

Historic Environment Record

Parish Topsham	National Grid Reference SX 9667 8785	Number (Leave blank)	
Subject Observations during minor internal alterations to No. 2 Dutch Court, Monmouth Hill, Topsham	Measurements See attached location and floor plans		
Description <i>History, field notes and other information. (Please use a separate form for ea</i> <p>No. 2 is a grade II listed building, that according to the list description dates to the late 17 C. Originally it formed one half (with No. 1) of a single property, as indicated by the relatively thin timber partition wall between the two and the former doorways in it at ground floor and basement levels. According to the List description this house was subdivided in 1969, 17C plasterwork and staircase mentioned as surviving in the interior. Although some fine plasterwork is visible in the ceiling of the ground floor room to No. 2, the staircase is not, and is presumably now located in No. 1. No. 3, sited to the north of No. 2 (but with no visible evidence of original connecting doorways), is included in the same listing.</p> <p>Due to the minor scale of the alterations monitoring was undertaken by the ECC Archaeology Officer via a condition on the Listed Building Consent (ECC 10/0756/07). One visit was made on 19 October 2010, before the historic fabric revealed by the works was covered by new work. There was no major stripping out, therefore only limited observations were made.</p> <p>Basement – pegged wooden doorframe to closed doorway in party wall with No. 1. Use of pegs suggests early date. Contains a later planked door.</p> <p>Ground floor. Dining/lounge room at front, with fine plaster ceiling. Earlier “boarding” (not seen, so not clear whether this is say 19C tongue and groove boarding or earlier panelling) reported as present behind plaster board finish to partition wall with No. 1, alongside stair. Fireplace in rear wall, constructed of re-set Dutch bricks, date unclear. Beyond current fireplace opening, there is a clear break of build between brickwork and earlier breccia masonry, towards the east end of this wall. Depending on the height to which this break extends (check photo) this may represent one side of a larger, earlier, fireplace. Hall to rear. Balusters of stair mid 20 C in date, with earlier tongue and groove boarding under it. Stone rear wall exposed under window opening.</p> <p>No historic fabric was exposed by the works on the upper floors.</p> <p>Conclusion. The main staircase and many of the internal partitions are relatively recent in date. The main historic survivals are the shell and central wall including stack and fireplaces (with hints of earlier alterations and builds in places), the partition wall and doorways between Nos 1 & 2, the plaster ceiling and the ceiling structures, and possibly the roof</p>	Reference <i>for each piece of information</i>	Date <i>of each entry</i> Sept 2011	

structure (not seen).			
Owner/Tenant [REDACTED]	Recorder Andrew Pye, ECC Archaeology Officer.		

