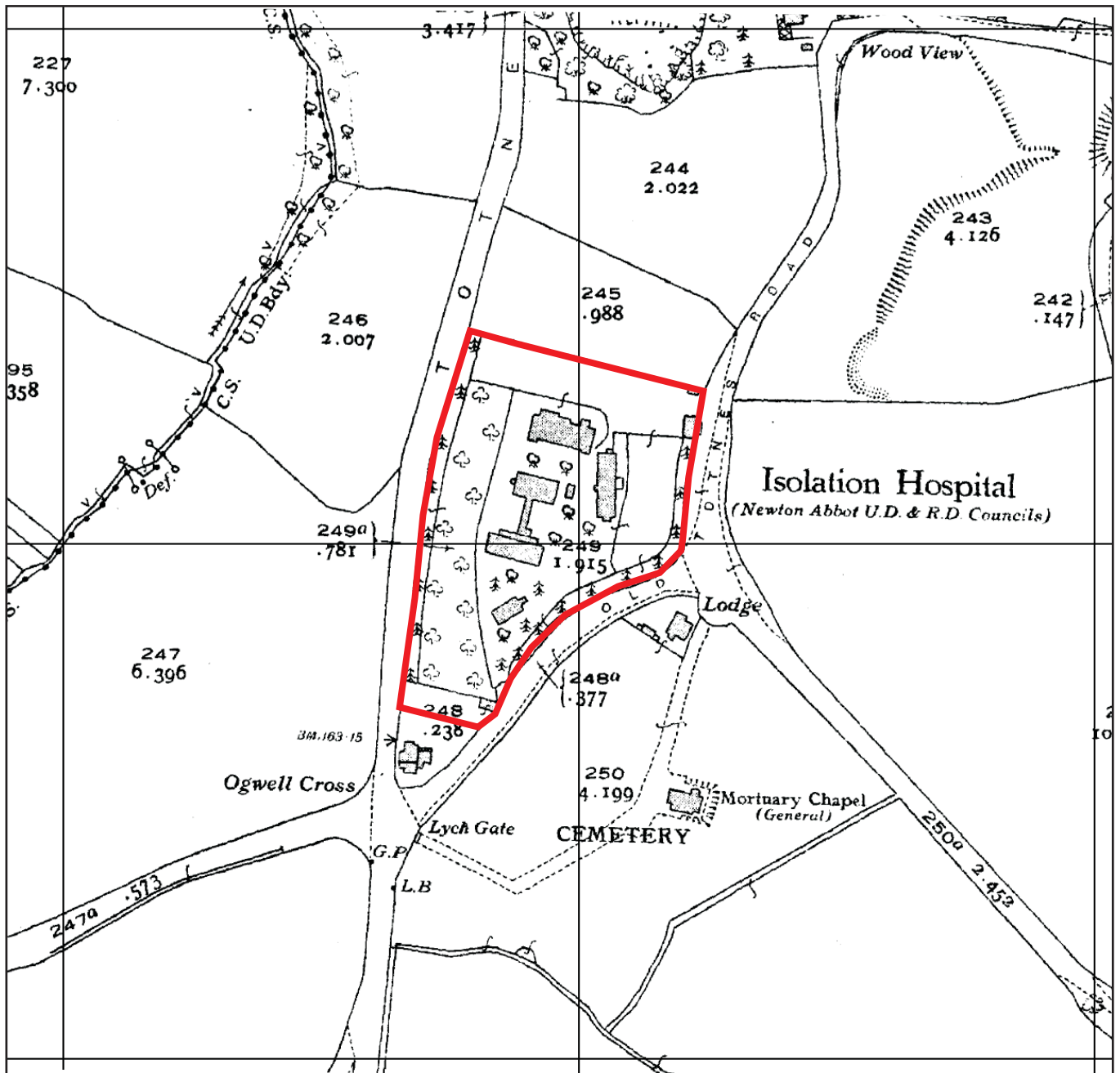
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Former Newton Abbot Isolation Hospital, Devon

TITLE

Fig. 2: Extract from the second edition 25-inch Ordnance Survey map, 1905





County: DEVONSHIRE, Date(s): 1934-1939 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

