

SPREYTONWAY, ST GERMAN'S ROAD, EXETER

(NGR SX 92402 93903)

Results of historic building recording

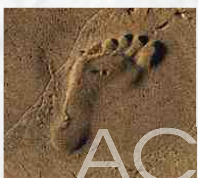
Exeter City Council planning reference 17/0727, condition
11

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and
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On behalf of:
WYG

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AC archaeology

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The recording was commissioned by WYG, and managed for them by Robin Upton, and for AC archaeology by Andrew Passmore. The documentary research was carried out by Debra Costen, the site visit by Andrew Passmore, and report illustrations prepared by Stella De-Villiers and Sarnia Blackmore. Thanks are due to Sue Williams (University of Exeter) for facilitating access to the property and to Suzanne Wilks (University of Exeter) for providing photographs of the interior of the building.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

Historic building recording of Spreytonway, St Germans Road, Exeter (NGR SX 92402 93903) was carried out by AC archaeology in December 2017 prior to the demolition of the building. Due to the condition of the building the survey was undertaken from the exterior only. The survey was backed up by additional documentary research and assessment of photographs of the interior held by the University of Exeter.

The house was one of a group of four villas constructed in the 1830s, and is of a plan form and style typical of the period. The kitchen was extended in the later 19th century. The boundary wall adjacent to the stable block was rebuilt, probably during the 1870s, when St Germans Road was constructed. The house and garage (former stable block) were damaged and then repaired during the Second World War, and following acquisition by the University of Exeter some of the larger rooms were subdivided.

1. INTRODUCTION (Fig. 1)

1.1 Historic building recording of Spreytonway, St Germans Road, Exeter (NGR SX 92402 93903) was carried out by AC archaeology in December 2017 prior to the demolition of the building. The recording was commissioned by WYG, and was required under condition 11 attached to grant of planning application by Exeter City Council (reference 17/0727), for 'demolition of existing buildings and structures and a replacement building providing 131 student bedrooms arranged in 15 cluster flats including reception rooms, facilities management office and other ancillary rooms, extension of an existing detached bike store, provision of a new bin store, alterations to access with St Germans Road, associated infrastructure and landscaping works'. Guidance on the scope of works was provided by the Exeter City Council Principal Planning Manager (Heritage). The building had been the subject of a *Heritage Statement* prepared by WYG (Harfield 2017) to support the application, which included a brief history of the property.

1.2 Spreytonway is located to the north of the historic core of the city, to the west of Pennsylvania Road, an ancient routeway out of the town, and is now situated within the campus of the University of Exeter. The natural topography of the area is a south-facing hillslope, and the property lies at a height of 75m aOD. The underlying geology consists of Carboniferous mudstone and sandstone of the Crackington Formation (British Geological Survey online viewer 2018). The building is a two-storey villa with partial third floor, whose curtilage includes a brick and stone outbuilding (former stable block and then garage) and brick and stone boundary walls.

2. AIMS

2.1 The scheme involved the demolition of both the house and the outbuilding. The aims of the work were therefore to prepare an historic building record of both buildings before demolition commences, and where necessary during it, and to make this record publicly available.

3. METHODOLOGY

3.1 The recording was undertaken in accordance with an approved Written Scheme of Archaeological Work (Passmore 2017), and in line with the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016) and the AC archaeology *General Site Recording Manual Version 2*.

3.2 The building is in very poor condition. A rapid survey by Airey and Coles Consulting Engineers concluded that it was not 'safe for any survey or soft strip work to take place. The structure is unsafe, the environment is unpleasant and introducing operatives into this environment to undertake such surveys would be putting their health and safety at considerable risk'. They recommended that 'no persons enter this building to undertake any further survey work'. In light of this, the historic building recording was undertaken only from the exterior of the building, and no attempt to enter the building was undertaken.

3.3 The historic building recording, which was undertaken on 18 and 19 December 2017, was carried out to level 2 as set out in *Understanding Historic buildings: A Guide to good recording practice* (Historic England 2016), and comprised the following elements:

- A written description of the house and outbuilding, including an external description of the fabric of the buildings and evidence for extensions/alterations, the roof coverings and any surviving visible *in situ* historic or more recent architectural features and fixtures and fittings;
- An external photographic record, along with a more detailed record of surviving *in situ* historic architectural fixture and fittings.
- Annotated block plans of the property showing the location of observed historic fabric and fixtures and fittings, along with development and phasing information on the buildings and garden walls.

3.4 To mitigate against the low level of survey, new documentary research was carried out at the Devon Heritage Centre, Exeter. Additionally, existing survey information, plans and photographs held by the University of Exeter was also collated and used to complete the record, particularly of the interior. The available photographs are of the ground floor and of the first floor taken from the landing only. Alongside the survey and documentary research, historic maps were used to assess the plan form of the property, as well as its development.

4. HISTORICAL BACKGROUND (Figs 2-4; Appendix 1)

4.1 Spreytonway is a detached late Georgian or early Victorian villa, probably dating from the 1830s. It has previously been known as 'Palmyra'. Harvey (1984, 11) states that it was constructed for William Kendall, and was called 'Elliott Cottage', although no other references to this name have been located. The building formed part of an initial group of 4 detached villas located in a plot west of Pennsylvania Road, and entered via a carriage drive from the south. The building is recorded on the 1843 St Davids tithe map with the other three villas within a single plot (180). It is depicted as square structure with a central projection on the southern elevation and a longer projection extending from the northwest corner (Fig 2). The accompanying apportionment of 1842 records that the plot formed part of the wider

Hoopern Estate owned by George William Lyon. It was occupied by himself, Captain Lock Lewis, Elliott John Winslow and Arthur Leicester, each presumably living in one of the four villas.

