

2 ST PETER STREET, TIVERTON

HISTORIC BUILDING EVALUATION

July 2014

Martin Watts

1 Trinity Cottages
Cullompton
Devon
EX15 1PE

Project PST244

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Summary

2 St Peter Street, Tiverton, was built in 1837-8 at a cost of £875, to the designs of the Rev. William Harvey Heudebourck, the Nonconformist pastor from 1830 to 1845, who was responsible for rebuilding the Congregational church and adjoining church rooms. It is a three storey house with a basement and was built as the minister's house or manse. Although contemporary with the church rooms which abut it to the north, it is in a contrasting Neo-Tudor architectural style. The top floor of the manse was converted into a self-contained flat in the 1960s and a doorway was formed between the first floor of the manse and the church rooms to provide internal access. The lower floors of the building were latterly used as offices, but retain some period features, including joinery and an elegant staircase. Since being sold in 2012 the building has been in partial domestic occupation.

Generally

This evaluation has been compiled at the request of the property owners, to assess the historic character 2 St Peter Street, Tiverton, Devon, EX16 6NU, in support of a planning application for the conversion of the building into four flats. The work is being undertaken in accordance with paragraph 128 of the *National Planning Policy Framework* (2012).

2 St Peter Street forms part of a cohesive group of three 19th century Grade II listed buildings on the west side at the south end of St Peter Street, which is within the Tiverton Conservation Area. The adjoining church rooms and the congregational church to the north have already been considered in an earlier evaluation by the writer and the historical background to all three properties is included here by kind permission of Sue Searle, the present owner of the former church rooms and church, for whom it was prepared.

Devon Historic Environment Record Monument No. MDV 24486 refers to this site (see Appendix B).

A site visit for the purpose of this evaluation was made by the writer on 20 June 2014. Access to the building and copies of survey drawings prepared by SAB Drawing and Design in April 2013, were kindly made available by the owners.

A digital copy of this evaluation will uploaded onto the OASIS (Online AccesS to the Index of archaeological investigationS) database together with the evaluation of the church rooms under the identification number martinwa1-178379.

Location

2 St Peter Street, the former manse connected with the Congregational church, is located on the bend at the bottom of St Peter Street, where it rises steeply from Angel Hill, which runs from the east end of Exe Bridge towards the Fore Street (NGR SS 9537 1254). As well as rising from south to north, towards St Peter's church and the castle, the ground level falls quite steeply to the west between St Peter Street and the river Exe, and the building has a basement built in to the slope. The site stands at about 68m above Ordnance Datum.

Historical background

Generally:

The town of Tiverton grew up on a wedge-shaped site between the rivers Exe on the west and Loman on the east side. A settlement was possibly established here as early as the mid 7th century (Hoskins 1954, 239) and the place-name *Twyfyrde* is first recorded in the will of king Alfred in the late 9th century. In Domesday Book (1086) it was listed as *Tovretona* - the farmstead or village at the double ford (Mills 2003, 464) - and it remained a royal estate into the medieval period. Tiverton was established as a borough by William de Vernon, Earl of Devon, in the late 12th or early 13th century, possibly at the same time as Honiton and Plympton (Beresford and Finberg 1973, 99) and there was a market and three fairs there by 1200. The oldest settlement is thought to have been around St Peter's church and the castle, but the main streets developed further to the south and Exe bridge was in existence by the 14th century (Cherry and Pevsner 2004, 807). The layout of medieval burgh plots, including some on both sides of St Peter Street, is still apparent on maps of the town. The plots on the west side fronted the road, extending in thin strips westwards to the bank of the river Exe. Hoskins (1954, 239-40) considered that the town was unimportant and 'badly decayed' until the establishment of kersey (a type of coarse woollen cloth) manufacture there in the late 15th century. From that time it prospered and grew and in the early 18th century Daniel Defoe noted that, through the production of serges, the most successful product of the Devon cloth industry, Tiverton was second only to Exeter as 'the greatest manufacturing town in the county, is next to it in wealth, and in numbers of people;...' (Rogers 1971, 249). The district of West Exe, which is referred to as early as the 14th century (Keene 1996, 1), became an important industrial suburb and was developed after 1816 when John Heathcoat, who moved to Tiverton from Loughborough after machine-breaking riots at his factory there, established a lace manufactory in a former woollen mill. In 1850 Tiverton was described as 'an ancient borough and market town, formerly a principal seat of the woollen manufacture, and now noted for its extensive lace manufactory, and its numerous charities...' (White 1850, 305).

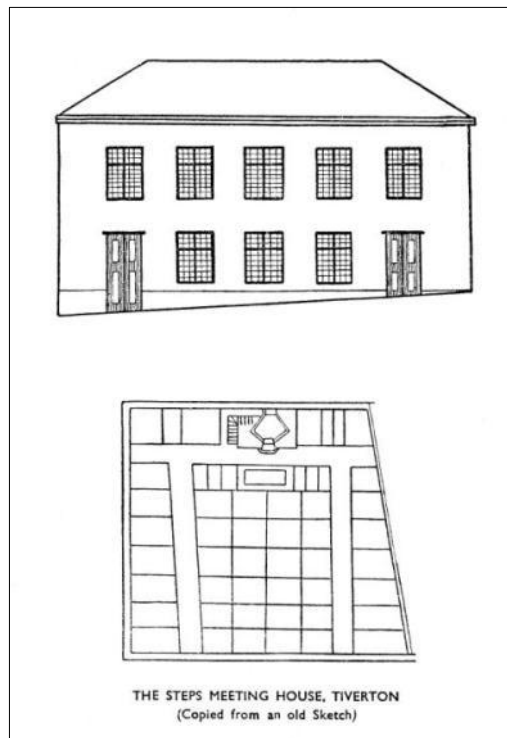
Several writers have commented on the effect of a series of fires from the late 16th to the late 18th centuries which destroyed many buildings. After a particularly disastrous fire in 1731 an Act was passed for the rebuilding the town, with slated and tiled roofs rather than thatch, and widening the streets (White 1850, 307).

