

# TIVERTON EXTRA CARE SCHEME, ALEXANDRA LODGE, TIVERTON, DEVON

NGR SS 96200 12561

Results of historic building recording

Mid Devon District Council planning reference 15/01822/MFUL,  
condition 12

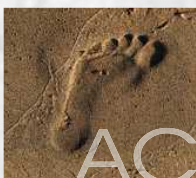
---

Prepared by:  
Andrew Passmore BSc MCIfA  
and Liz Govier

On behalf of:  
The Abbeyfield Society

Document No: ACD1436/2/0

Date: September 2016



AC archaeology

---

# TIVERTON EXTRA CARE SCHEME, ALEXANDRA LODGE, TIVERTON, DEVON

**NGR SS 96200 12561**

## **Results of historic building recording**

**Mid Devon District Council planning reference 15/01822/MFUL, condition  
12**

---

### **CONTENTS**

	Summary	
1.	Introduction	1
2.	Historical background	2
3.	Aims	3
4.	Methodology	3
5.	Description of the building	3
6.	Development of the property	8
7.	Archive and OASIS entry	10
8.	Comments	10
9.	Sources consulted	10

### **List of figures**

- Fig. 1: Location of site  
Fig. 2: The site in 1841 (Tidcombe and Pitt tithe maps)  
Fig. 3: The site in 1889 (Ordnance Survey 1:500 map surveyed 1888)  
Fig. 4: The site in 1905 (Ordnance Survey 1:2500 map revised 1903)  
Fig. 5: The site in 1933 (Ordnance Survey 1:2500 map of 1934)  
Fig. 6: Alexandra Lodge: ground-floor plan  
Fig. 7: Alexandra Lodge: first-floor plan  
Fig. 8: Alexandra Lodge: second-floor plan  
Fig. 9: Outbuilding, ground-floor and first-floor plans

### **List of plates**

- Plate 1: The lodge looking east showing its immediate context.  
Plate 2: The north elevation showing the unrendered mid 19th-century extension, looking southeast.  
Plate 3: The east elevation showing the first-floor masonry above late 20th-century extensions, looking west.  
Plate 4: The entrance hall showing the staircase, looking east. 1m scale.  
Plate 5: The doorway from the entrance hall to room 1, looking south. 1m scale.  
Plate 6: The fireplace and cupboard in room 1, looking east. 1m scale.  
Plate 7: General view of room 2 showing the windows, looking northwest. 1m scale.  
Plate 8: Room 3 showing the bay window, looking north. 1m scale.  
Plate 9: Room 4 showing rear of chimney stack and adjacent cupboard, looking west. 1m scale.  
Plate 10: Arched opening in corridor to WC1, looking east.  
Plate 11: Landing 9a showing blocked doorway in south wall, looking southwest. 1m scale.  
Plate 12: Corridor 3 showing steps and doorway architraves, looking north. 1m scale.  
Plate 13: General view of room 5 showing the windows, looking northwest. 1m scale.

- Plate 14: Room 6 showing walk-in window, looking north. 1m scale.
- Plate 15: Room 7 showing construction of partition with kitchen, looking north. 1m scale.
- Plate 16: Corridor 4 and stairs to second floor, looking east. 1m scale.
- Plate 17: Room 9 showing south window and blocked doorway to room 8, looking southeast. 1m scale.
- Plate 18: Room 8 showing blocked doorway to room 9, looking north. 1m scale.
- Plate 19: Room 10, general view showing purlins, looking east. 1m scale.
- Plate 20: Room 12, general view showing roof construction, looking south. 1m scale.
- Plate 21: The rear central roof viewed from a hatch in WC4, looking south.
- Plate 22: The north elevation of the outbuilding, also showing the gates into the property, looking southeast
- Plate 23: The south elevation of the outbuilding, looking northwest.
- Plate 24: A first-floor fireplace in the outbuilding, looking southeast.

## Summary

*An historic building record of the Grade II Listed Alexandra Lodge, Tiverton, Devon was prepared by AC archaeology in August 2015.*

*The building, along with a contemporary range of small outbuildings, was constructed in the late 18th century as a small rural dwelling set within large grounds. The principal rooms of the house remain largely unaltered, although a rear service wing has been demolished and some of the rear rooms in the main house have been subdivided. In the mid 19th-century the building was extended, and alterations also made to several of the original rooms. Many of the external and internal architectural features from these periods survive. A phase of alterations probably dating to the late 19th-century has also been identified. In the 1960s a care facility was attached to the existing house, which involved the demolition of the service wing. This was replaced in 1996 by a new day care centre, and further internal alterations to the rear of the former house were also undertaken at this time, which included further subdivision of rooms and rebuilding of some walls.*

### 1 INTRODUCTION (Fig. 1)

- 1.1** This document presents the results of an historic building survey of Alexandra Lodge, Old Road, Tiverton, Devon (SS 96200 12561; Fig. 1) carried out by AC archaeology on 16 August 2016. The recording was commissioned by the Abbeyfield Society, and was required under condition 12 of planning permission granted by Mid Devon District Council (reference 15/01822/MFUL) for "erection of 45 extracare apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions."
- 1.2** The property is situated to the south of the historic core of Tiverton in an area of 19th- and 20th-century urban expansion. The late 18th-century lodge is located within grounds that represent a reduced landholding from that recorded in the 19th century, and includes an attached late 20th-century day-care centre. The site lies at around 70m aOD on a steep north-facing slope above the River Lowman. The grounds of the Lodge are however relatively flat having been landscaped for gardens. Elements however rise up to the south. The underlying solid geology comprises Permian sandstone of the Tidcombe Sandstone Formation.
- 1.3** Alexandra Lodge is a Grade II Listed Building of Special Architectural or Historic Interest (National Heritage List no. 1384866). The Listing description, prepared in 1972 and amended in 2000, is as follows:

Alexandra Lodge (Formerly Listed as: OLD ROAD The Lodge)

Also known as: Tiverton Day Centre OLD ROAD Tiverton.

House. Late C18. Stucco over mass walling, probably rubble; hipped slate roof behind parapet and rendered stacks. Double-depth plan with central stair hall.

EXTERIOR: 2 storeys. Symmetrical 3-window front with canted bay windows flanking entry, and moulded cornice beneath parapet. Bay windows have 4/4:6/6:4/4 sashes; 6/6-pane sash above C20 glazed and pedimented porch, which has retained original panelled front door inside, set in panelled reveals. Left-hand 2-window front with 6/6-pane sashes and canted bay window. Right-hand return has similar sashes, including C20 ones set in hipped half-dormers with slate cheeks; canted oriel with sashes flanking small-paned 2-light casement. Mid C20 extension to rear.

INTERIOR: not inspected but noted as having retained original joinery with panelled doors and stick-balusters with ramped balustrade to newel.

- 1.4 The development will involve the demolition of the 20th-century day-care facility along with a detached outbuilding, and their replacement with a new, larger 45 apartment extracare facility. Car parking will be provided to the front (west) of the lodge, and the whole of the property relandscaped.