- 4.2 The 1890 25-inch survey map records changes to the landscape at Hoopern, with further detached villas constructed between Pennsylvania Road and St Germans Road, including Swiss Cottage to the south of Palmyra (Fig. 3). To the west along St Germans Road new dwellings included St German's Villas, St German's House, and Lafrowda. Spreytonway was depicted as a larger structure than on the tithe map with new 'extensions' on its north and east sides, a veranda wrapping around its south and southeast elevations, and a greenhouse attached to the northwest corner. The property was entered through a long carriage drive extending parallel to St Germans Road from its junction with Pennsylvania Road. Within the grounds a rectangular building with a small extension on the south side is recorded at the northwest corner of the property, whilst landscaped gardens extend around the south and west sides of the house.
- 4.3 The villas were offered for sale in the early 20th century. Ibsley, Homefield, Hartwell House, along with Hillsborough Lodge and an adjacent building site were advertised together (DHC FOR/B/6/1/513). Although Palmyra was not included, the sales plan records what appears to be an extension of the veranda along the east side of the house.
- 4.4 Palmyra was sold off separately 15th November 1904, and the sales particulars survive at the Devon Heritage Centre (DHC FOR/B/6/1/324). These are in a too poor a condition to reproduce but have been transcribed, and are included as Appendix 1; the plan of the property is presented as Fig. 4. It was described as a 'charmingly placed detached freehold picturesque bijou residence' set within one acre of 'tastefully laid out grounds' containing good stabling.
- 4.5 The second edition 25-inch Ordnance survey map of 1905 (not illustrated) records few changes to the property, mainly the addition of three small garden outbuildings, some of which were described in the 1904 sales particulars. An outbuilding to the south of the stables recorded on the 1904 plan is not shown in use. The Ordnance Survey 1934 25-inch revision (not illustrated) records the addition of two new buildings within the grounds including a greenhouse in the yard east of the stables.
- 4.6 In 1948 claims were made to the War Damage Commission (DHC 3739B/AR/C/13) for repairs to the property, which partially included reinstating bomb damage caused by an incendiary bomb that went through a skylight in 1942. The works included internal repairs to a single bedroom, dining room, drawing room, southwest bedroom and adjoining bathroom, lead works to the porch (?veranda roof), repairs to the roof including leadwork around the skylight and replastering the base of a chimney stack. Works also took place to the garage – presumably the former stable block – and comprised the removal and repairs of damaged doors and their opening, and replacement of the burnt-out roof and loft floor.

5. THE PROPERTY (Figs 5 and 6; Plates 1-20)

The Exterior

- 5.1 The building is two-storeyed with, due to its shape, multiple elevations, all finished with stucco scored to imitate ashlar (Plate 1); the masonry is almost entirely obscured. Many of the windows are 20th-century replacements. Where possible

room names used below relate to historic functions, and have been correlated with those used in the 1904 sales particulars.

The south elevation

- 5.2 This elevation incorporates a projecting bay window which is slightly off centre to the right (Plate 2). It features windows in the side walls and double doors with top-opening windows above in the south wall. The rooms to either side of this bay have tall double doors with top-opening windows above. An original cast-iron downpipe with hopper survives adjacent to the central bay, but the remainder of the pipework above has been replaced.
- 5.3 The height of the first floor is staggered with the western section taller than the central and eastern rooms. The bay has two-pane casement windows in each wall, with the lower panes being side opening. The bedroom to the east is lit by a wide 8-pane window with the central two lower panes being side opening. The bedroom to the west is lit by a narrower 4-pane window, with side-opening lower panes.
- 5.4 A veranda extends along the whole of this elevation and wraps around the southeast side of the house (Plate 3). It is formed from wooden posts (creating an open front) and rafters, all of which are finished with chamfers and broad ovolo moulding. The glass to the roof has been removed in the 21st century, probably as a safety measure when the building went out of use. The veranda has a tiled floor laid on a concrete base (Plate 4).

The west elevation

- 5.5 On the ground floor the front section of the west elevation incorporates a pair of double doors of the type recorded in the south elevation (Plates 5 and 6); these are set to either side of a (flat) chimney stack. The rest of the façade to the north is set back from, and angled away from, the main house (Plate 7). Towards the north end is a projecting flue. This range has two full floors – the ground floor being slightly terraced into the hillside – and a partial second floor set towards the west side of the building. To the south of the chimney stack there is a fully boarded-up ground-floor window and two smaller 2-pane windows with top opening sections. Above on the first floor is a pair of 6-over-6 pane hornless sashes, and on the second floor a pair of horned 6-over-6 pane sashes. Beyond the chimney stack to the north is a ground-floor vent and a first-floor 6-over-6 pane hornless sash with a wooden hood (Plate 8), and a second-floor 6-over-6 pane horned sash.
- 5.6 In front of the elevation there is a slate path with a granite step two-thirds of the way along its length, beyond which is a low brick curving retaining wall laid in a mixed bond with bricks laid on the edge as a capping. There are piers at each end and an additional pier attached to the main house. To the south there is a grass slope, and then a flight of three granite steps (Plate 9). The piers here and the wall and step flanking walls have a concrete capping. To the north of the curving wall the ground rises and there is a flight of five steps adjacent to the flue. The side of the steps is defined by a cement rendered brick wall.

The east elevation and entrance porch

- 5.7 The east elevation of the front range incorporates a central projecting chimney stack topped with two ceramic pots (Plate 1). On the north side the barge board survives, and features a curved pattern. On the ground floor there is a pair of double doors (of the type recorded elsewhere), one to either side of the chimney stack. On the first floor is a single window located to the north of the fireplace. This has 4 panes with side-opening lower casements.