Nonconformity:

In the wake of the Civil War and the accession of Charles II, the Act of Uniformity, which was passed in 1662, barred Puritan clergy from retention of their livings and many of those who were ejected founded congregations. One such minister was Theophilus Polwheil, a Cornishman, who held the rectories of Clare and Tidcombe in 1654 and was ejected at the Restoration in 1660, some two years before the major ejections. It was Polwheil who opened the public meeting house, known as Steps Meeting House, in St Peter Street in 1687 (see below) (Authers 1974, 41). In 1684 Tiverton was referred to as a 'weaving and largely Nonconformist town' (Noon 2008, 35, from a letter from the Deputy Lord Lieutenant to the Duke of Albemarle). The growth of Dissent was also helped by increasing laxity within the established church. The importance of Nonconformity in the social and political life of the town in the 19th century is underlined by the story that when Palmerston represented Tiverton in the 1837 elections, it was the Nonconformist vote that saw him elected. Lord Palmerston, statesman and prime minister, was MP for Tiverton until his death in 1865 and 'one of the first calls [he] made when visiting his Tiverton constituents was at the Congregational parsonage on Angel Hill.' (Authers 1974, 37).

The Steps Meeting House:

Martin Dunsford in his history of Tiverton (1790) records that the first meeting house was situated at the south-west end of St Peter Street, near the steps leading to Exe bridge. Built in 1687 it apparently occupied the site of an earlier chapel, dating from 1552, dedicated to St Peter. The meeting house was described as 'almost square, and built of brick, is 42 feet long, 41 feet wide within, and 19½ feet high; it has a gallery against the north and east walls, and part of the south; the pulpit is against the west wall; behind which is a garden, belonging to persons claiming a passage to it through the house, which is very disagreeable. Though the seats are generally bad and irregular, they are so disposed as to accommodate about 500 people. This house, or rather part of it, was opened for public divine service soon after King James's declaration of liberty, in the year 1687.' An elevation and plan of the old meeting house are given by Authers (1960, 18), based on sketches in the church records (below). From the description given by the Rev W.H. Heudebourck in the 1830s, a flight of steps provided access from the east end of Exe bridge up to St Peter Street, the approach being 'mean and unpleasant', with a narrow steep passage between the meeting-house and a cluster of slum houses which then stood at the end of the street (Authers 1974, 41).



The first minister was, as noted above, Theophilus Polwheil, who held the post until his death in 1698. Dunsford (1790, 150-1) notes that the congregation was originally of Independent sect but that by his time it was 'difficult to say what are now the generally prevailing religious sentiments of the people attending social worship in this house.' The meeting house had been enlarged in 1699 when Thomas Keene gave some land near the Steps and also an endowment towards the support of the minister there (*ibid*). Some 18 years later Joan Keene, Thomas's widow, gave the reversion of a house at the top of Angel Hill towards the support of the minister of the Steps Meeting House (Sampson 2004, 145, from DRO 49/9/6/211c). White (1850, 311) noted that 'The Independent Chapel, in Peter street, called *Steps Meeting-house*, has an endowment for the support of the minister, amounting to £56 18s per annum, arising from land, house, and stock left by Thomas and Joan Keene', amongst others.

Little further improvement of the meeting house appears to have taken place 'besides common necessary repairs, which have been considerable, from its exposed situation' (Dunsford 1790, 370-4), which perhaps prompted John Wesley's comment in his Journal for 30 August 1775: 'In the evening I preached in the dreary preaching-house at Tiverton; the people appeared as dull as the place.' (Authers 1960, 19). From Heudebourck's description of it in 1830 the building was by then in poor structural condition (Authers 1974, 41).

The Church/Chapel, Church Rooms and Manse:

The Steps Meeting House was replaced by a new Independent church in the early 1830s (Authers 1974, 41). The rebuilding of the church in its present form, along with the adjoining school or church rooms and minister's house or manse, was due to the dynamism of William Harvey Heudebourck, who began his ministry in Tiverton in February 1830 at the age of 24. One of his first actions was to launch an appeal to pull down the old meeting house and 'build an edifice worthy of the cause.' The last services in the old meeting house were held on 10 April 1831 and the foundation stone of the new building was laid on 18 April 1831 (Heudebourck's birthday). The church opened exactly a year later, on 18 April 1832 (Authers 1960, 37-9). According to the 1855-95 town map the church had seating for 700 (Fig 3).

The proposal to construct a new building adjoining the south side of the church followed shortly afterwards. To quote directly from Authers (1960, 64):

'In 1835 the Pastor and six brethren (Messrs F.S. Gervis, W. Anstey, J. Gath, R. Were, J. Manley and J. Richards) purchased the property on the lower side of the Chapel, a loan from the Rev. Thomas Luke of Taunton for £550 permitting the purchase to be made the following year. In 1837 Heudebourck appealed to the young people again and they responded nobly by undertaking to raise £180 towards the erection of the School House. The foundation stone was laid in 1837 (on the Pastor's birthday, April 18th, of course) and the opportunity was taken to make a big improvement at the entrance to St Peter Street by removing the steps, levelling out the hill and straightening the road. In August of the same year the foundations of the Parsonage were laid. The School House was opened (inevitably) on April 18th 1838, and the Parsonage was occupied in July on completion of the whole block. These developments in the Queen's Coronation year created an atmosphere of joyous activity...'

Snell (1892, 286) noted that after the building of the chapel was completed 'it was now desired to erect a school and a house for the minister on the adjoining site. With this view the trustees approached the Improvement Commissioners and requested leave to remove the steps leading from St Peter-street to Exe-bridge. Permission was granted, and the Commissioners on their part undertook to complete the road and foot-path over a part of the way and to take all the available materials.'

As a result of the new building work the entrance to St Peter Street was doubled in width and 'a miserable bank of earth', which was removed at a cost of £40 to the congregation, became the site of an obelisk with three lamps on it in 1840 (Authers 1960, 41). The obelisk was replaced by an ornamental cast-iron lamp-stand on a stone plinth in 1878, the gift of Mr John Lane. This still stands and is listed Grade II (English Heritage listing description).

The design of the three church buildings appears to be attributable to Heudebourck himself, with advice from his 'his long suffering architect brother-in-law', Samuel Pollard of Taunton (Authers 1960, 81). Authers (1960, 89-90) makes the following comment about the architecture of the church buildings in St Peter Street: '... one cannot help wondering whether the mixture of architectural styles embodied in the St Peter Street buildings was an expression of Independency or the result of compromise between the professional architect and his strongwilled client, who certainly had ideas of his own and considered every constructional detail very carefully.' When the church was built in 1832 it was the first in the town to be roofed with Welsh slates and it was lit by thirty burners fed by the town's new gas supply (Authers 1974, 41). The builder or builders who carried out the works are at present unknown.