## 2. HISTORIC BACKGROUND (Figs 2-5)

- 2.1 The property has been the subject of a previous historic building evaluation and landscape settings assessment (Passmore 2015), from which the following development of the building is taken.
- 2.2 The origin of Alexandra Lodge was as a rural house located adjacent to the old road from Tiverton to Cullompton. The Devon County Historic Environment Record (MDV24659) notes that in the late 18th century the property was the home of the Blundell family. It was named as Zephyr Lodge on the 1841 Tidcombe tithe map (Fig. 2), and was owned at this time by John Shuckburgh How and occupied by James Barnett. It comprised a "house, offices, yards, gardens & shrubbery about the house and around the lawn" (plot 2907). The latter (Plot 2908), described as "the lawn exclusively" was located to the south and west of the house, between the building and the road. Two plots to the east of the house were in the same ownership and described as meadows (Pitt tithe map plots 2906 and 2905). The lodge was depicted as being L-shaped, and the grounds included a detached structure to the east and a row of buildings beside a lane to the northeast.
- 2.3 By 1889, the Ordnance Survey 1:500 town plan map (Fig. 3) shows that an extension had been added to the northeast corner of the house, essentially creating a rectangular building that also incorporated a small southeast wing linked to the outbuildings to the east. The property was then called 'The Lodge', and its grounds had dramatically reduced in size, comprising the house and outbuildings and smaller gardens to the south and west. The gardens south of the service buildings were depicted as being divided into six plots by paths, with a number of trees planted adjacent to the paths. To the west of the house the gardens appear to be depicted as lawns, with a path winding its way through the garden. The southern half of the garden was raised and incorporated a raised mound and a rectangular feature that probably represents a (?former) tennis court.
- 2.4 Lodge Road and The Avenue had been constructed through the eastern and southern parts of the former estate, and land either side of these roads was being developed for housing. This process continued throughout the 20th century (as depicted on the Ordnance Survey maps of 1905 and 1934; Figs 4 and 5).
- 2.5 The 25-inch Ordnance Survey map of 1905 depicts only the path and the western part of the garden along with a number of trees. The 1934 revision also shows this path along with stylistic trees, but records that the grounds had been extended to the west and included a small wood.
- 2.6 A commemorative plaque within the porch indicates that the name was changed to Alexandra Lodge in 1949 in recognition of a gift of £8,000 by Sir John Amory in memory of his mother. The present building incorporates a modern extension housing day-care facilities. This is likely to have been completed in 1996, as recorded on another plaque commemorating the opening of a community support centre, and replaced earlier facilities constructed in the 1960s. Subdivision of the garden to the west occurred from the 1970s onwards, first with the

construction of a 'social centre' within the grounds of Alexandra Lodge, and later with its replacement with The Glades residential development that also occupied land to the south.

### 3. AIMS

- 3.1 The scheme will involve the removal of the historic outbuilding, as well as internal and external works to the historic house that may remove historic fixtures and fittings. The aim of the investigation was therefore to record the historic buildings prior to any loss of historic fabric or fixtures and fittings.

### 4. METHODOLOGY

- 4.1 The recording was carried out in accordance with an approved written scheme of investigation (Passmore 2016), and the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014). The record of the historic buildings was made prior to works commencing, and was carried out to a level 3 standard as set out in Historic England's 2016 document *Understanding Historic Buildings: a guide to good recording practice*. It drew upon and enhanced the existing historic building evaluation. The modern day care centre was not recorded.

- 4.2 The recording comprised:

- An updated written description of the buildings, including a detailed description of historic fixtures and fittings;
- Annotated as existing architect's floor plans showing the survival of historic fixtures and fittings and breaks in build, and phased to show the historic development of the buildings; and
- A photographic record of both buildings. This included general views of the structures, both externally and internally, as well as details of architectural features and fixtures and fittings. The record was made using a colour high-quality digital camera. A photographic scale was used where appropriate, and details of photographs taken were made on *pro forma* record sheets and the floor plans.

### 5 DESCRIPTION OF THE BUILDING (Figs 6-9; Plates 1-24)

#### Introduction

- 5.1 Alexandra Lodge is a two-storey house with further accommodation provided in the roofspace (Plates 1-3). The house connects to the late 20th-century day-care centre at its southeast corner. There is no visible evidence here for the wing depicted on historic maps and this wing was almost certainly removed and replaced when the 1960s care building was constructed. There is architectural evidence for the extension of the house in the mid 19th-century, as recorded on the historic maps. This evidence includes different styles of cornices and skirting boards, and the internal use of square-headed openings with fielded panels, rather than arched openings. The house is constructed of local rubble sandstone and mudstones, with the original north, west and south elevations (fronting the formal gardens) finished with stucco. The east elevation, along with the 19th-century extension, are unrendered, with exposed stone masonry. The rear of a chimney stack in the east elevation is faced with brick, a material that has also been used (in all historic phases of work) for most of the heads and jambs of the openings.

### **The ground floor (Fig. 6)**

- 5.2** The building is entered from an *entrance lobby* via a central door in the west elevation. This lobby is a mid 19th-century addition to the building. It retains its lath and plaster ceiling and a high-level picture rail, but the windows have been replaced with late 19th- or early 20th-century locking side-opening casements. The lobby has a replacement red tile floor.
- 5.3** The *entrance hall* gives access to two rooms at the front of the house, and through a doorway to an L-shaped rear corridor that serves the rear rooms (Plates 4-5). It also contains the staircase to the first floor. The room is currently carpeted but retains its tall, moulded skirting boards. The openings have four-panelled doors, with some panels removed and replaced with safety glass, all set within wide moulded architraves. Other fittings include a deep, plain but slightly curved cornice and a moulded picture rail. The staircase has stick balusters and a ramped handrail without any formal newel posts. Further support is provided by attached late 20th-century modern rectangular balusters to the lower flight, and original slender turned balusters at the half-landing level. The stairs are finished with almost plain wavy brackets and the underside space is enclosed by panelling. This incorporates a cupboard door that has been painted shut.
- 5.4** *Room 1* is located in the southwest corner of the house. It is lit by a walk-in bay window in the west elevation fitted with 8- and 12-pane sashes and there are double doors in the south elevation; the latter are in an original doorway opening but have been replaced, probably during the early 20th century. There is a fireplace in the east elevation; this has been rebuilt during the early 20th century using bricks (Plate 6). To the south of the fireplace is a small cupboard with two single panelled doors. Fittings in the room comprise tall skirting boards, a picture rail and a deep cavetto cornice. The ceiling is stepped, and lower at the north end reflecting the position of the first-floor stairs to the loft.
- 5.5** *Room 2* is located in the northwest corner of the house. It is lit by a central walk-in window fitted with 16- and 8-pane sashes in the west elevation and two 12-pane sash windows within near full height reveals in the north elevation (Plate 7). All reveals are panelled and the walk-in window is fitted with a low seat. There was formerly a fireplace in the east elevation that has been fully blocked; evidence for the fireplace consists of a brass vent. Other fittings are a cornice and skirting boards that are lower than in room 1.
- 5.6** The *rear corridor* is L-shaped and gives access to rooms 3 and 4, a kitchen and a WC. *Room 3* is located in the northeast corner of the house, and represents the mid 19th-century addition depicted on the 1889 Ordnance Survey map. During the later 20th-century the room has been subdivided to create a lobby and a WC (*WC2*). Despite the subdivision the full extent of the room retains its original tall, skirting boards and cornice; the picture rail is a modern addition, as is the cornice on the partition wall to of the toilet. It is entered by a 6-panel door set within a square-headed panelled opening in the south wall, and in the north elevation is a wide bay window with central French doors (Plate 8). This opening retains its original panelled shutters to the reveals, but the doors and windows themselves have been replaced, and if originally present (which seems likely given the depth of the cornice crossing the opening) any panelling to the top of the window has been removed. The window to the WC is a 20th-century insertion. Within the WC there is an arched recess with a beaded moulding. This has been created within a void between the originally external projecting chimney stack and the north wall of the mid 19th-century extension. There is no currently no fireplace within the room. However, externally there is a brick back a stack integral to the east elevation, and within the room a length of skirting board has been laid over the former hearth opening.
- 5.7** *Room 4* is located in the southeast corner of the house. It is entered via a four-panel door with one panel having been replaced with safety glass, and is lit by a 16-pane sash window in the

south elevation. There is currently no clear evidence for a fireplace. There are projecting stacks in the east and west elevations but no evidence for blocked openings. Three cupboards with panelled doors are set into west wall, south of the chimney stack (Plate 9); a modern high-level cupboard has been added to the recesses north of the stack in the east wall. Other fixtures comprise a low skirting board, which survives throughout much of the room, and a cornice. Two partially exposed beams support the ceiling and in the north wall two partially chamfered piers are set into the wall below these timbers; there are no corresponding piers on the south wall.

- 5.8** The spaces between rooms 3 and 4 have been extensively reordered. The present *WC1* was originally a passage and retains its primary skirting board. All other fixtures and finishes date to the later 20th century. It is lit by a small high-level window that has been set within an earlier doorway opening. The internal doorway is set beyond an original arch and has a glazed light above (Plate 10); the four-panel door has been reused with one panel converted to safety glass. The kitchen and southeast part of the corridor appear to have originally formed part of an original larger rear, service room, with the present corridor created through the south part of the space. The west partition wall of the kitchen is original and retains its skirting board, along with a six-panel door into the kitchen. The skirting board also survives on the west side of the adjacent corridor. In the kitchen the window is a 20th-century replacement, and a suspended ceiling has been added below the original ceiling.