- 5.8** The veranda continues around this elevation and terminates at a semi-open porch under a first-floor bedroom (Plate 10). Its head is defined by two shallow arches supported on a central wooden post. In the west side of the porch is a 6-panel door with the top 3 panels glazed (Plate 11). Above the opening is a semi-circular fanlight. The porch also has windows in the north and east walls; the latter has two side-opening casements finished with a form of wooden decorative tracery.
- 5.9** To the northeast there is a conservatory attached to the west side of the breakfast room (Plate 12). This is constructed of brick walls supporting glazing of various heights with decorative tracery. The sloping roof was also glazed (although this has now been mostly removed) with opening rear sections operated using internal levers. The first floor is very tall, and incorporates a large square bay window that projects over the conservatory. This has a projecting flat roof with deep eaves, and 8-pane windows in the east side and 2-pane windows in the north and south sides; in the former the central lower casements are side opening, and in the latter the lower casements are side opening and the upper lights are top opening. Above the bay window, at eaves level, are horizontal barge boards finished with alternating semi-circular cut outs and projections; these boards continue around the north and south elevations of this range.
- The north side of the house***
- 5.10** The north side of the house is on multiple planes. The eastern section incorporates a central projecting chimney stack (Plate 13). To the east of this stack is a ground-floor window within a moulded frame. Above this at first-floor level is an applied band of lattice work. To the west of the chimney stack is a first-floor 1-over-1 pane horned sash window.
- 5.11** To the northwest there is a north-south aligned two-storey range under a low pitched roof that has been extended to the west (Plate 14). The latter incorporates windows and a door with partial latticework glazing. Internally, the east wall of the main range has been almost entirely removed but the first floor above remains incorporating a two-light window with 4-pane side opening casements, and a smaller side-opening casement window with wooden tracery (Plate 15). Above the latter window the masonry rises to a taller flat-roofed section. The north elevation of the main range has an inserted ground-floor window, offset to the east, fitted with a 4-over-6 pane sash modified to incorporate a vent. Above is a pointed headed side-opening window with leaded tracery and a small circular window above. A small store with a single pitched roof has been added to the east side of the extension.
- 5.12** Attached to the north side of the northwest range are two small ground-floor brick 20th-century extensions. These flank steps down to a 4-panel door set into brick masonry; the steps are covered with a pitched roof fixed to the extensions to either side. The western extension is attached to an earlier brick gate pier that retains pintles for a removed gate (Plate 16). The flat-roofed east extension features a small grill in the west elevation and a small frosted glass window set within a blocked doorway in the north elevation. Above these windows the masonry of the northwest range is plain but incorporates a flat chimney stack at its northeast corner topped with four pots. The east wall of this range, at second-floor level, is stepped and the southern section incorporates a horned sash window, possibly of 3-over-3 panes.

The interior

Ground floor

- 5.13 The current layout of the ground floor corresponds well with the description in the 1904 sales particulars. The three principal reception rooms in the front of the house are easily recognisable although both the drawing room and dining room have been subdivided.
- 5.14 The main spaces in the rear of the room appear to remain largely intact, although the kitchen has been subdivided, and alterations to the present current boiler room to the west have taken place, as there is currently no interior access.
- 5.15 Photographs taken as part of a dilapidation survey show that many of the fixtures and fittings are of later 20th-century date, but that some original fittings principally the door frames and tall simply moulded skirting boards survive. Several internal 3-panel doors are also present *in situ*. Original coving is present in the drawing room. The stairs have period slender turned balusters, some of which have been replaced with thin stick balusters. The original ceilings were of lath and plaster construction. Much of this appears to have survived, albeit covered in places with plasterboard, and now in a poor state of repair. In the kitchen the ceiling is supported on slightly chamfered central bridging beams. The walls of the rear servant's stairs are partially panelled.

First floor

- 5.16 The plan of the first floor also correlates well with the description in the 1904 sales particulars. Two of the bedrooms have been subdivided, but the remainder of this floor appears to be largely intact. The landing is lit by a long four-pane skylight, which is probably a 1940s replacement. It is set above a deep recess finished with moulded plaster panels and floral detailing. The coving around the landing features a repeating scroll decoration. Elsewhere, some of the rooms have a mid height picture rail, whilst the opening from the landing to the south corridor has a round-arched head.

Second floor

- 5.17 This floor contains three rooms accessed from a continuation of the servant's rear staircase.

The grounds

- 5.18 The house is approached through the west end of its original carriage drive (from a new entrance on St Germans Road) that terminates at a car park. Remains of its grassed lawns survive to the south of the house, below a terrace, and to the west, above a terrace (Plate 5), but have been partially lost to 20th-century student accommodation. The carriage drive continues behind the house where there is a low brick wall, with concrete capping, defining a small yard to the rear of the house. To the west of the house, the boundary wall to the former stable yard is contemporary with the modern northwest rear extension and now partially encloses an electricity substation. The north side of the carriageway is a terrace scarp below St Germans Road, partially defined by drystone masonry set into a landscaped planting bed.
- 5.19 The garage building (former stable block) is single-storeyed, and constructed of brick laid in Flemish bond, under a pitched asbestos sheet roof that dates to the 1940s. The east elevation incorporates sliding doors with asbestos cladding to the north, which again probably date to the 1940s (Plate 17). To the south are two full height doorways with semi-circular heads. The southern doorway has been reduced

in height with a new lintel added and brickwork infilling the void above. Both doors are later 20th-century replacements. The south elevation is a later 20th-century rebuild and incorporates a UPVC window (Plate 18). The west elevation is featureless.

- 5.20** The north elevation of the stables is constructed of rubble sandstone and volcanic trap, and continues a short distance to the west as a boundary wall. There is no clear break in the wall but the masonry of the upper gable is generally smaller than that below, and may represent heightening of an existing boundary wall when the stable block was constructed. The upper section at the eaves is a brick rebuild probably dating to the 1940s when the roof was replaced. This elevation incorporates a high-level window, now blocked with brick. The northeast corner of the garage is brickwork that also forms the west end of the yard wall. This is constructed of stretcher bond and extends nearly as far as a rear service entrance to the property. The end gate pier has been removed, and the wall on the south side of the opening rebuilt using bricks laid in header bond. However, the position of the gates is marked by concrete in the drive surface.