The cost of the buildings was recorded in the Deacon's Minutes of 1845 (Authers 1960, 83):

Total Expense of the New Buildings			
From April 1831 to July 10 1844			
The Chapel	2393	12	6
The School House	660	0	0
The Chapel Parsonage	875	0	0
The Land	560	0	0
Elmore Chapel	410	5	6
The Cemetery	334	15	5¼
	£5233	13	5¼ ¹

Heudebourck's ministry at Tiverton lasted for fifteen years and he was succeeded by the Rev. H. Madgin and Rev. W.R. Noble, during whose ministry 'the Independent community enjoyed a period of unexampled prosperity' (Snell 1892, 286). In 1862 a second floor was added to the church rooms and all the buildings were renovated, to celebrate the bicentenary of the main ejections of 1662 (Authers 1960, 88). The new upper floor class rooms were opened in 1863, their date being commemorated by the carved stone on the south elevation. At this time the carved stone band bearing the words MEMORIAL HALL was also added.

Buildings are shown on the site of the manse, church rooms and church on the Tithe Map of c.1841 but no detail of individual buildings is apparent (Figure 2). On the Ordnance Survey town map of 1855-1895, however, the church rooms are shown as integral with the church. The plan is annotated with 'Independent Chapel, seats for 700, on site of St Peter's Chapel.' (Figure 3).

Shortly after midnight on Wednesday 21 February 1962 a fire broke out in the church rooms. From a newspaper report published the following week, it appears to have started in the middle schoolroom and swept upwards through the roof. The first floor then fell through to the ground floor, which was described as a lecture hall (*Devon and Somerset News*, 28 February 1962, 1; 16). The report provides further information in that extensive redecoration of the church had been carried out a year before. The fabric of the church does not appear to have been fire damaged, but a 'constant hail of exploding slates and falling stonework' was reported and contemporary photographs show that the upper floors

¹ White (1850, 311) noted that 'The Independent Chapel, in Peter street, is a large stone building, erected in 1831-2, at the cost of £4683, including the cost of the land, and the school and minister's house.' Snell (1892, 286) put the total cost to the congregation, including the chapel, at £4184 11s 11d.

and roof of the church rooms were severely affected (Figure 7). The manse does not appear to have been significantly damaged by the fire.

A self-contained flat was established on the top floor of the manse in the 1960s and an internal stair and doorway through to the first floor of the remodelled church rooms were also put in after the fire. The ground and first floors of the manse were subsequently used for office space. Following the church congregation's union with Tiverton Methodist Church, the three buildings were vacated and put up for sale in September 2012 (*The Gazette*, 25 September 2012).

Description of the building

(See also the listed building description, Appendix A).

2 St Peter Street, the former minister's house or manse for the Congregational church, occupies a sloping site on the corner of Angel Hill and St Peter Street. It is a neo-Tudor style building, L-shaped on plan and of four storeys - basement, ground, first and second - under slated gable roofs (see Figures 6 to 9 and photographs). The gutters and downpipes are cast iron.

The walls of the principal visible elevations are of coursed limestone rubble. All the window openings have boldly projecting stone cills and a projecting string course runs round the south and east elevations of the building at second floor cill level. The south elevation to Angel Hill is of four storeys, with two bays of symmetrical windows with vertical sashes, those to the ground and first floor having hood mouldings, and a coved eaves cornice.

The east gable end of the south block, facing the bottom of St Peter Street, is of three storeys and has a single central sash window to each floor, with hood mouldings over. The gable has deep timber barge boards and a faceted timber finial, painted white.

The east elevation of the north block is set slightly back and at an angle to the south block. At its south end is the entrance doorway with a castellated blue-painted timber porch. This has a Tudor arched head with a moulded cornice over and appears to be original, although the crenellations on the top and a pipe duct on the south side have been added. The ground floor window of the east elevation is of double width, with two sashes and a hood moulding over. At first floor level is a single sash with a hood moulding, with a narrow sash window above the front door, also with a hood moulding. This is repeated at second floor level, without the hood mouldings. The cills, hood mouldings and windows are all painted white.

Entry is from a small triangular raised area built over part of the basement with a coursed stone wall to the pavement. There were formerly iron railings on the top of this wall and a double gate, and there are remains of steps and a marble threshold built in at the pavement edge (Figure 4). This enclosed area also gave access to the ground floor of the church rooms on its north side. At a lower level, on the bend of the hill, is a doorway that opens onto steps leading down to the basement.

The upper part of the west gable of the south block is visible above the roof of the adjoining property on Angel Hill. It is of rubble stone with no window openings. It appears to have been at least partly rebuilt after 1962, when the chimney stack which

served the fireplaces at the west end was removed (see Figure 5). The rear (west) elevation, including the semi-circular stone stair turret is not clearly visible, being obscured by the surrounding buildings.

Basement

The basement can be accessed from the pavement on the bend of the hill through the doorway noted above, or down a staircase from the ground floor hallway. The stair is within the semi-circular stair turret and is plainly made by comparison with the main staircase, although it has a moulded mahogany handrail. There is an eight-panelled door and semi-circular curved timber screen enclosing the staircase. The interior of the stair turret is plastered, with a concrete floor.

A vertical tongued, grooved and beaded boarded door with three ledges and forged hinges gives access from the foot of the stair to a room on the north side. This space has a concrete floor, painted rubble stone walls and a modern ceiling. There is a sash window on the west side which looks onto a narrow passageway which gives access to the basement under the church rooms. The passageway is quite dark and enclosed, being below the inserted platform that gave external access from the stairway to the church room at ground floor level. There is an inserted modern partition with a flush hardboard door across the space at the foot of the stairs, which leads to a passageway running north-south, with a small WC with a half vaulted ceiling on the east side. This is built under the triangular entrance area above. A substantial door with an upper flush panel (presumably originally glazed) and two moulded panels below the lock rail gives access to a small outside space and the steps that lead up to the doorway that opens onto the corner of Angel Hill and St Peter Street.