#### **The first floor (Fig. 7)**

- 5.9** The first floor is entered from a half-landing; the stairs continue up to an open landing (*Room 9a*) over the front of the entrance hall. The balustrade to the stairs forms the south side of this space. It is lit by a tall 12-pane sash window set within a panelled reveal. The area has a moulded skirting board, picture rail, and a curved cornice. The skirting board on the north wall is a replacement and lower than the earlier fitting, whilst on the south wall there is evidence of a blocked doorway with an added section of skirting board (Plate 11).
- 5.10** From the half landing *corridor 3* extends north-south through the centre of the house, and opens out into *corridor 4* at the rear of the property. Within the corridor steps lead up to the rooms on the north side of the house, which reflects the higher ceiling level of the rooms on the floor below (Plate 12). The corridor retains its skirting boards, and is lit at its south end by a small modern skylight.
- 5.11** At the northwest end of the building is *room 5*, which is entered by two steps up from the corridor. As with room 2 directly below, it is lit by a walk-in bay window with 12- and 8-pane sashes in the west elevation and two tall, 12-pane sash windows in near full-height reveals in the north elevation (Plate 13). A fireplace in the east elevation has been blocked and skirting board added over the former opening. Fittings in the room comprise skirting boards, a picture rail and a shallow moulded cornice. In the south wall is a blocked doorway, with a section of inserted skirting board. Adjacent to this opening, a section of the skirting board has also been replaced.
- 5.12** *Room 6* is located in the northeast corner of house and forms part of the mid 19th-century extension. As with room 3 directly below the space has been subdivided to create a corridor and WC. Despite the alteration the spaces retain a tall skirting board, and in the main room a picture rail. The original room was lit by a walk-in window fitted with a 16-pane sash (Plate 14), whilst a small, high-level window has been added to light the WC. A fireplace in the east wall has been infilled and a length of skirting board fitted over the former opening. In the corridor there are two steps up to a blocked opening in the partition wall with room 5. The skirting board on the south side of this opening has been altered, and the opening appears to have been partially infilled.



- 5.13** To the south of room 6 is a series of three small rooms set towards the rear of the house. The *kitchen* is an original narrow room lit by a tall and wide (for the space) 16-pane sash window set within a splayed opening. Fittings comprise a low skirting board and a 'dado' rail; the door is a modern UPVC 6-panel fire door replicating a historic fitting. *Room 7* has been partially stripped allowing elements of the building's construction to be identified. The partition with the kitchen is a timber frame with brick infill (Plate 15); a low skirting board partially survives on this wall, as well as on the other walls. The frame includes tall beams displaying mortices of the joists and the floorboards of the kitchen. The narrow wooden floorboards of room 7 are also exposed. The doorway is fitted with 20th-century wooden door, and the room is lit by a small high-level six-pane fixed window. To the south is WC3. The present door is a modern opening from corridor 4; an opening in the west wall has been blocked, but retains its moulded frame internally and a 6-panel door. The window in the east wall is a 20th-century insertion. The room contains no other historic fixtures and fittings. The ceilings of both room 7 and WC3 are stepped and lower towards the east reflecting the position of inserted WC4 on the second floor.
- 5.14** The south end of corridor 3 terminates in a small lobby in the centre of *corridor 4* that runs east-west through the house. The western half of the corridor gives access to room 9 through a six-panel door set in a moulded architrave as well as a staircase to the second floor. It is lit by an 8-pane sash window that has been set within the bay window of room 9; the partition wall between the rooms terminates within the window opening. The partition wall has a plainer skirting board than the corridor. The staircase has slender stick balusters, ramped handrail and turned newel posts, and below this is a narrow cupboard fitted with a modern door (Plate 16). The eastern half of the corridor gives access to room 8 and to the later 20th-century extension beyond. All fittings here date to the later 20th century.
- 5.15** *Room 9* is situated at the southwest corner of the house, and is lit by a 12-pane sash window in the south elevation set within a walk-in recess with panelled reveals containing panelled shutters (Plate 17). Originally, like room 5, the room was also lit by a bay window in the west elevation. This has been blocked internally with the window now providing light to an internal secondary window to corridor 4. At the south end of the east wall is a blocked doorway into room 8, which has panelled reveals. Adjacent to the opening is a mid-level vent indicating the position of a blocked fireplace. Other fixtures and fittings comprise the skirting boards and cornice.
- 5.16** *Room 8* is located in the southeast corner of the house, and has been heavily modified. It was originally slightly wider, extending into what is now corridor 4; the line of the north wall is marked by a beam in the ceiling of the corridor. Additionally, the cornice is truncated by the present north wall, but the section on the west wall continues into the adjacent cupboard and returns slightly to the north. The room is currently entered via a door in the 20th-century north wall; the blocked door into room 9 has been noted above (Plate 18). The south wall is very narrow and appears to have been rebuilt, with the full width of the original wall marked by an adjacent beam; there is a second beam in the central of the room. The room is lit by a walk-in bay window in the south elevation containing a central pair of 8-pane sash windows, and flanked by 8-pane sash windows. The original ceiling is exposed behind a plasterboard covering. Other fittings comprise skirting boards, which are 20th-century replacements, and a picture rail.

**The second floor (Fig. 8)**

- 5.17** The staircase from corridor 4 leads to second-floor accommodation within part of the roofspace of the original building. There is a corridor, three main rooms (rooms 10-12) and an inserted toilet (WC4). The stairs lead to a small lobby giving access to room 11, and the corridor, with further short flight of stairs leading up to room 12 and a small open store over the main stairs.

The only historic fittings in the corridor are the skirting boards, although the plaster to the walls and pitched ceiling is also likely to be original.

- 5.18** *Room 10* (Plate 19) is situated in the southeast corner of the house and lit by two modern sash windows set within dormers. The door from the corridor is 20th-century and set within a larger double-door width opening. The room has been heavily modernised, but retains its original skirting boards and a simple cornice on the north wall.
- 5.19** *Room 11* is set within the southwest corner of the house and lit by an 8-pane sash window set within a dormer in the south elevation. The door from the corridor is a 20th-century replacement but the moulded frame survives. In the east wall a chimney stack projects into the room, and to the north of this is a pair of cupboards with 2-panel doors; there is no evidence in this room for a fireplace within this stack. The room retains its original floorboards and original skirting boards.
- 5.20** *Room 12* is located in the northwest corner of the house entered via semi-circular headed opening; the door is a 20th-century replacement (Plate 20). There is a dormer in the east wall incorporated into a chimney stack with small 20th-century windows set into its north and south sides. To the north is a small cupboard giving access to the roofspace. The room retains its original wooden floorboards and skirting boards.
- 5.21** *WC4* is located at the east end of the corridor. All of the fittings including its original floorboards date to various parts of the 20th century. These include the ceiling and cornice, a four-panel door, and a 9-pane sash window with some frosted glass panes.

#### **Other fixtures and fittings**

- 5.22** The description above has focussed on the historic layout and evidence for later alterations, as well as the presence and location of historic fixtures and fittings. Later (mainly late 20th-century) fixtures have not been discussed, but are included in the site photographic record. The majority of the changes date to after the 1960s and include general upgrading of services and alterations to meet health and safety requirements; for the latter a large number of fire doors, signs and alarms were noted. Other fittings include service pipes and radiators (both in recent use and redundant), new floors including replacement floorboards and new carpets (obscuring any earlier floors), sanity and kitchen fittings, and IT infrastructure such as a data cable ducts.