6 DEVELOPMENT OF THE PROPERTY (Figs 5 and 6)

- 6.1** Spreytonway forms part of a group of four villas constructed in the 1830s on land at St Germans, west of Pennsylvania Road, which after Pennsylvania Crescent (1821-4) represent some of the earliest properties in this suburb of Exeter. The land had views across Exeter and the Exe valley, and later 19th century speculative developments highlighted the 'healthy and delightful' situation (Harvey 1984, 11). In this context the development of Pennsylvania, including Spreytonway, can be seen as part of a wider suburban villa development, for example the Lincombes and Warberries area of Torquay.
- 6.2** The house, and property, is of typical size for a Regency/Victorian detached villa, but as noted in the heritage statement (Harfield 2017, 18), it is of a different style to the other villas, which were constructed in a Swiss style, and externally were far more ornate. Harfield (*ibid.*, 18) also notes how the building 'does not read as one architectural composition but as a series of components of different forms'. In part this may be due to the other villas having a more compact plan forms with less distinctive service ranges. This difference is however noticeable externally, with the differing heights of the elevations and roofs of the principal rooms, and the two early elements to the rear service range, again being of different heights. The angle of the rear service range is also odd, particularly given the 'blank canvas' nature of the site with no known pre-existing constraints. Internally, this creates some slightly irregularly shaped spaces.
- 6.3** The property was created within an existing agricultural landscape of large rectangular agricultural fields, typical of late enclosure. Part of one of these boundaries was incorporated into the north elevation of the stable block; the remainder of this building was constructed in brick.
- 6.4** Overall, the plan of the building has changed very little and it had achieved its current shape by 1890. A single probable pre-1890 alteration to the house has been identified. This is the ground-floor extension eastwards of the kitchen, and construction of the associated attached store. It is almost certainly not primary due to its single storey scale (as opposed to the higher rest of the range), and the awkward position of the door in relation to the rear wall of the main house. Internally, the east wall of the kitchen must have been removed. The inner lobby

doorway adjacent to the stairs may be original, but formerly external. It is possible that to the west of the stairs there was access (now blocked) from the main entrance hall to the kitchen.

- 6.5 The other main identified change of this period is the rebuilding of the boundary wall east of the stable block in brick. This probably occurred in the 1870s when St Germans Road appears to have been constructed, incorporating a curve around Spreytonway. At some point during this period some of the windows were replaced with horned sashes.
- 6.6 The property was damaged during the Second World War; the house was hit by an incendiary bomb, whilst the garage was also affected. Due to the lack of internal survey no clear evidence of the 1940s repairs to the house has been recorded, but the records of the damage to the garage can be correlated with the current building, notably the replacement asbestos sheet roof and the sliding doors. Later 20th-century alterations, during ownership of the University, are limited. These mainly comprised the subdivision of some of the larger rooms, and replacement of a rear extension with two new smaller extensions. A rear service room was also converted into a boiler room, and this formed part of a wider upgrading of the property; for example, all of the principal rooms were latterly heated using radiators.

7. ARCHIVE AND OASIS ENTRY

- 7.1 An OASIS entry has been completed using the unique identifier 309829, and this includes a digital copy of this report.
- 7.2 The digital archive generated during the fieldwork has been deposited with the Archaeology Data Service.

8. SOURCES CONSULTED

Unprinted sources

DHC FOR/B/6/1513 Sales Particulars early 20th century

DHC FOR/B/6/1/324 Sales Particulars Palmyra 1904

DHC 3739B/AR/C/13 Correspondence, Plans, Drawings (1942-1951), R Wayland-Smith

Ordnance Survey 25-inch Devonshire map sheet LXXX.2

First Edition surveyed 1887-8, published 1890

Second Edition revised 1904, published 1905

1934 edition revised 1932, published 1934

St Davids Tithe map (1843) and apportionment (1842)

Printed sources

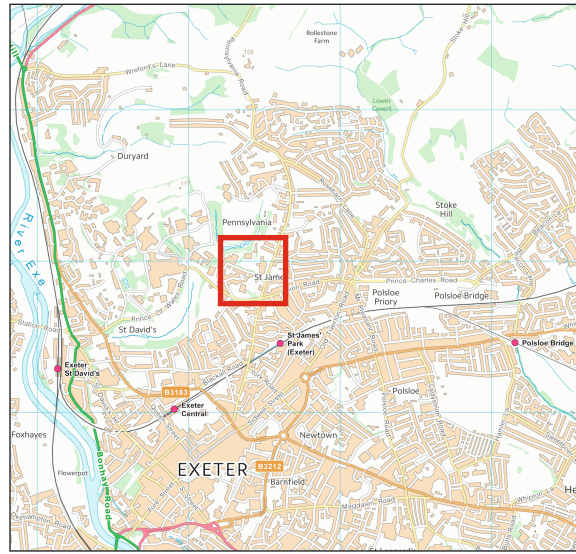
Harfield, R. 2017. *University of Exeter – Spreytonway Site Heritage Statement*. Unpublished WGY Document, job. No. A098304

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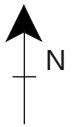
Passmore, A. 2017. *Spreytonway, St Germans Road, Exeter, (NGR SX 92402 93903), Written Scheme of Archaeological Work for historic building recording*,

Exeter City Council planning reference 17/0727, AC archaeology document no.
ACD1744/1/1

Website (accessed January 2018)
British Geological Survey
<http://www.bgs.ac.uk/opengeoscience>