The room on the south side is entered from the foot of the stairwell through a four-panelled door in an opening with a beaded head and returns. It has a concrete floor and was plastered with moulded timber skirtings, although the plaster and skirtings to the south and west walls have been removed. There is some cob or mud construction below window cill level on the south wall, with rubble stone above. There are alcoves on both sides of the former chimney breast at the west end, that on the north side having a cupboard built into it. The fireplace has been removed and the chimney opening closed with masonry. The east end is divided off by an inserted partition with a flush door, to form a WC and washroom. A cupboard in the south-east corner houses the services meters. The south wall has two sash windows, both with plain timber shutters with iron bars to secure them when closed. The window to the east retains its timber cill.

Ground floor

The front door, which has four recessed and fielded panels below the lock rail and four narrow vertical glazed lights above, opens into an entrance lobby that widens out to form the semi-circular stair turret on the west side. The room on the north side retains fielded timber panelling below the double width sash window on east side, and panelled shutters to the windows. All the timberwork is painted. The panelling, shutters, timber architraves and deep skirtings are original, as well as a plaster cornice around the ceiling. There is an arch-headed alcove on the west side, with modern fitted shelving and cupboards, and a plain but elegant fireplace on the north wall, with a modern tiled hearth surround. Both the north and south rooms have eight-panelled doors to the entrance hallway, and there is a second, inserted doorway just inside the front door on the south side. The south room was formerly a single open space, but the east end was partitioned off to form a small kitchen area. The partition has been removed, but its insertion has left scars on both the skirtings

and the cornices. There is a small larder with a slate shelf and a vent through the wall to the outside in the north-east corner. Both the door from the entrance lobby and that to the larder are modern panelled doors. The south room has a suspended timber floor with the joists running north-south. The skirtings, architraves and ceiling cornice mouldings are similar to those in the north room. The west wall has alcoves on both sides of the chimney breast with Tudor-arched heads and inserted shelves. The fireplace has been removed and its position plastered over.

The stair to the first floor formerly had a window in the north-west quadrant, which has been altered by cutting down the cill through the string of the stair to form a doorway. This doorway gives access to the modern walkway that runs along the back of house to the ground floor of the church rooms. The staircase is elegant, with cantilevered treads, moulded strings and light balusters and a moulded mahogany handrail.

First floor

The layout of the two principal rooms is repeated on the first floor. The north room has a sash window in the east wall, with beaded edges to the reveals and head of the window opening, plastered walls and moulded skirtings. This space was latterly used as a kitchen, the fittings having been mostly removed, with plain plastered walls. There is a top-hung casement window with three vertical and two horizontal panes in the north-west corner. Although the original frame and architrave remain, the door to the landing is a modern flush fire door. At the east end of the landing is a small L-shaped space with a WC, lit by the narrow sash window over the front door. The south room appears to have been divided into two rooms originally, as there are two similar doors from the landing; the east one is now fixed shut. There is a 1960s tiled fireplace at the west end, but the original cupboards remain in the alcoves on both sides of the chimney breast, that to the south having painted metal coat hooks with acorn ends.

The stairway continues up to second floor, lit by a sash window in the north-west quadrant.

Second floor

The top floor, which was established as a self-contained flat in the 1960s, has three principal rooms and a bathroom. The fireplace in the north room has been removed, exposing brickwork and lath and plaster. There is a void in the floor in the north-east corner of this room where the former staircase which led to the church rooms was boxed in. Its removal has revealed some charring on the wall, presumably from the 1962 fire. The room has plain plastered walls with moulded skirtings, a moulded picture rail and bead-moulded timber cladding over feet of principal rafters which project below the ceiling. All of the doors at this level are modern four-panel fire doors. The west room of south block was used as a kitchen for the flat. Its west wall is flush and partly tiled; it is presumably a partition covering over the original chimney breast and alcoves.

Roof

Access to the roof space was limited to a visual inspection through a hatch over the landing outside the bathroom. The roof is constructed with softwood timbers, with principal rafters (their positions shown on the plan of the second floor), common rafters, battens and slates. There are low set purlins on both slopes, with raking struts birds-mouthed and nailed to the purlins, and a vertical ridge board. The roof timbers appear to be in good condition and are considered to date from a more recent reconstruction, rather than being original to the 1830s.

Discussion

The manse, church rooms and church on the west side of the southern end of St Peter Street form an interesting and contrasting group of buildings. As noted above, the church was the first to be built in 1831-2, with the manse and the church rooms being added between 1837 and 1838. The sketch from an engraving (Figure 4) shows the buildings as they appeared in 1845, before the church rooms were raised in height in 1862-3.

Several photographs exist of the buildings as they were from about 1870 into the 20th century, the dominant view being that looking up St Peter Street from the south. These indicate only minor changes to the street scene since the upper storey of the church rooms was added in the 1860s. The obelisk with its three lamps was replaced by the present ornamental cast-iron lamp stand in 1878 and a cast-iron lamp bracket was also added above the entrance door of the church sometime after c.1870. The iron railings along the pavement edge in front of the entrance to the manse and the church rooms were also removed, perhaps during World War II. The only significant change to 2 St Peter Street is the removal of the chimney stack at the west end of the south block which, from photographic evidence, would appear to have happened in the 1960s, perhaps when the church rooms were rebuilt after the fire and the self-contained flat was established on the top floor of the former manse.

The manse was built to provide domestic accommodation for the minister and retains a number of good period features, both externally and internally. Although contemporary with and built as part of a cohesive group with the adjoining church rooms and church, it is built in a contrasting Neo-Tudor style; the church and church rooms are in an Early English or Gothic style, described as 'cheerfully eclectic' (Cherry and Pevnsner 1991, 811). As with the church rooms, it is the general appearance and character of the principal elevations, south to Angel Hill and east to St Peter Street, that are of primary importance. The east gable with its finial forms a distinctive feature. Internally much of the original joinery survives, in particular architraves, some doors and moulded skirtings. The ground floor rooms also retain panelling and shutters to the windows and plaster cornices around the ceilings. The rooms at all levels above the basement are well proportioned and generally well lit, with generous floor to ceiling heights. The staircase, which rises from the ground to the second floor, is particularly elegant, its construction being mirrored by the more utilitarian stair from the ground floor to the basement, with its curved timber panelling.