#### **The roof structure**

- 5.23** The original roof structure comprised three elements – a roof over the west range, with two east-west roofs over the rear of the building to the east. On the north and west sides of the house these are partially hidden by a tall parapet wall. A fourth roofline was added when the building was extended in the 19th-century, and further changes were made in the 20th-century when *WC4* was constructed in the second floor. The west roof comprises chamfered principal rafter trusses with staggered, chamfered purlins that appear to be attached using mortice and tenon joints fixed with pegs (Plate 20). Due to the primary secondary-floor accommodation there are no collars or tie beams. The apex is not visible. The ceiling is mainly boarded out but on the east pitch a series of closely set secondary rafters, presumably attached to the backs of the purlins, are exposed. These are backed by modern felt.
- 5.24** The south roof is almost entirely obscured by plaster ceilings. However, two possible trusses are visible as cracks in the plaster of room 11, and in room 10 there is a pair of high-level purlins just below the apex (Plate 19). These are very deep, and may be of later 20th-century date. It seems likely that the south pitch within this room was rebuilt when alterations were made to this part of the building (see 5.16 and 5.18 above). Again, due to the provision of

accommodation there are no collars or tie beams within this roof. The roof to the north is not accessible, but is partially visible through a small hatch in the west wall of WC4. A single tie-beam truss is visible with a supporting vertical strut and trenched purlins supporting closely-set secondary rafters, again backed by felt (Plate 21). Beyond a timber-framed lath and plaster lightwell for a skylight above corridor 3 is visible, as is the timber-framed lath and plaster east wall of room 12.

- 5.25** The 19th-century roof over the northeast room abuts the earlier roof and has a single central king post truss with additional vertical struts, with trenched purlins supporting closely-spaced secondary rafters.

### **The service building**

- 5.26** To the northeast of the house, set back from the line of its historic rear elevation, is a two-storey service building (Plates 22-23). This is aligned onto and abuts Lodge Road. The exterior walls are largely covered with plaster, but some cob is visible and brick was utilised in the gables. The building is two storied with a higher first floor in the western half; a brick partition wall divides these two levels. On the Lodge Road elevation there are four ground-floor windows of varying sizes, three dormer windows in the west end of the building and a first-floor loading door towards the east end. In the east elevation there is a modern garage, which is set within a larger, partially infilled opening. In the south elevation there are two doors and a window within the eastern part of the building; one door has a glazed light above whilst the other contains a panel above perhaps covering a former light. In the west end of the building there are three doors and a window. In the west elevation is a first-floor window. With the exception of the eastern door, all of the doors and windows are mid-late 20th-century replacements.

- 5.27** Parts of the building have been derelict for some time, and the condition of the interior had deteriorated to an extent that minimal recording could take place due to concerns over the safety of the structure. On the ground floor the eastern half of the building was last used as a store and garage; here no historic fixtures and fittings are present. The western half of the building was used as a cottage, although the ground-floor layout is earlier reflecting subdivision into several dwellings. Here some tongue-and-grooved panelling and skirting boards survive, although the flights of stairs to the first floor in both the cottage and garage are modern.

- 5.28** On the first floor of the cottage, 19th-century cast-iron fireplaces survive set within wooden surrounds (Plate 24), along with some panelling, skirting boards, as well as cupboards with plain panelled doors in the west elevation and over the stairs. The roof structure is obscured by the original plaster finish. However, this has been laid above two rows of purlins that are exposed on the first floor. These are also visible externally (with curved ends) where a diagonally-set ridge purlin is also exposed. Two brick chimney stacks rise high above the roof. The western stack has two flues each topped with a single pot, and served the western rooms of the cottage, whilst the eastern stack is topped with four pots and served two rooms on each floors.

## **6. DEVELOPMENT OF THE PROPERTY**

### **The original house**

- 6.1** Alexandra Lodge is a late 18th-century residence, of fairly small proportions with two storeys and further accommodation for servants in the roofspace. The ground floor contained three principal rooms along with an additional smaller room (represented by the current kitchen and rear corridor), as well as service rooms that have since been demolished. It seems likely that the kitchen was in one of these lost rooms with the projecting masonry in room 4 representing

the back of a large kitchen fireplace. Logically, room 4 itself would be the dining room. The adjacent small room could have been a service room such as a pantry or more formal, perhaps a study. The two principal reception rooms (perhaps a drawing room and library or music room) were at the front of the house.

- 6.2** The first floor layout has been extensively altered, but the original layout can be determined with some confidence. There were two bedrooms at the front of the house (rooms 5 and 9), separated by a landing at the top of the staircase. There was formerly access from this landing into the adjacent rooms, perhaps for use by servants. The arrangement of the second floor stairs in corridor 4 and adjacent room 9 is confusing, and has not been fully resolved. The present partition wall is a later insertion and the stairs appear to be a later replacement. Since there is no evidence for an original doorway (into 9) at the centre of corridor 4 it seems likely that room 9 originally extended northwards to the line of the central openings in the corridor and that of room 8 discussed below. This would allow for stairs to the second floor in a similar location to present, although how this worked in relation to the presumed partition wall with room 4 and the upper flight of stairs in the second floor is not entirely clear. Room 8 was another bedroom, and was originally larger than the present space extending into the adjacent corridor. To the north was a corridor, narrower than the present one, and beyond it seems likely that the kitchen, room 7 and WC3 all originally former part of a single room. Although there is a now a change in height within this area (between the kitchen and room 7, the consistent architraves to the doors of these rooms (which is different to the original rooms) indicates that these are associated with subsequent subdivision.
- 6.3** Limited accommodation was provided on the second floor, with three rooms that could have been used as bedrooms (e.g. for servants or children) or as storage. There is no evidence that any of these was heated.
- 6.4** The house was fairly well appointed in terms of its finish, and a number of original fixtures and fittings survive including the staircase, several doors, their architraves, skirting boards and cornices, and panelled recess to the windows including panelled shutters; these are all standard fittings for the period. There is some evidence of hierarchy in these fittings, although there is a general consistency within the rooms on the ground and first floors; this in part may reflect the survival of the principal reception rooms within the present building, and these as whole spaces in the recent past.
- 6.5** Although a fairly small house, the building originally stood in large grounds situated above the River Lowman, which included a service yard with outbuildings, gardens, and meadows beyond. The position of the house in the landholding may have been designed to seen from the adjacent road, particularly when viewed from the west when arriving in Tiverton from Cullompton. Additionally, or alternatively, its position on the lower slopes of the landholding may have been deliberate to afford views looking west and southwest over the then largely undeveloped floodplain of the River Lowman towards the River Exe. The surviving outbuilding had a dual function as stables (and perhaps a coach house) with hayloft above, and accommodation for staff, most probably a stablehand/groom and coachman, rather than household servants.

#### **The mid 19th-century extension**

- 6.6** In the mid 19th century (between 1841 and 1888) the house was extended with single new rooms added at the northeast corner on the ground and first floors. Historic maps indicate that no other changes to the overall plan of the house took place. The survey has identified several internal alterations probably dating to this period. The most significant was the subdivision of a first floor rear room to create two rooms – the present kitchen and room 7/WC2; this took place alongside the opening up of the adjacent north wall of the house to create an opening into

room 6. The blocking of the doorways from room 9a may also date to this period. Most of the associated architectural fittings from this period survive.

### **Late 19th-century alterations**

- 6.7 The survey has identified a phase of alterations to the first floor post-dating the mid 19th-century extension, but carried before the extensive later 20th-century works; the fixtures of this work broadly date it to the late 19th century. At the front of the house room 9 was narrowed and the present north wall added. The present staircase arrangement to the second floor probably dates to this period. At the rear of the house the present spaces of room 7 and WC3 were created from a larger room, with a new door into WC3 added from corridor 3 to the west.

### **Post 1960s alteration**

- 6.8 Extensive alterations to the house have taken place since the conversion from a house to a care home. Initially the rear service rooms were removed and replaced with a new care facility, which itself was subsequently demolished and replaced in the 1990s. Most recently the house along with the extension to the east have been used as offices and meeting rooms reusing the principal spaces within the house. Several broad themes associated with this have impacted on the historic house; the removal of fireplaces and blocking of hearths, the creation of kitchens, and the creation of WCs. The latter, along with the realignment of corridors linking to the east extension have necessitated the subdivision of rooms, and changes in room size. This has occurred in rooms 3 and 6 for example, and most notably in the southeast corner where new or realigned corridors have been created and room 8 was narrowed.