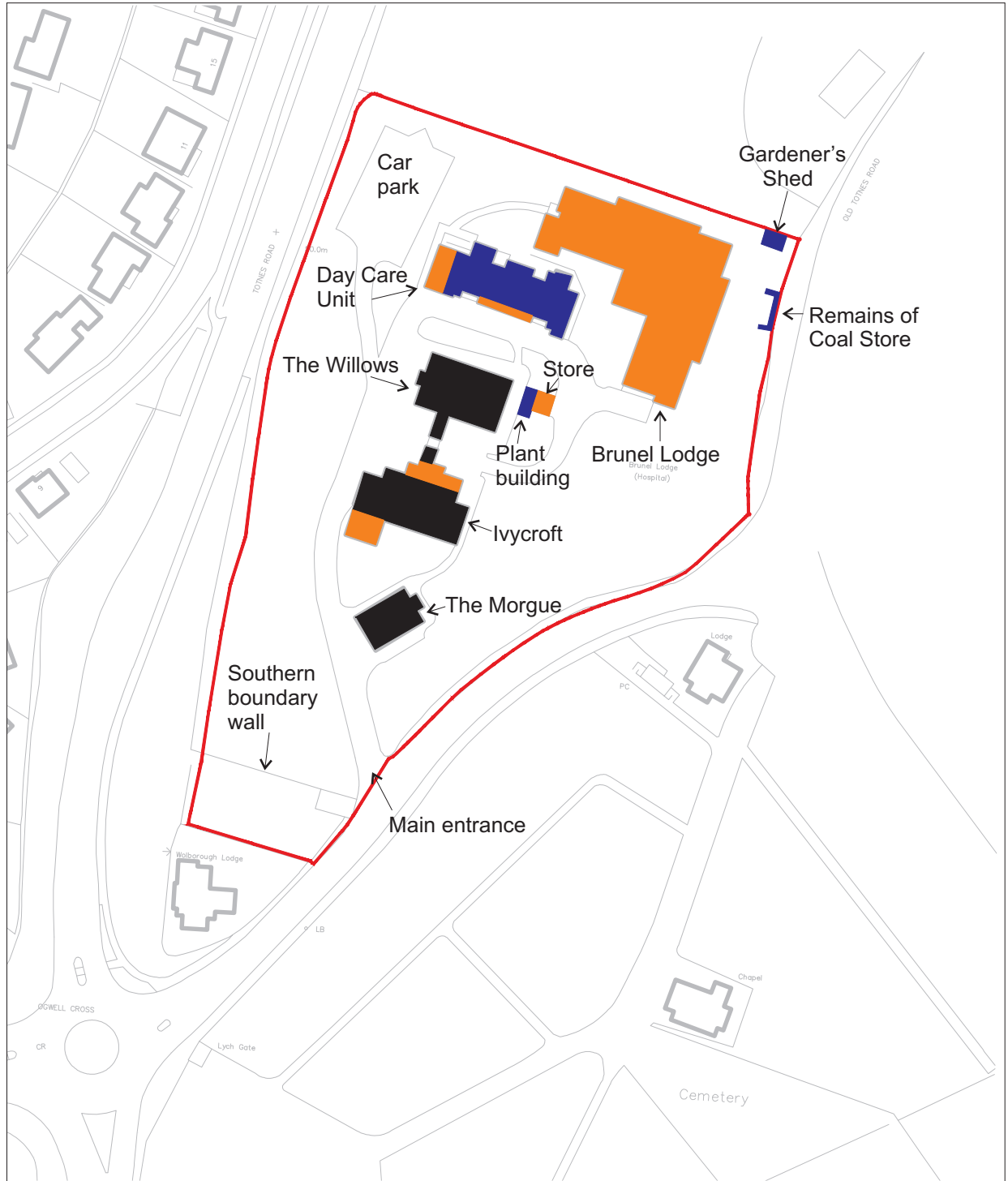
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Former Newton Abbot Isolation Hospital, Devon

TITLE

Fig. 3: Extract from the 25-inch
Ordnance Survey map, 1934-39





Key	
■	1902
■	Early 20th century (by 1932)
■	Late 20th century (by 1989)

PROJECT

Former Newton Abbot Isolation Hospital, Devon

TITLE

Fig. 4: Phased block plan



Plate 1: Main entrance, looking northwest (1m scale)



Plate 2: Southern boundary wall, looking southwest (1m scale)



Plate 3: Northern boundary wall, looking west-northwest (1m scale)



Plate 4: West and south elevations of The Morgue, with Ivycroft in the background, looking northeast (1m scale)



Plate 5: North elevation of The Morgue, looking south (1m scale)



Plate 6: North wall of the north garage in The Morgue, looking northwest (1m scale)



Plate 7: Blocked fireplace in north garage in The Morgue, looking southwest (1m scale)



Plate 8: Gas fitting in south garage in The Morgue, looking northwest



Plate 9: General view of morgue room, looking north (1m scale)



Plate 10: North elevation of Ivycroft, looking southeast (1m scale)



Plate 11: West elevation of Ivycroft, looking east (1m scale)



Plate 12: South and east elevations of Ivycroft, looking northwest (1m scale)



Plate 13: West elevation of The Willows, looking east (1m scale)



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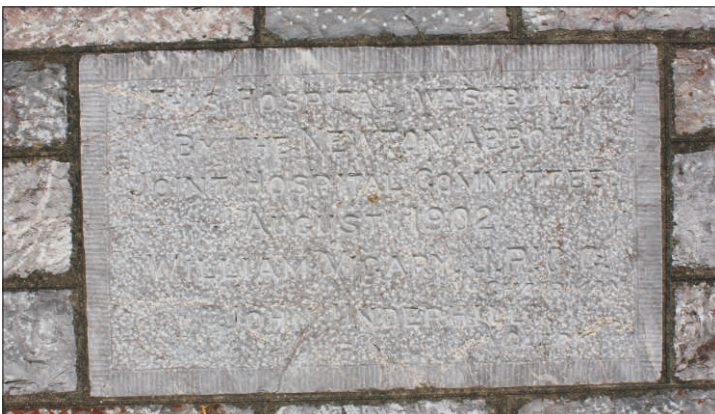


Plate 16: Engraved date stone on the south elevation of The Willows, looking north



Plate 17: East elevation of The Willows, looking west-northwest



Plate 18: General view of the stairs in The Willows, looking southeast



Plate 19: General view of timber-frame partition in The Willows, looking northeast



Plate 20: West elevation of the Day Care Unit, looking east (1m scale)



Plate 21: South elevation of the Day Care Unit, looking west-northwest (1m scale)



Plate 22: Veranda with decorative iron frame, looking northeast (1m scale)



Plate 23: North elevation of the Day Care Unit, looking southeast



Plate 24: East ward room in the Day Care Unit, looking north



Plate 25: East central ward in the Day Care Unit, looking west



Plate 26: Remains of the Coal Store, looking northeast (1m scale)



Plate 27: General view of the Gardener's Shed, looking north (1m scale)



Plate 28: General view of plant building, looking east-southeast (1m scale)

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