Conclusion

The heritage significance of the former manse lies in the elevations to Angel Hill and St Peter Street. It forms part of a cohesive yet contrasting group with the former church rooms and church. St Peter Street has been described as 'the finest street in Tiverton, and one of the most unspoilt Georgian residential streets in Devon. The street has a strong sense of enclosure emphasised by its substantial tall 3-storey buildings with parapets, and the narrowness and curvature of the carriageway.' (Devon Historic Environment Record Monument Report MDV 78990). The street contains a rich variety of contrasting architectural periods, styles and building materials and the former manse, together with the adjoining church rooms, forms an important part of the townscape at its southern end.

Martin Watts
July 2014

Acknowledgements

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Figure 1: Tiverton, extract from map by C. Tozer, surveyor, from Dunsford 1790, fp293. The position of the Steps Meeting House is indicated by the red circle



Figure 2: Extract from the Tiverton tithe map, c.1841 (DCC HER)



Figure 3: Extract from the Ordnance Survey 1:500 town plan of Tiverton, 1855-1895
Not reproduced to scale (DCC HER)



Figure 4: The Manse, School Rooms and Independent Chapel 'as it was in 1845' sketch from an old engraving (Authers 1960, 2)



Figure 5: The church building after the fire of February 1962. Note the chimney stack on the west end of 2 St Peter Street (Tiverton Museum 1993.135.81)