## **7. ARCHIVE AND OASIS ENTRY**

- 7.1 The digital archive has been compiled in accordance with the Archaeology Data Service (ADS) standards and guidelines, and will be deposited with the ADS within one month of the acceptance of this report.
- 7.2 Details of the project have been submitted to the OASIS (Online Access to the Index of Archaeological Investigations) under the unique identifier 261732. The entry includes digital copies of the report and the 2015 historic building evaluation.

## **8. ACKNOWLEDGEMENTS**

- 8.1 The recording was commissioned by the Abbeyfield Society and managed for them by Sam Tabiner and for AC archaeology by Andrew Passmore. Access to the building was facilitated through the Tiverton Almshouse Trust. The fieldwork was carried out by Liz Govier and Kay Hamilton, the report prepared by Andrew Passmore with the graphics prepared by Sarnia Blackmore and Leon Cauchois.

## **9. SOURCES CONSULTED**

### ***Devon Heritage Centre***

Tidcombe tithe map 1841 and apportionment 1841

Pitt tithe map 1842 and apportionment 1841

Ordnance Survey maps

1:500 town plan Devonshire Tiverton Sheet XLV.7.10, surveyed 1888, published 1889

1:2500 map sheet Devonshire 45.7, surveyed 1886-7, revised 1903, published 1905.

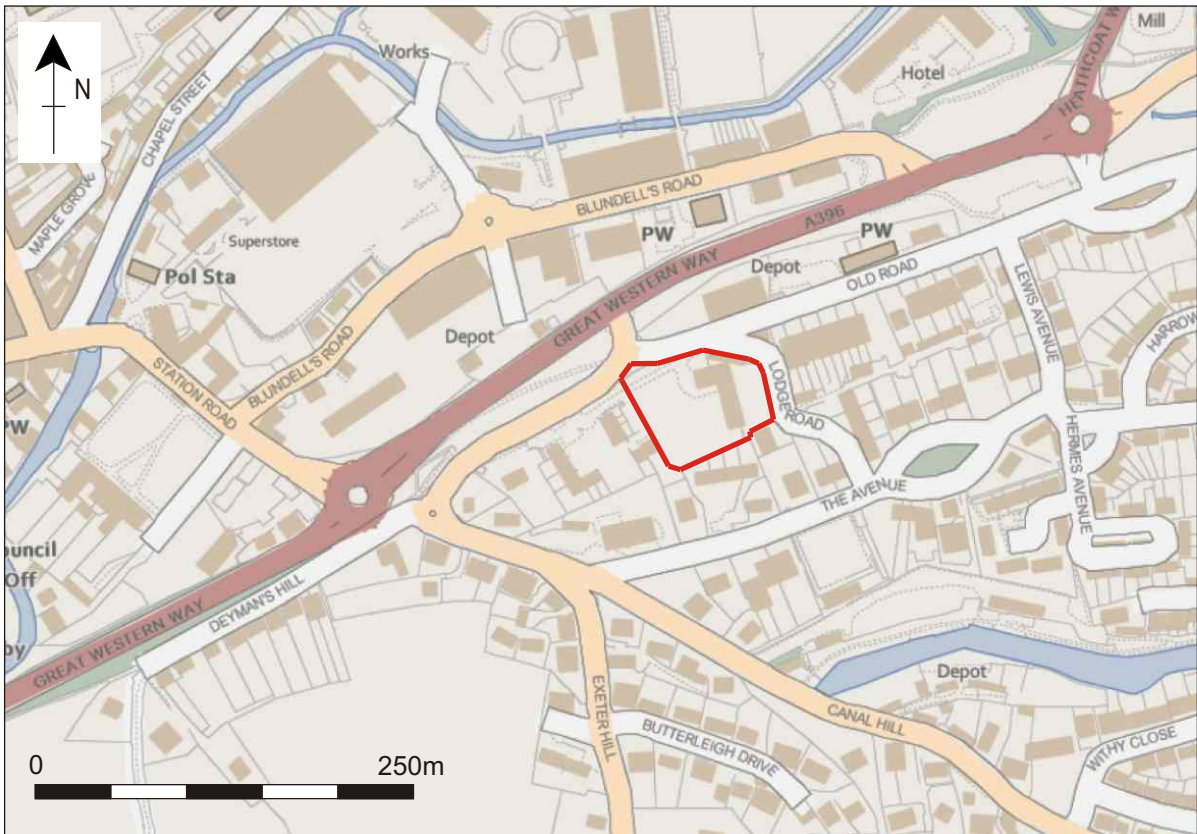
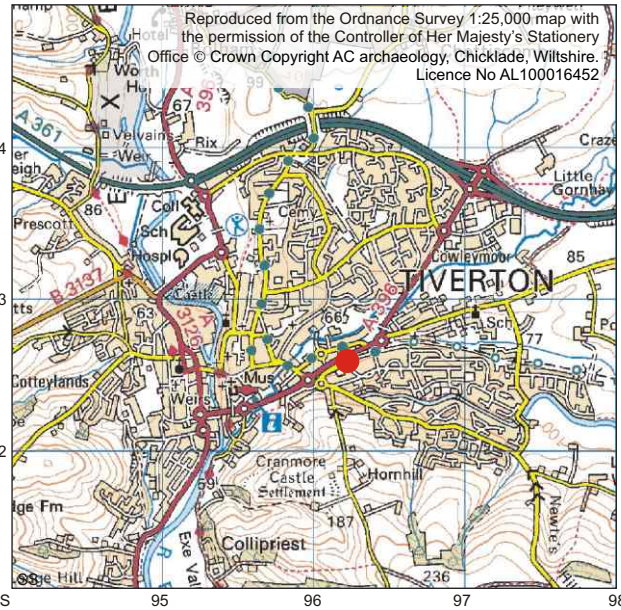
1:2500 map sheet Devonshire 45.7, surveyed 1886-7, revised 1933, published 1934.

Passmore, A., 2015, *Alexandra Lodge, Tiverton, Devon, NGR SS 96200 12561, Historic Building Evaluation and Landscape Settings Assessment*, AC archaeology document no. **ACD1255/1/0**

Passmore, A., 2016, *Tiverton Extra Care Scheme, Alexandra Lodge, Tiverton, Devon, (NGR SS 96200 12561), Written Scheme of Investigation for historic building recording, Mid Devon District Council planning reference 15/01822/MFUL, condition 12*, AC archaeology document no. **ACD1436/1/0**

**Website**

National Heritage List for England website,  
<https://www.historicengland.org.uk/listing/the-list/>



PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 1: Location of site



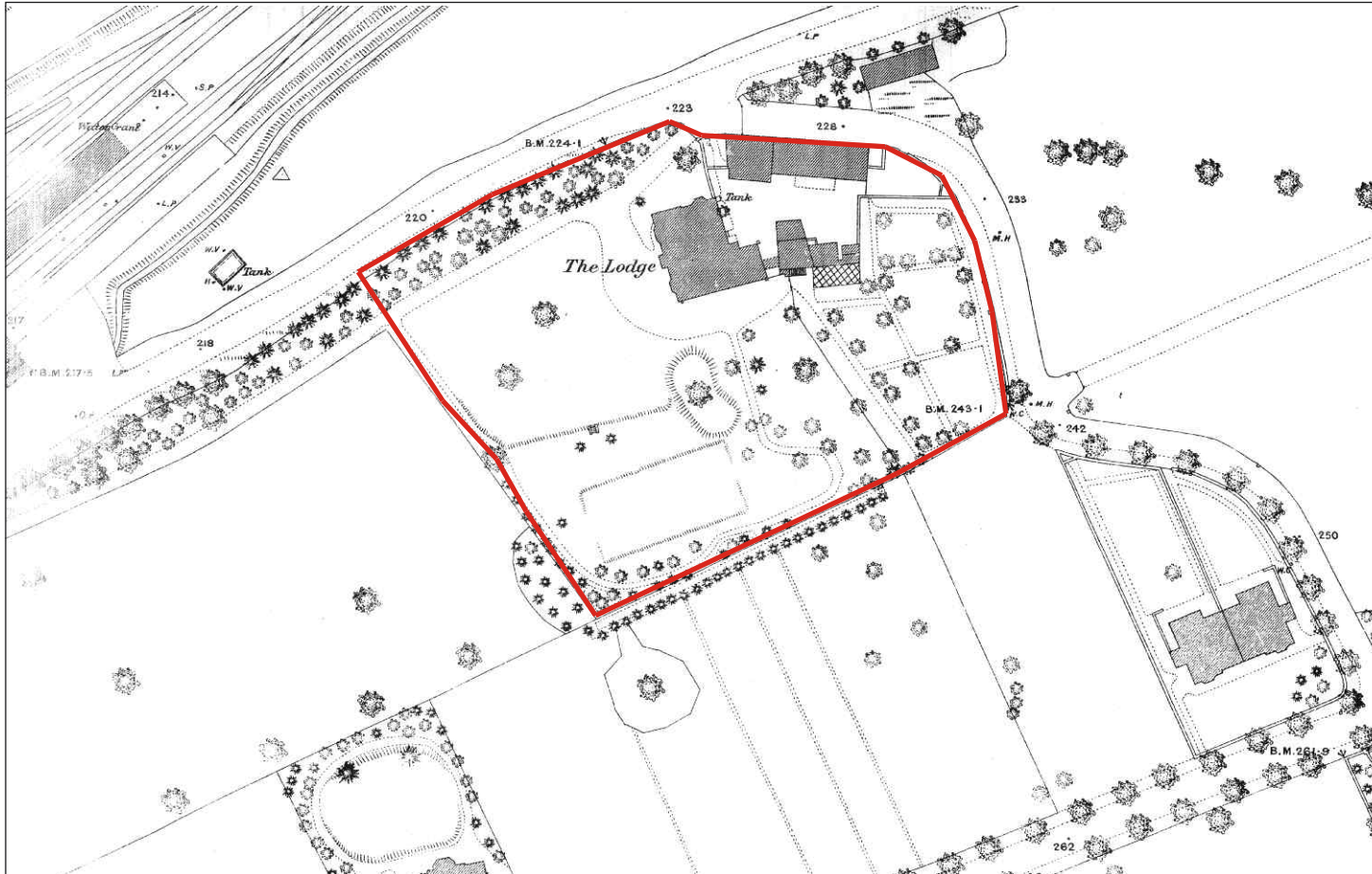
PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 2: The site in 1841  
(Tidcombe and Pitt tithe maps)





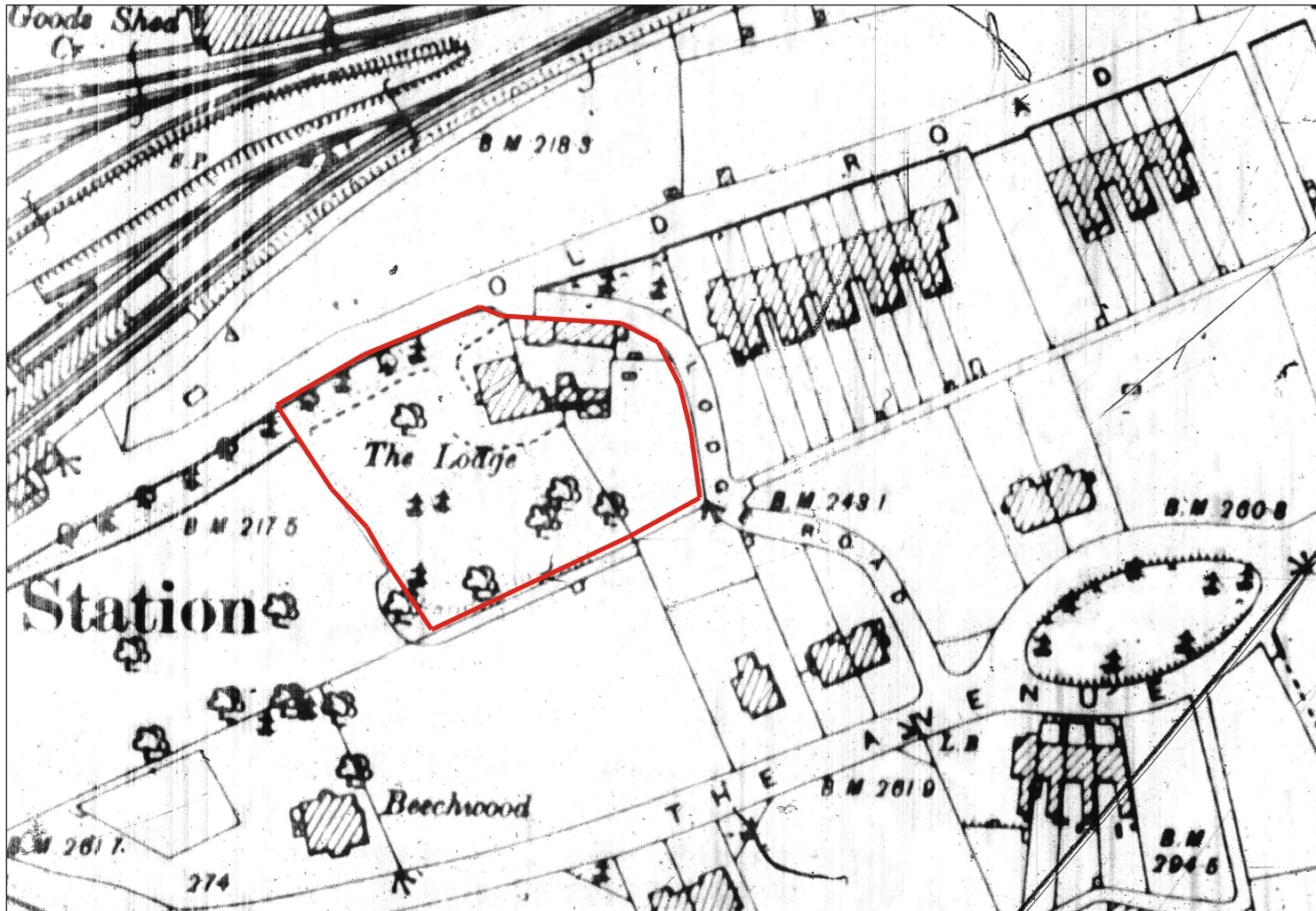
PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 3: The site in 1889 (Ordnance Survey 1:500 map surveyed 1888)