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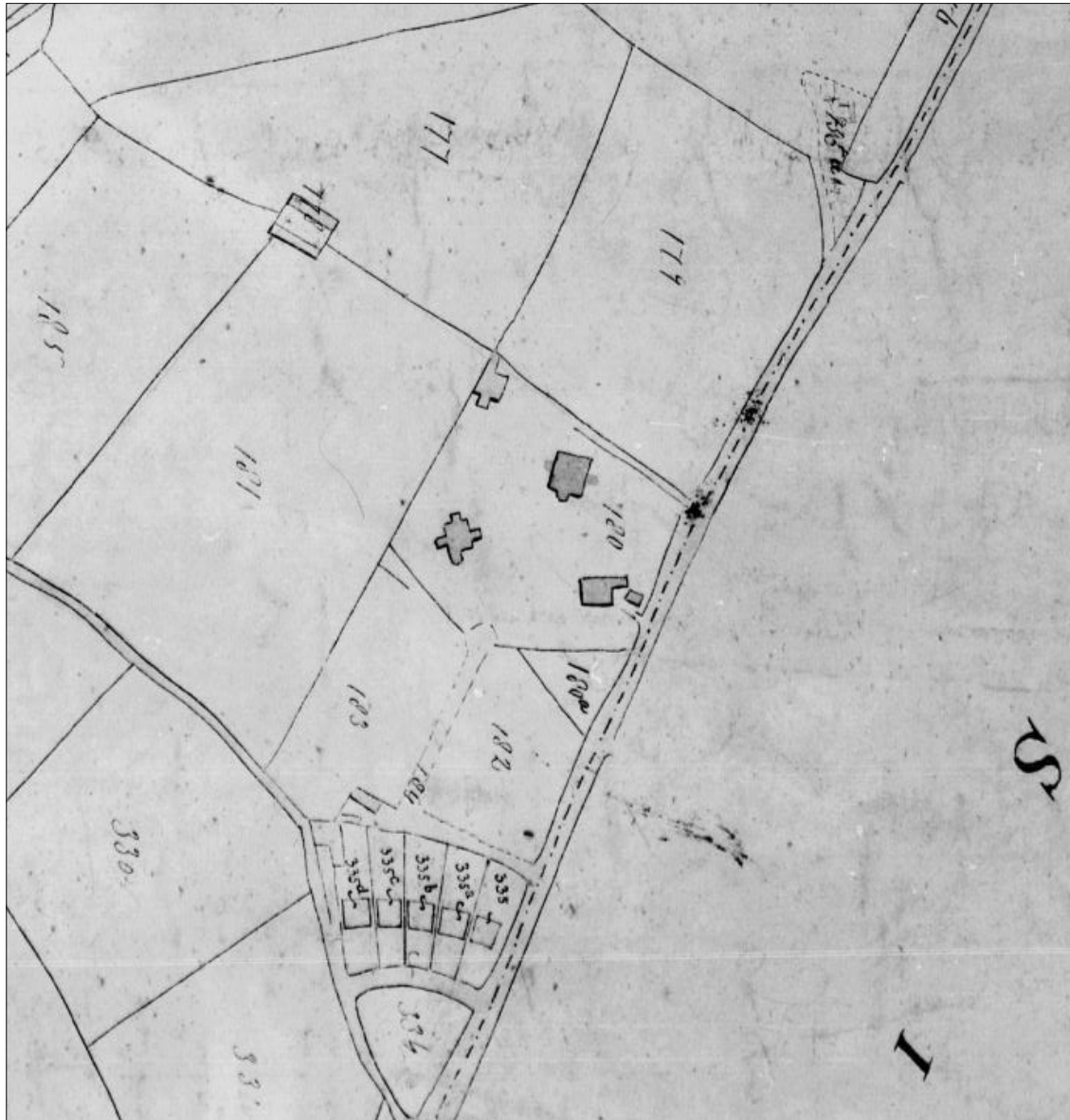
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Spreytonway, St Germans Road, Exeter