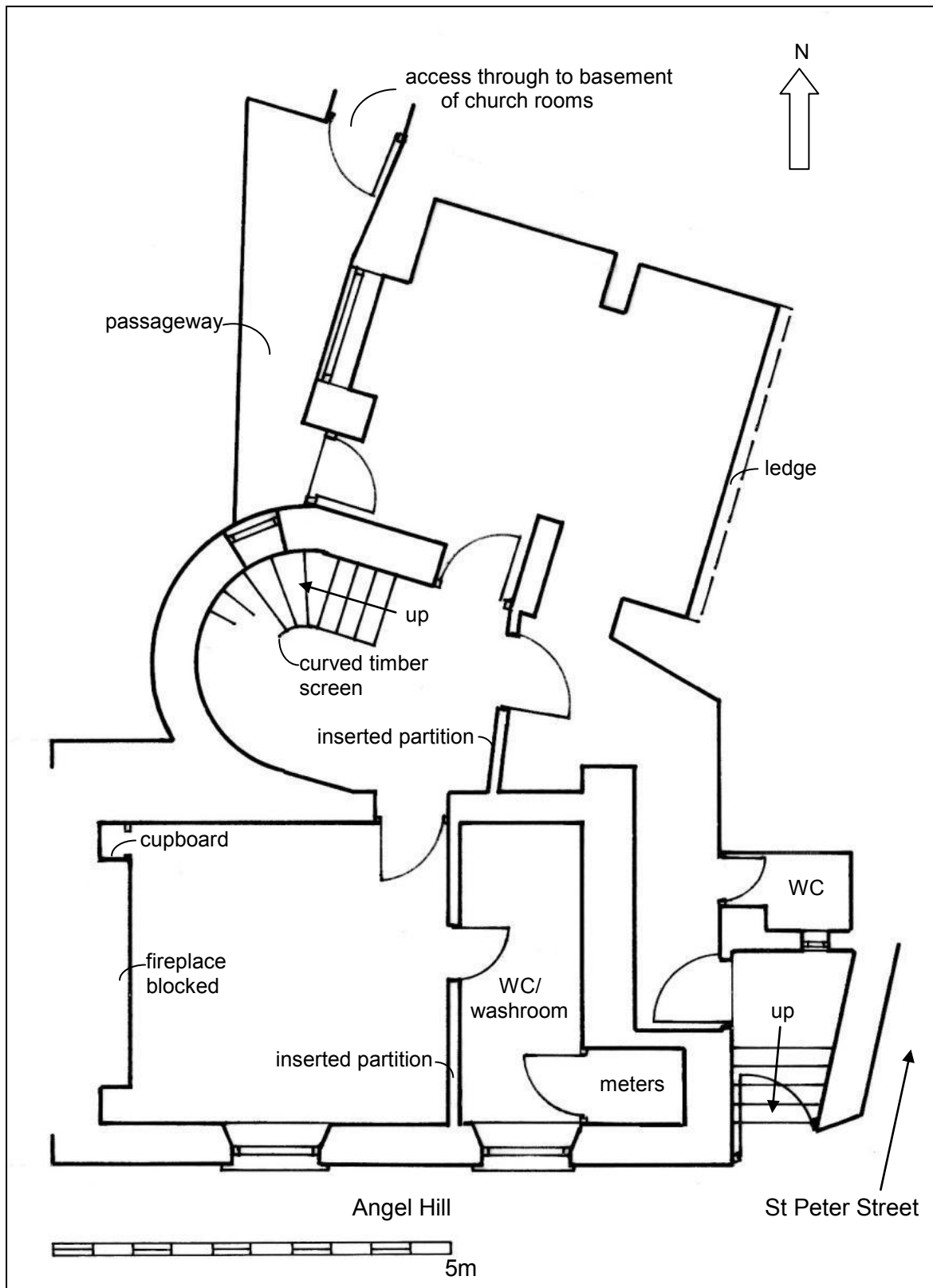


Figure 6: Existing basement plan

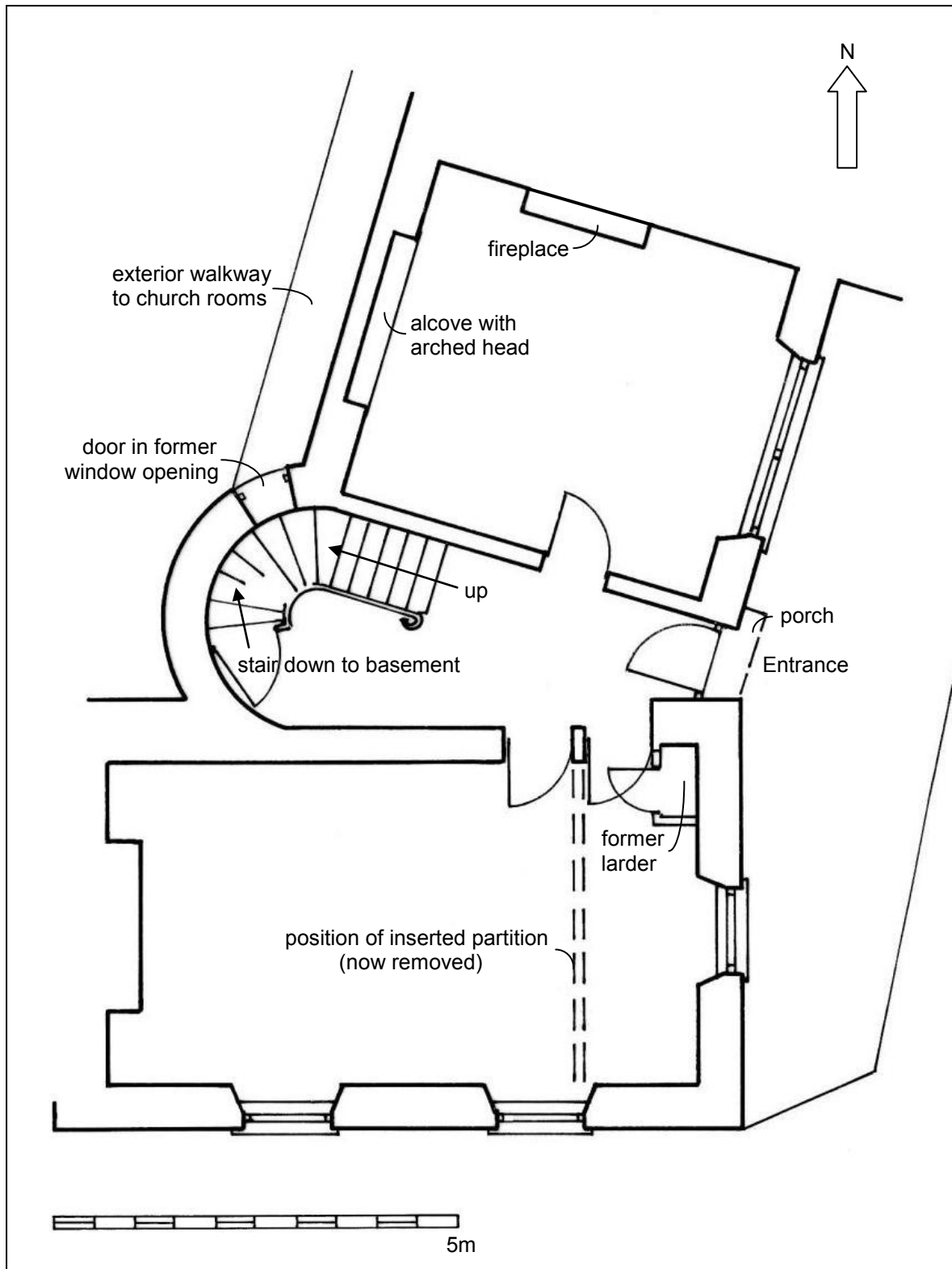


Figure 7: Ground floor plan

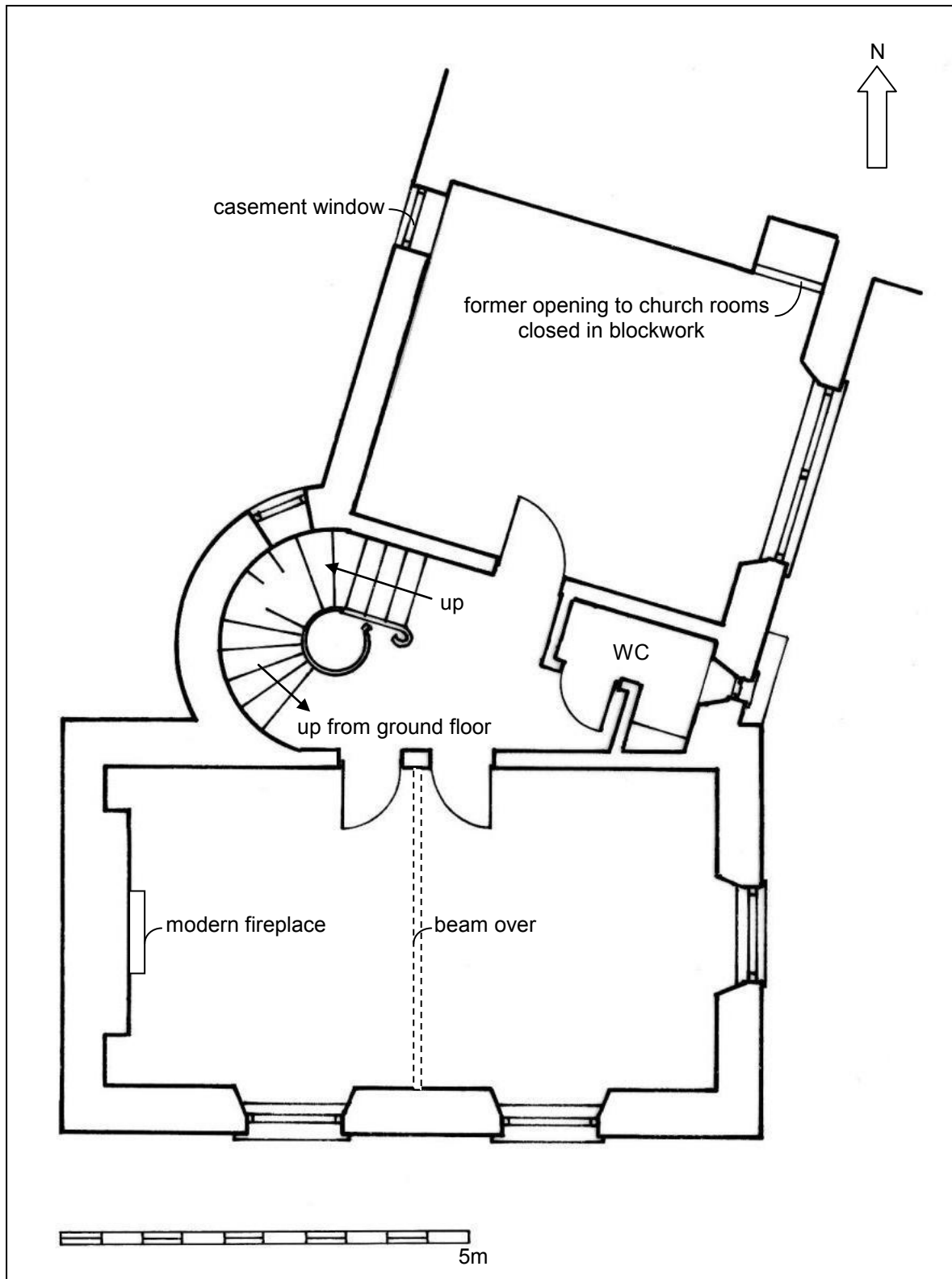


Figure 8: First floor plan

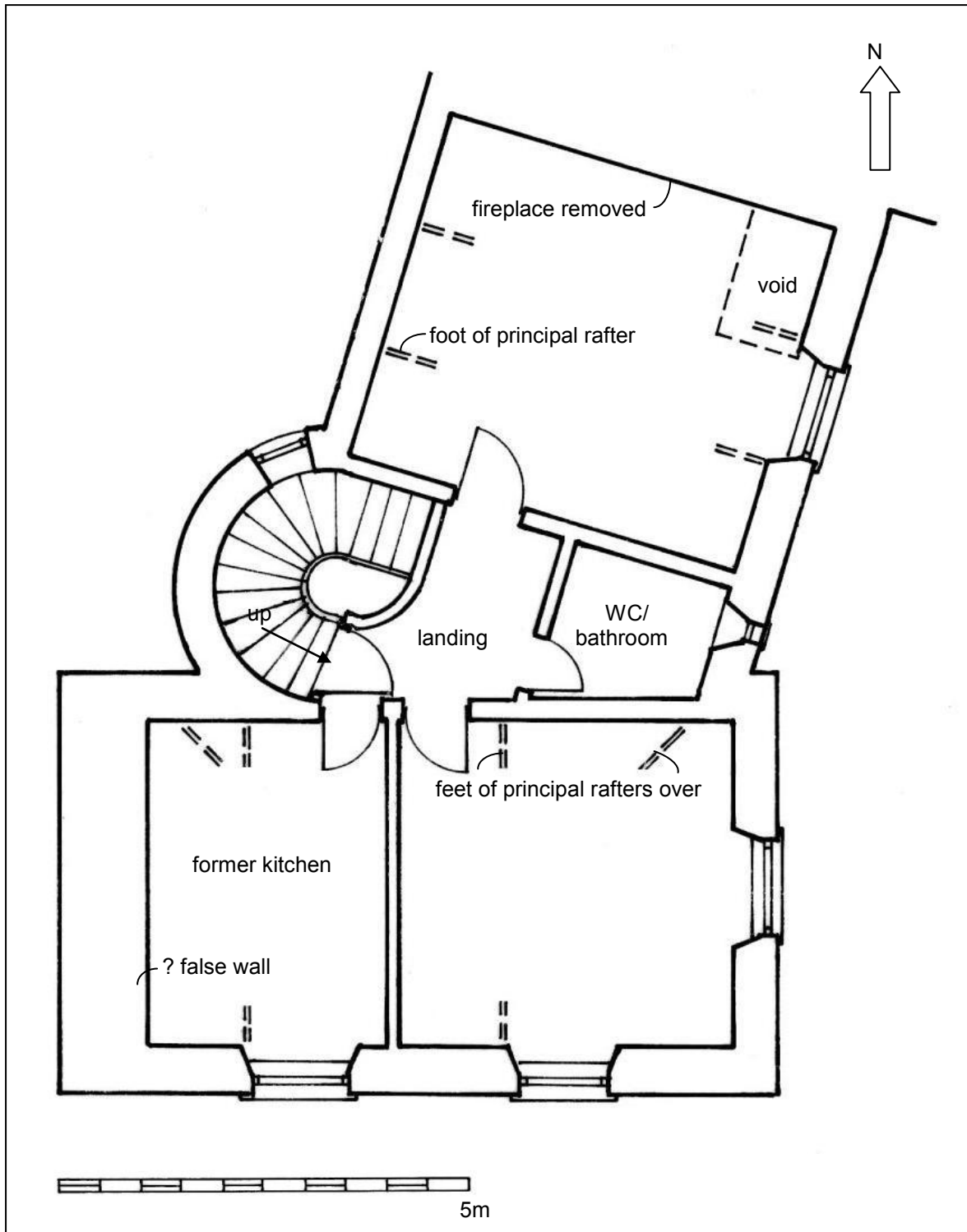