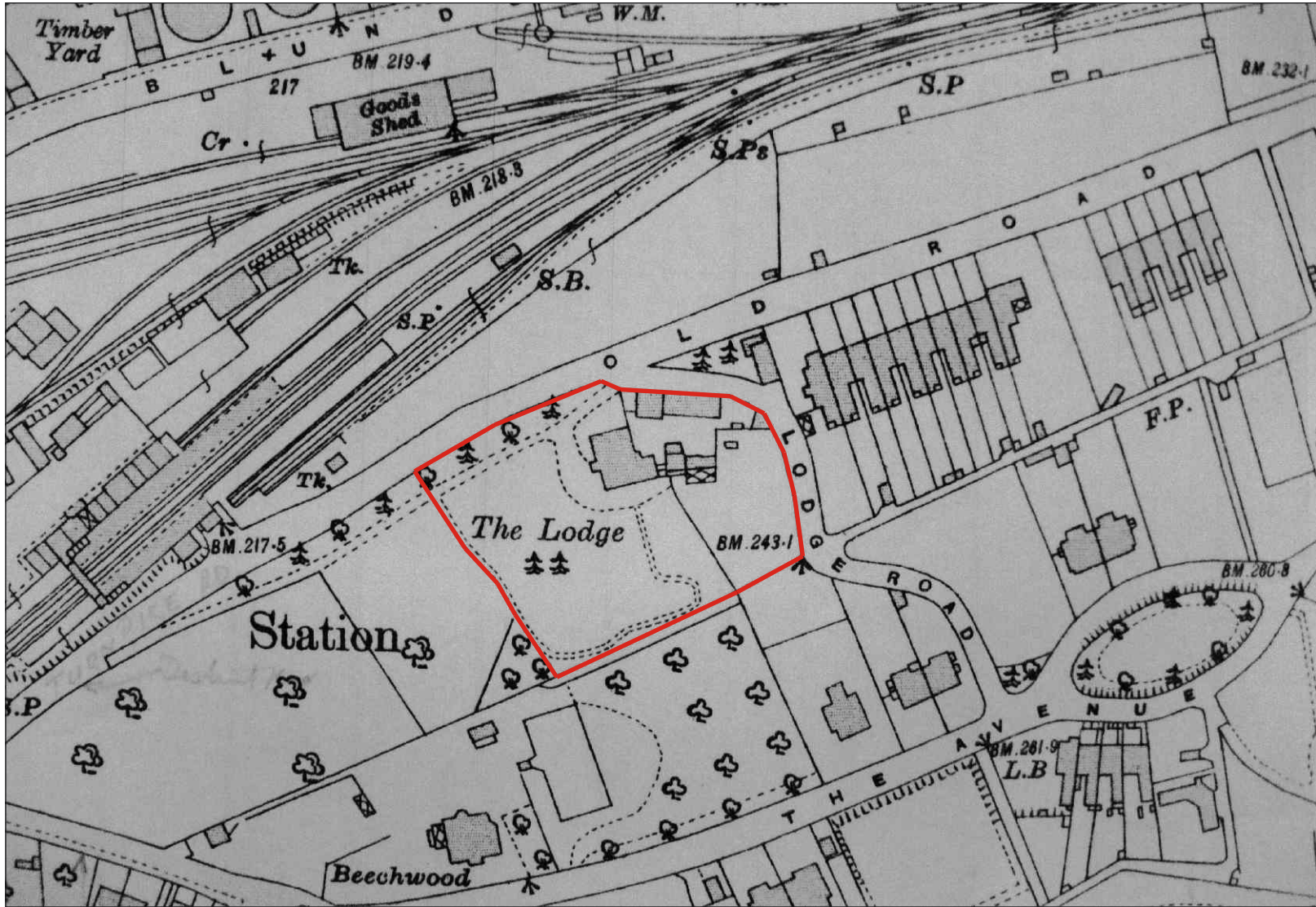
PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 4: The site in 1905 (Ordnance Survey 1:2500 map revised 1903)





PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 5: The site in 1933 (Ordnance Survey 1:2500 map of 1934)



Based on a drawing supplied by Quattro Design Architects

0 5m

### Key to phasing

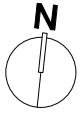
- Late 18th century
- Mid 19th century
- Late 19th century
- 20th century
- Beams
- Cornices
- fp Fireplace

PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 6: Ground-floor plan



Based on a drawing supplied by Quattro Design Architects



### Key to phasing

-  Late 18th century
-  Mid 19th century
-  Late 19th century
-  20th century
-  Beams
-  Cornices
-  Fireplace

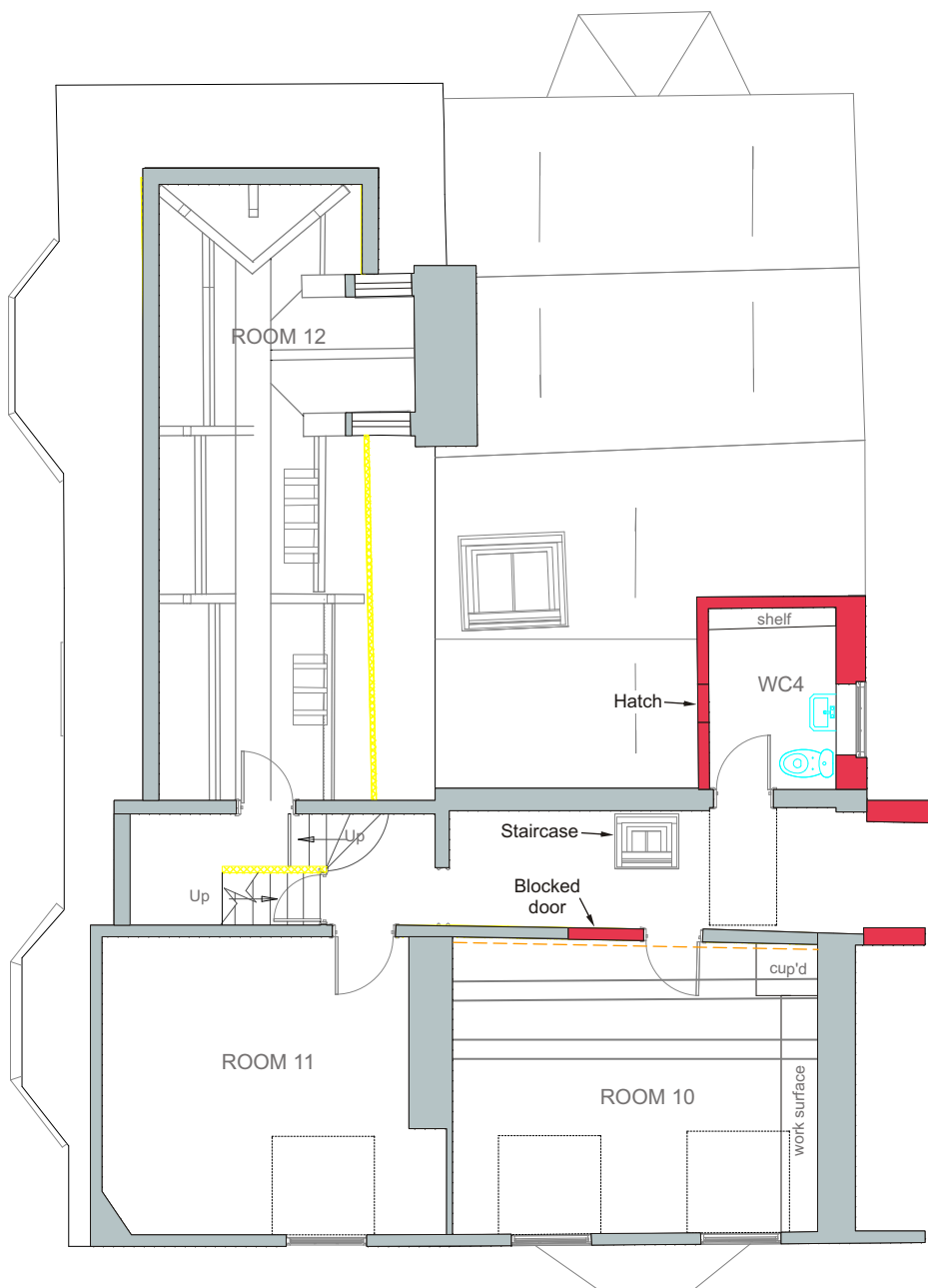
PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 7: First-floor plan





Based on a drawing supplied by Quattro Design Architects



**Key to phasing**

- Late 18th century
- Mid 19th century
- Late 19th century
- 20th century
- Beams
- Cornices
- fp Fireplace

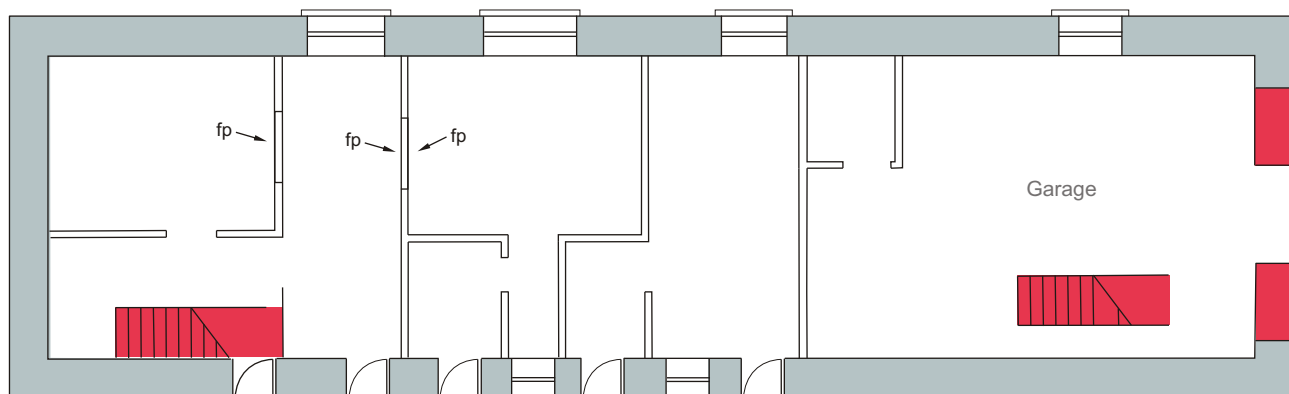
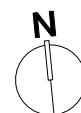
PROJECT