TITLE

Fig. 1: Site location



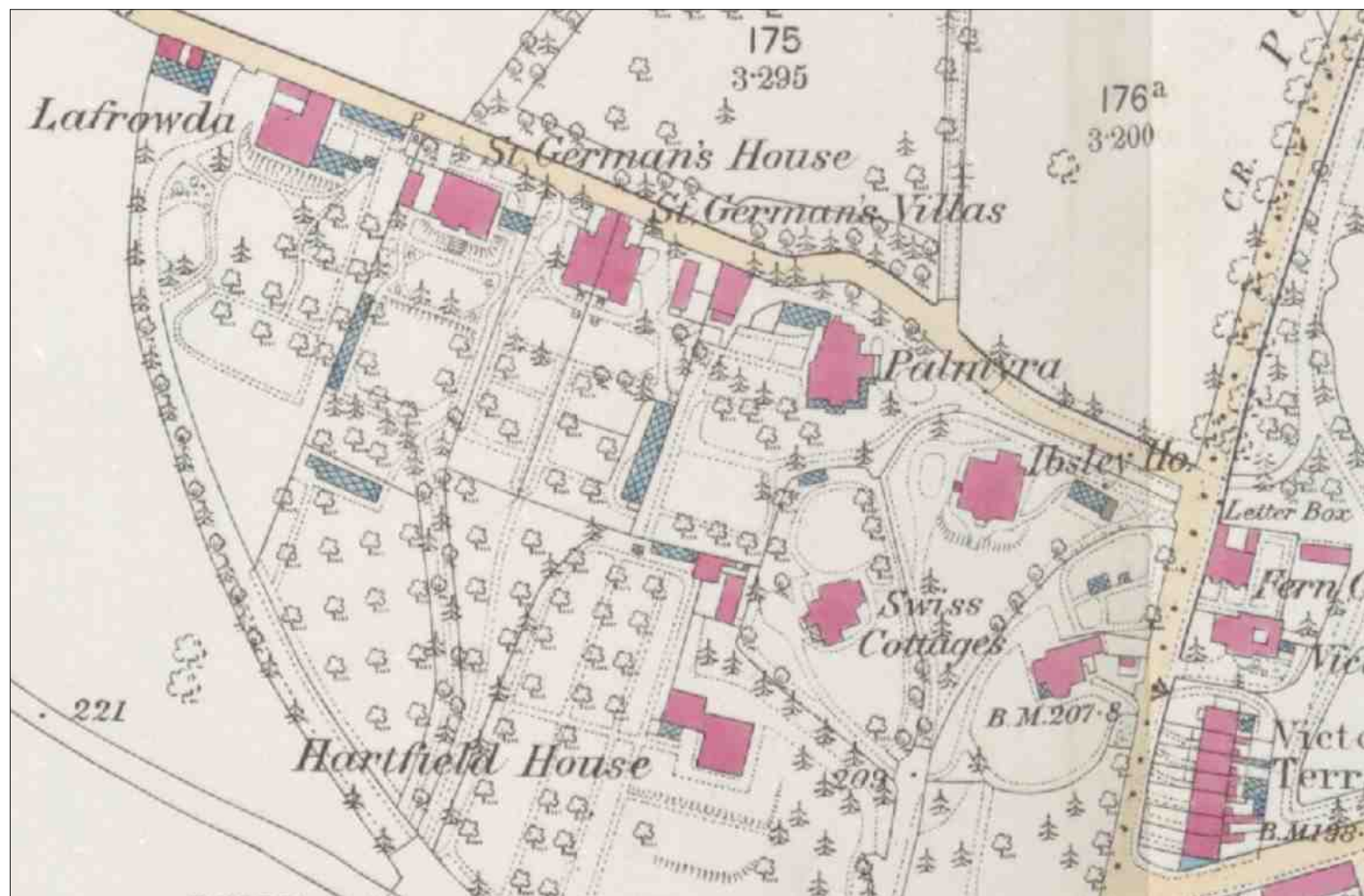


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Spreytonway, St Germans Road, Exeter

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Fig. 2: Extract from the
St Davids tithe map, 1843

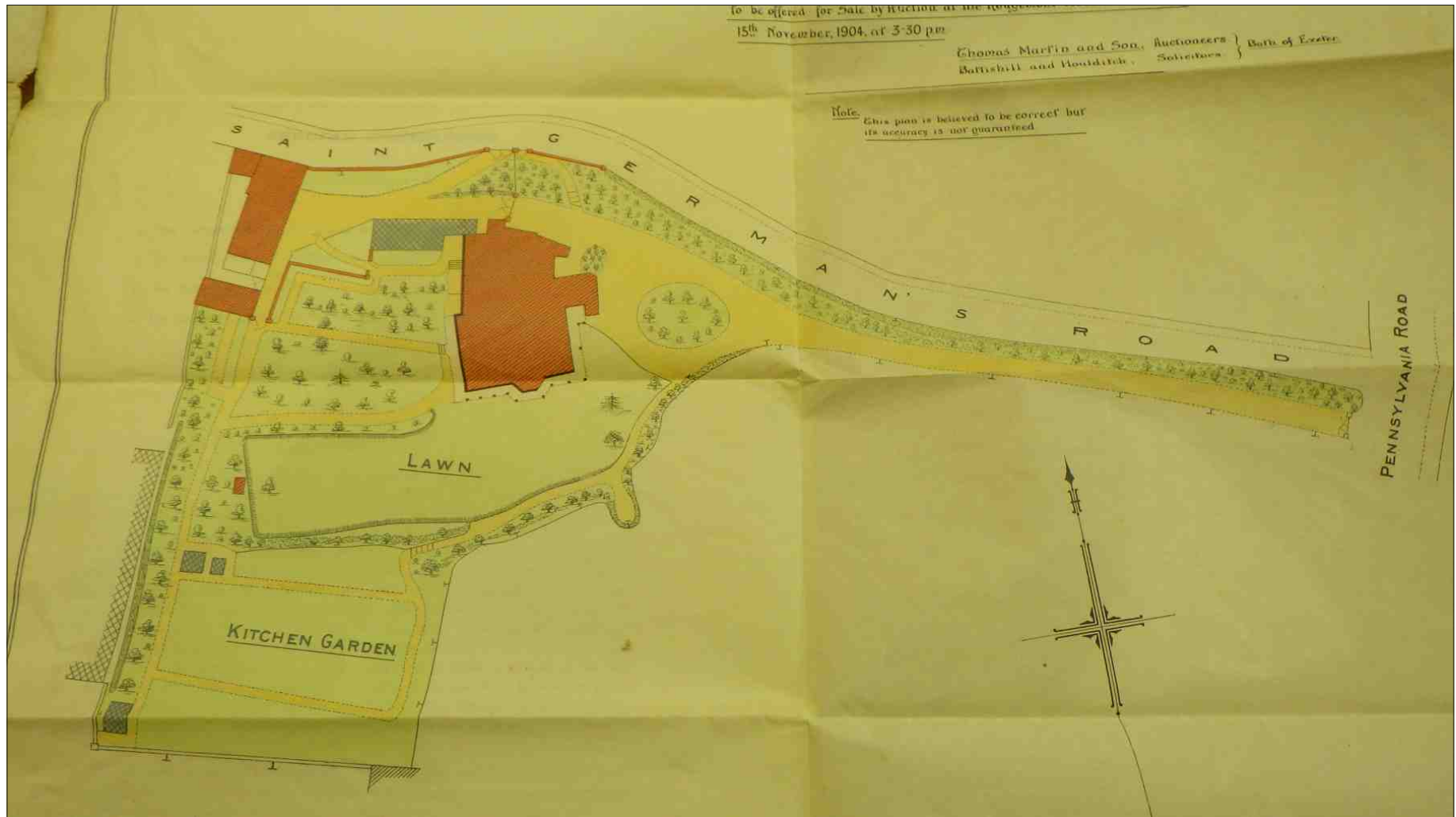


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Spreytonway, St Germans Road, Exeter