Figure 9: Second floor plan



2 St Peter Street, Tiverton: the former manse from the south east



South elevation, looking up
Angel Hill from the south west



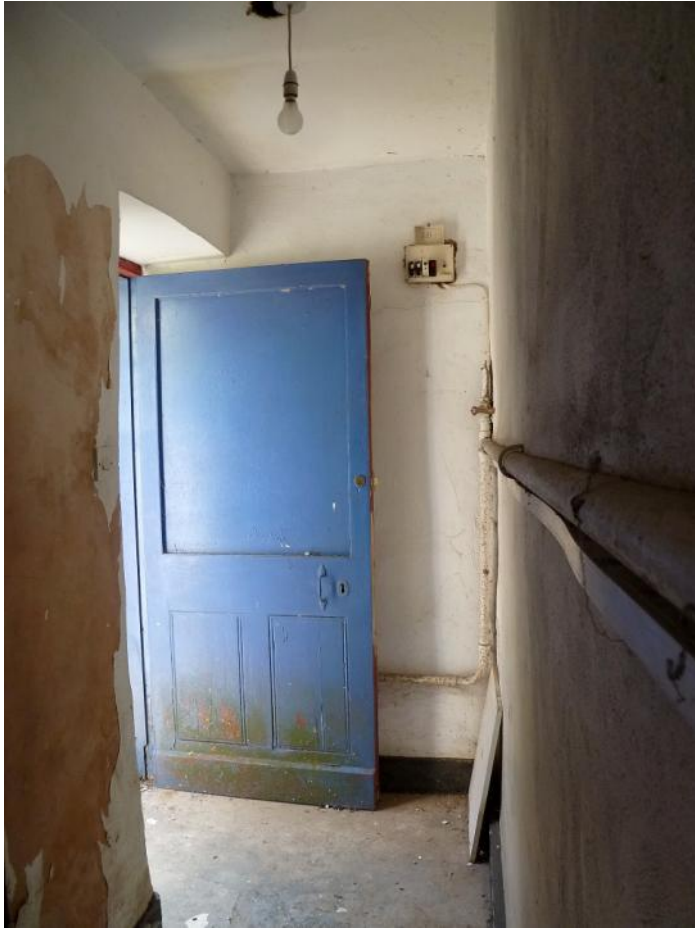
South elevation, from the south
west, with doorway to basement