Alexandra Lodge, Tiverton, Devon

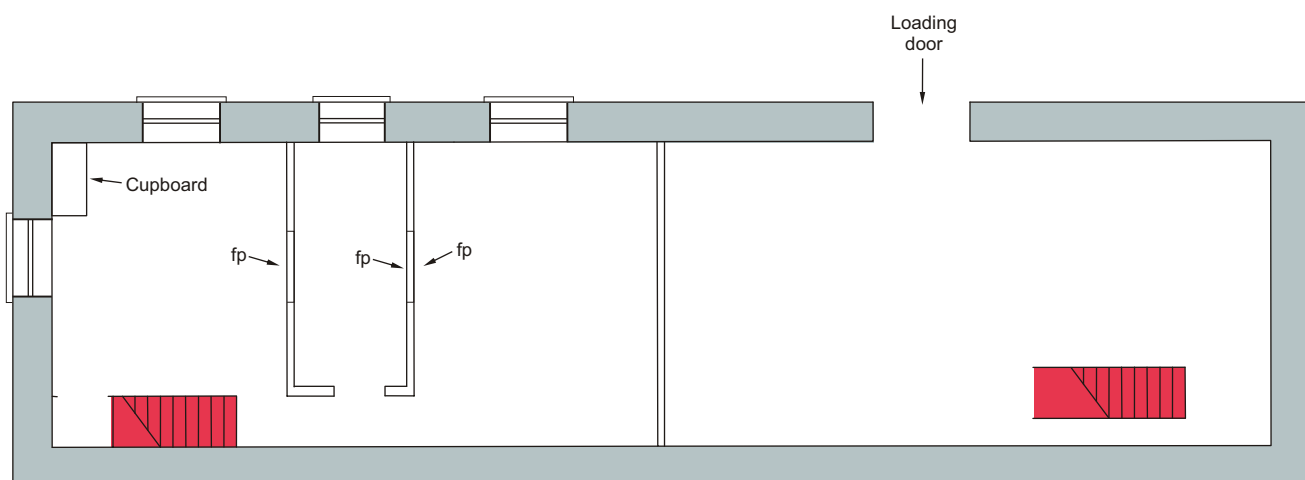
TITLE

Fig. 8: Second-floor plan





Ground Floor Plan



First Floor Plan

Key to phasing

-  Late 18th century
-  Mid 19th century
-  Late 19th century
-  20th century
-  Beams
-  Cornices
- fp Fireplace

PROJECT

Alexandra Lodge, Tiverton, Devon

TITLE

Fig. 9: Outbuilding, ground-floor and first-floor plans (not to scale)



AC archaeology



Plate 1: The lodge looking east showing its immediate context



Plate 2: The north elevation showing the unrendered mid 19th-century extension, looking southeast



Plate 3: The east elevation showing the first-floor masonry above late 20th-century extensions, looking west





Plate 4: The entrance hall showing the staircase, looking east. (1m scale)



Plate 5: The doorway from the entrance hall to room 1, looking south. (1m scale)



Plate 6: The fireplace and cupboard in room 1, looking east. (1m scale)



Plate 7: General view of room 2 showing the windows, looking northwest. (1m scale)



Plate 8: Room 3 showing the bay window, looking north. (1m scale)



Plate 9: Room 4 showing rear of chimney stack and adjacent cupboard, looking west. (1m scale)



Plate 10: Arched opening in corridor to WC1, looking east

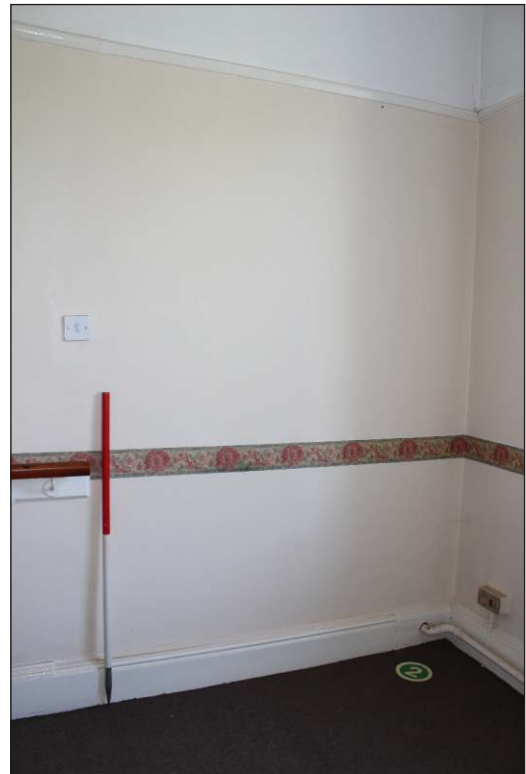


Plate 11: Landing 9a showing blocked doorway in south wall, looking southwest. (1m scale)

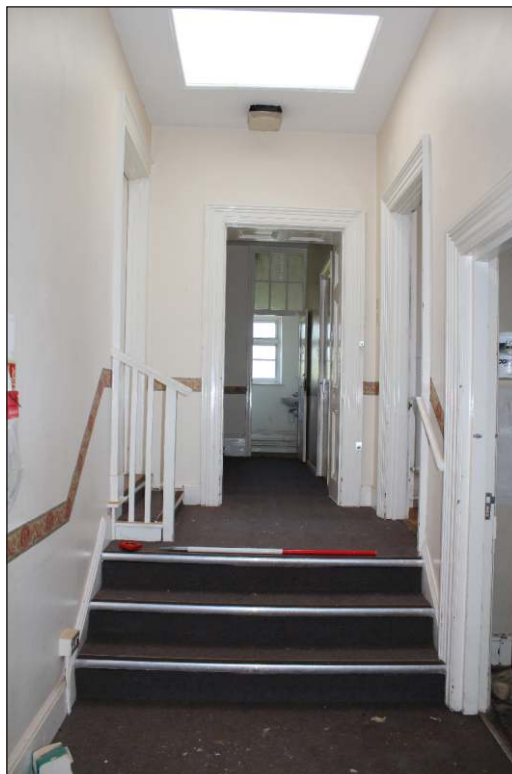


Plate 12: Corridor 3 showing steps and doorway architraves, looking north. (1m scale)



Plate 13: General view of room 5 showing the windows, looking northwest. (1m scale)



Plate 14: Room 6 showing walk-in window, looking north. (1m scale)



Plate 15: Room 7 showing construction of partition with kitchen, looking north. (1m scale)



Plate 16: Corridor 4 and stairs to second floor, looking east. (1m scale)



Plate 17: Room 9 showing south window and blocked doorway to room 8, looking southeast. (1m scale)



Plate 18: Room 8 showing blocked doorway to room 9, looking north. (1m scale)



Plate 19: Room 10, general view showing purlins, looking east. (1m scale)



Plate 20: Room 12, general view showing roof construction, looking south. (1m scale)



Plate 21: The rear central roof viewed from a hatch in WC4, looking south



Plate 22: The north elevation of the outbuilding, also showing the gates into the property, looking southeast



Plate 23: The south elevation of the outbuilding, looking northwest



Plate 24: A first-floor fireplace in the outbuilding, looking southeast

### Devon Office

AC archaeology Ltd  
Unit 4, Halthaies Workshops  
Bradninch  
Nr Exeter  
Devon  
EX5 4LQ

Telephone/Fax: 01392 882410

### Wiltshire Office

AC archaeology Ltd  
Manor Farm Stables  
Chicklade  
Hindon  
Nr Salisbury  
Wiltshire  
SP3 5SU

Telephone: 01747 820581  
Fax: 01747 820440

[www.acarchaeology.co.uk](http://www.acarchaeology.co.uk)