TITLE

Fig. 3: Extract from the
Ordnance Survey 25-inch map,
1890

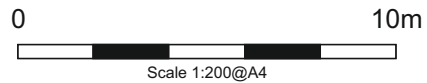
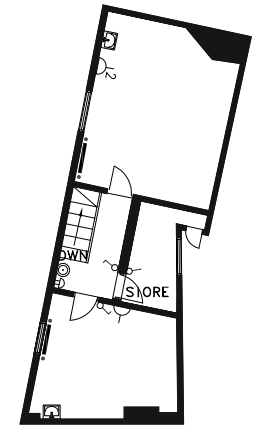
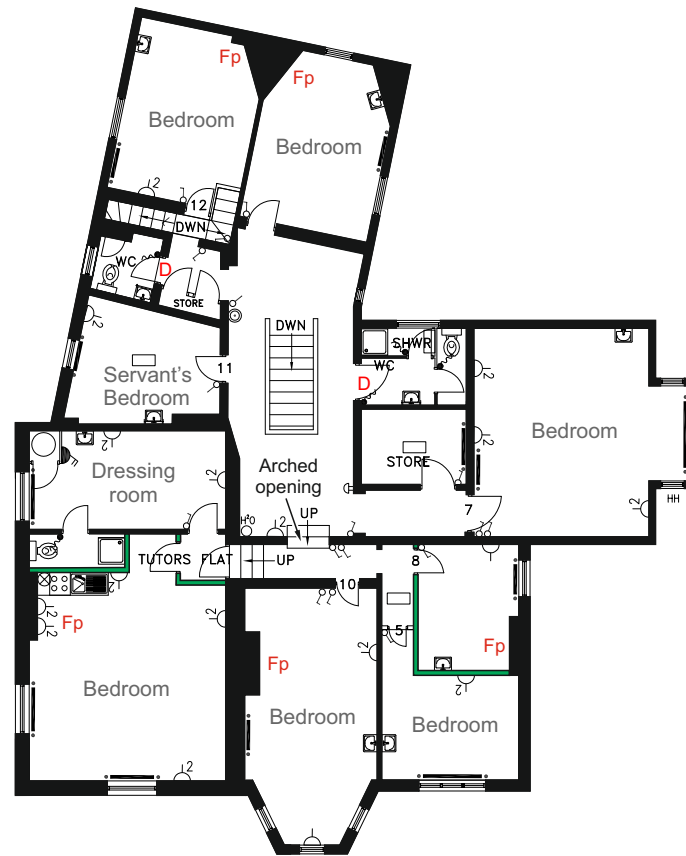


PROJECT

Spreytonway, St Germans Road, Exeter

TITLE

Fig. 4: The plan from the 1904
sales particulars



Fp = Position of historic fireplace
D = Panelled interior door

1830s Late 19th century (by 1890) 20th century (after 1905)

PROJECT
Spreytonway,
St Germans Road, Exeter

TITLE
Fig. 5: Phased floor plans
of the house



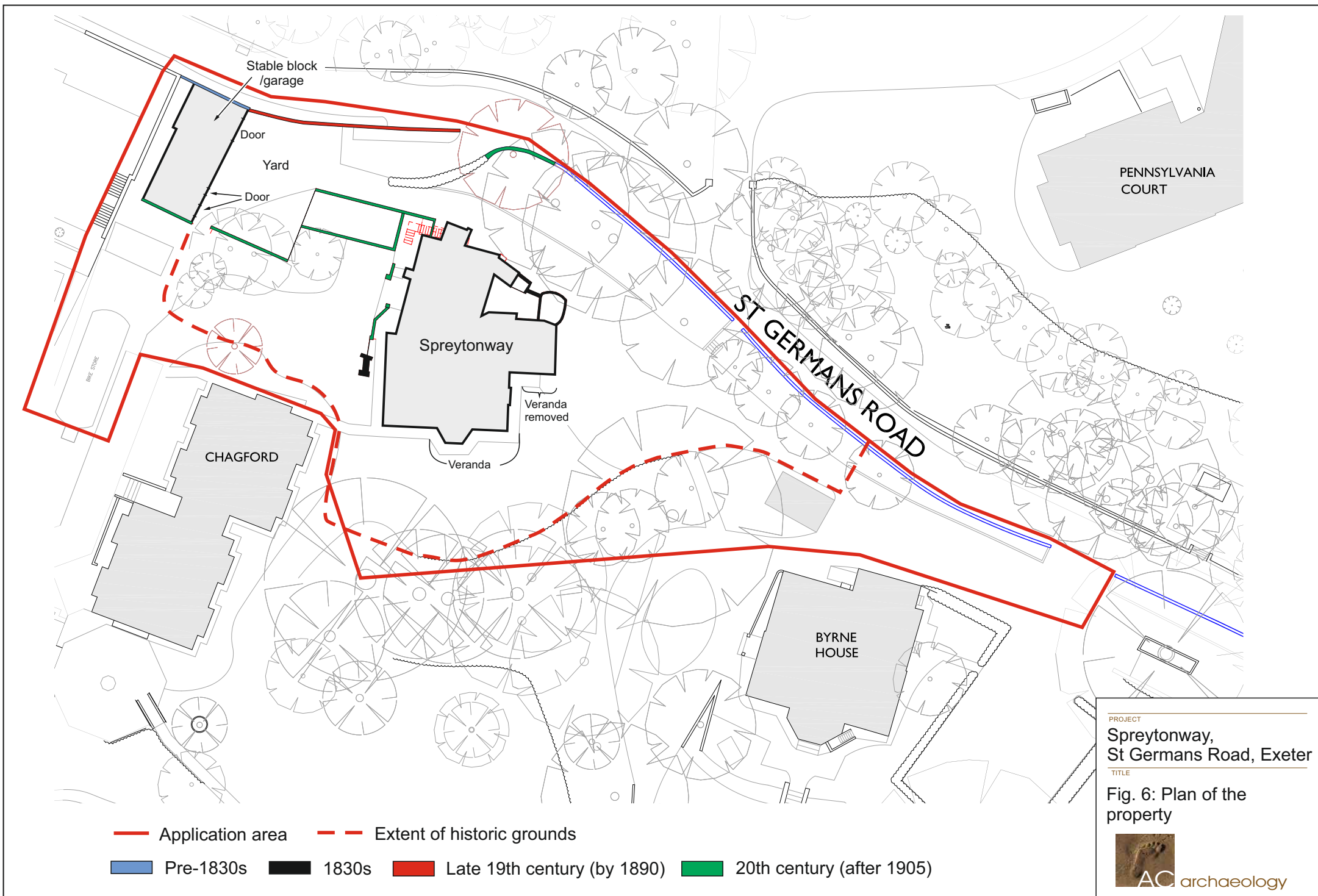




Plate 1: The house viewed from the southwest



Plate 2: The south elevation of the house, looking north



Plate 3: The veranda on the east side of the house, looking south (1m scale)