East elevation, to St Peter Street



Entrance area, over basement, with porch to front door



Front door to basement



Foot of basement stair, with curved timber screen



Basement

North room, looking north west, with window to passage



South room, interior of south wall showing exposed cob and masonry and shuttered window



West end of south room, with blocked fireplace



Ground floor

West wall of north room



Fireplace in north room

Panelling and shutters to east window (left) and eight-panelled door to entrance hall (right)





Ground floor

< South room, looking north east,
showing scar from removal of
inserted kitchen partition

Detail of fielded panelling under
window

v



Alcoves at west end of south room



Main staircase at first floor level



First floor

Doors to south room



Fireplace at west end of south room



Former stair position and blocked doorway to church rooms in north-east corner of north room



Second floor

North wall of north room,
showing position of
fireplace and former
opening into church rooms



Sash window in south wall,
showing coved ceiling and
principal rafter foot



Former kitchen at west end
of south room. looking to
south-west corner



Roof

Roof structure, looking north (towards church rooms)



West slope, showing purlin and struts, looking south west



Roof structure looking south

Appendix A

Listing Descriptions from The National Heritage List for England

2 St. Peter Street

List Entry Number: 1384905

Grade: II

Date first listed: 14 Dec 1972

House now used as offices. c1835 to 1845. Local grey limestone rubble, brought to course, natural slate roof, gabled at ends; stacks not seen on survey. Tudor style. PLAN: built on a constricted site on a steep corner between Angel Hill and St Peter Street. L-plan, the block fronting Angel Hill has an acute angle to the block fronting St Peter Street. Stair in semicircular turret off rear of St Peter Street block. EXTERIOR: 3 storeys and basement to St Peter Street, basement exposed to Angel Hill elevation. Chamfered string at first floor cill level. Windows have chamfered stone cills and principal windows have heavy hoodmoulds with label stops. 2-bay Angel Hill elevation has coved eaves cornice. Windows glazed with 12-pane hornless sashes, basement and second-floor windows have no hoodmoulds and second-floor windows are glazed with 3 over 6-pane sashes. The St Peter Street elevation consists of the 1-bay gabled end of the Angel Street block to the left and a 2-bay block, set back and at right angles, to the right. The gabled block has a large timber finial and windows to match those on the Angel Hill elevation with a hoodmould to the second-floor window. The right-hand block has a shallow Gothick timber porch to the left with an arched head and sunk spandrels, a stout cornice and timber embattled parapet. Panelled Gothick door with 4 arched lights above the middle rail and 4 blind panels. Paired ground floor 12-pane sash windows to right; 4-pane sash above porch; first-floor windows are a 1 over 2-pane sash to the left and a 3 over 6-pane sash to the right. INTERIOR: some original joinery and plaster cornices survive. Attractive curved stair in projecting turret has stick balusters. This building is in a prominent position.

(<http://list.english-heritage.org> - accessed 08 May 2014)

Appendix B

Devon Historic Environment Record Monument Full Report

30/04/2014



HER Monument ID	Site Name	Record Type
MDV24486	2 St Peter Street, Tiverton	Building
Tudor style three storey house, Angel Hill elevation four storeys. Early to mid 19th century, now used as offices.		

Monument Types and Dates

HOUSE ((Between) XIX - 1801 AD to 1900 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

List of Blds of Arch or Historic Interest. Department of Environment, 1972, Tiverton

Early/mid 19th century. Coursed rubble. Slate roof with gabled ends, and narrow coved wooden eaves. Tall, three storeys. Three windows. Left hand end projects with gable with large finial with cornice and pointed arch panels. Sashes with glazing bars, all windows have moulded labels. Four-centred arch porch with label, moulded cornice and battlements. Stringcourse at first floor level. Angel Hill elevation, four storeys, two windows, sashes with moulded labels. Chimney stack with cornice.

Cartographic: Ordnance Survey, 2012, MasterMap

Map object based on this Source.

National Heritage List for England. English Heritage, 2012, National Heritage List for England

House now used as offices, circa 1835 to 1845. Local grey limestone rubble, brought to course, natural slate roof, gabled at ends; stacks not seen on survey. Tudor style.

Plan: built on a constricted site on a steep corner between Angel Hill and St Peter Street. L-plan, the block fronting Angel Hill has an acute angle to the block fronting St Peter Street. Stair in semicircular turret off rear of St Peter Street block. Exterior: three storeys and basement to St Peter Street, basement exposed to Angel Hill elevation. Chamfered string at first floor sill level. Windows have chamfered stone cills and principal windows have heavy hoodmoulds with label stops. Two-bay Angel Hill elevation has coved eaves cornice. Windows glazed with 12-pane homless sashes, basement and second-floor windows have no hoodmoulds and second-floor windows are glazed with three over six-pane sashes. The St Peter Street elevation consists of the one-bay gabled end of the Angel Street block to the left and a two-bay block, set back and at right angles, to the right. The gabled block has a large timber finial and windows to match those on the Angel Hill elevation with a hoodmould to the second-floor window. The right-hand block has a shallow Gothick timber porch to the left with an arched head and sunk spandrels, a stout cornice and timber embattled parapet. Panelled Gothick door with four arched lights above the middle rail and four blind panels. Paired ground floor 12-pane sash windows to right; four-pane sash above porch; first-floor windows are a one over two-pane sash to the left and a three over six-pane sash to the right. Interior: some original joinery and plaster cornices survive. Attractive curved stair in projecting turret has stick balusters. This building is in a prominent position.

Sources

List of Blds of Arch or Historic Interest: Department of Environment. 1972. Tiverton. Historic Houses Register. 47

National Heritage List for England: English Heritage. 2012. National Heritage List for England.

Cartographic: Ordnance Survey. 2012. MasterMap. Ordnance Survey.

Location

National Grid Reference

Centred SS 9537 1254 (9m by 13m) SS91SE Area

Administrative Areas

Admin Area Devon
Civil Parish Tiverton
District Mid Devon
Ecclesiastical Parish TIVERTON

Address/Historic Names - None recorded

Designations, Statutes and Scorings

zMonFullRpt

Report generated by Devon County Council Historic Environment Record

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