Plate 4: The floor of the veranda, looking west (1m scale)



Plate 5: The west elevation of the house, looking east



Plate 6: The west elevation of the front range of the house, looking east



Plate 7: The west elevation of the rear service range of the house, looking east



Plate 8: The hood over the sash window in the rear service range, looking east



Plate 9: The granite steps and brick piers west of the house, looking northwest



Plate 10: The entrance porch, looking northwest



Plate 11: The front door, looking north (1m scale)



Plate 12: The east elevation of the house, looking west (1m scale)



Plate 13: The north elevation of the main house, looking southwest



Plate 14: The east elevation of the rear service range, looking west (1m scale)



Plate 15: The east end of the north elevation of the rear service range, looking south



Plate 16: The gate pier incorporated into the rear extension, looking southwest (1m scale)



Plate 17: The east elevation of the stable block, looking west



Plate 18: The south elevation of the stable block, looking north (1m scale)



Plate 19: The north elevation of the stable block, looking south (1m scale)



Plate 20: The entrance to the service yard, looking southwest (1m scale)

Appendix 1

Sales Particulars for Palmyra, 1904



[Page 1]

Tuesday, 15th November, 1904

PENNSYLVANIA,
EXETER

Particulars, with Plan and Conditions of Sale
OF THAT CHARMINGLY SITUATE DETACHED
FREEHOLD PICTURESQUE
Bijou Residence

SITUATE AND KNOWN AS
"PALMYRA"
PENNSYLVANIA
TO BE OFFERED FOR SALE AT AUCTION BY

THOMAS MARTIN & SON

AT THE
Rougemont Hotel Exeter
ON TUESDAY, 15TH NOVEMBER, 1904,
At 3.30 p.m. precisely.

FURTHER PARTICULARS MAY BE OBTAINED OF
Messrs. BATTISHILL & HOULDITCH,
SOLICITORS, EXETER;

And, together with cards to view, of the Auctioneers
West of England Auction and Estate Agency Offices, 16 Bedford Circus, Exeter.

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PARTICULARS.

EXETER - PENNSYLVANIA [added in pencil]

“PALMYRA”

A CHARMINGLY PLACED DETACHED
FREEHOLD

Picturesque Bijou Residence
STANDING IN ITS OWN TASTEFULLY LAID OUT GROUNDS,
Of about One Acre, with Carriage Drive.

[damaged text] ...as to command Grand Panoramic Views extending to the Haldon Hills and the estuary of the Exe, with GOOD STABLING ACCOMMODATION, and within easy access [damaged text] of the City, Cathedral, Post Office, Theatre, Railway Stations, etc.

It faces due South, and contains:-

ON THE FIRST FLOOR - (with access by two staircases) - Bedroom 20 ft. 6 in by 11 ft. 10 in; Bedroom 19 ft. by 11 ft. 4 in., exclusive of Bay having three windows; Bedroom 21 ft. 6 in. by 17 ft. 8 in., communicating with Dressing Room, 17 ft. 4 in. by 8 ft 6 in.; Bathroom, with fitted Bath, hot and cold supplies and Shower Bath, two Lavatory Basins, and W.C. with sanitary appliances; there is a second W.C.; Servant's Bedroom, 15 ft. 3 in. by 11 ft. 6 in. Bedroom 17 ft. by 11 ft. 4 in., Bedroom, 25 ft 8 in. by 18 ft. by 14 ft., with large Bow window; [damaged text], Landing, with lantern light and Staircase [damaged text] easy [damaged text] the Ground floor.

ON THE GROUND FLOOR, approached by a Fancy Tiled Porch, leading to the Entrance Hall, there are three conveniently arranged Reception Rooms, viz - Breakfast Room, 18 ft. 9 in. by 13 ft. 6 in., leading to Conservatory; Drawing Room, 23 ft. by 19 ft. 9 in., with Bay and three other French casement windows, leading onto the Tiled Verandah; Dining Room (with handsome Marble Mantel, and modern Grate with Tiled Hearth and Sides), 30 ft. by 17 ft. [sic] by 10 ft. 9 in., with three French casement windows, leading onto the tiled verandah; China Pantry, with hot and cold water supplies, fitted cupboards; large Glass Cupboard; Kitchen 14 ft. 6 in. by 13 ft 6 in., with “Eagle” range and cupboards; Scullery, with hot and cold water supplies; two Larders, Coal Cellar, and Servants W.C. Gas is laid on throughout the residence, and Electric Bells in the principal rooms.

The BEAUTIFUL GROUNDS, which are quite secluded, are in excellent order and include a well laid out Tennis Lawn, Flower Gardens and Shrubbery, with an extensive Kitchen Garden, fully stocked with prolific Wall and Standard Fruit Trees of the choicest description.

There is a Heated Lean-to Greenhouse, 30 ft. 9 in. by 13 ft. 8 in., a smaller Heated Greenhouse, Potting Shed, Poultry House and Run, Wash House with Furnace, and Coke House.

The STABLING ACCOMMODATION comprises Three-Stall Stable, Coach House, Harness Room, with Store, Loft and Coachman's Room over.

APPENDIX 1: SALES PARTICULARS FOR PALMYRA, 1904

The property which is now, and has been for many years past, in the occupation of the owner, is replete with every comfort, is in excellent decorative repair, and forms a Gentleman's Ideal Residence, such as is rarely to be met with in the City of Exeter.

POSSESSION CAN BE ARRANGED ON COMPLETION OF PURCHASE

There is a Land Tax charge of £2 14s. 2d. on the Property, and a Tithe Rent Charge on a portion of about 5s. per annum.

There is a Rustic Summer-house which must be taken over by the purchaser at £10.

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