Please return completed form to: archaeol@devon.gov.uk



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11 MAY 2010

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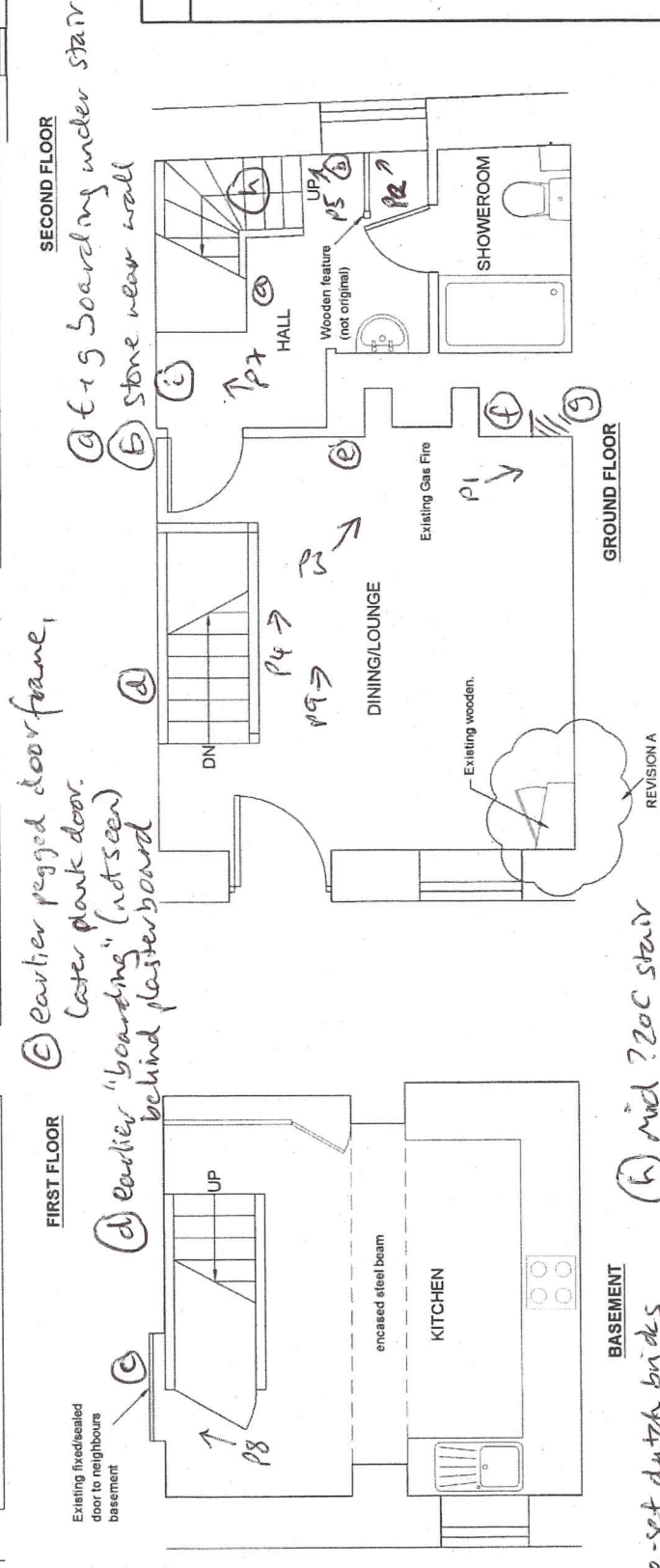
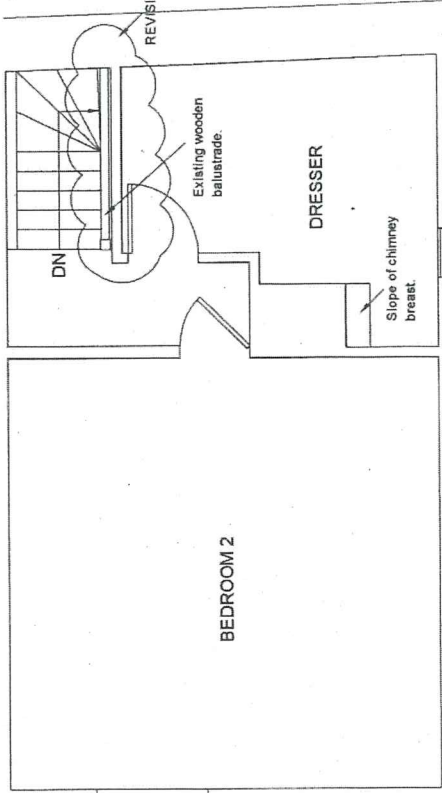
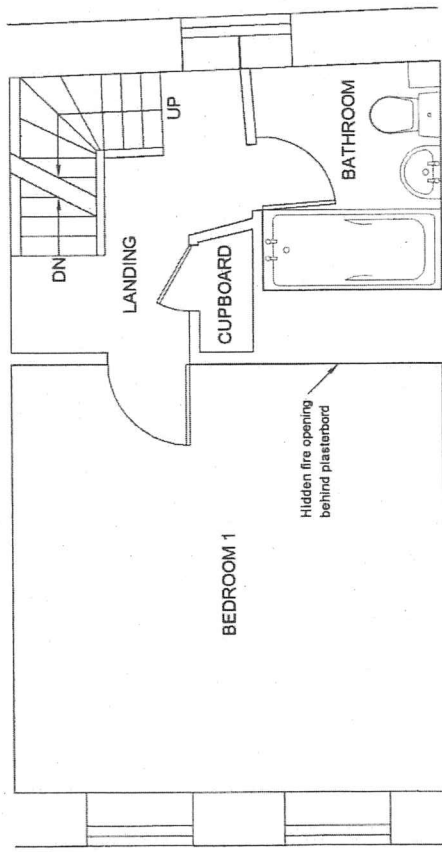
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NOTES

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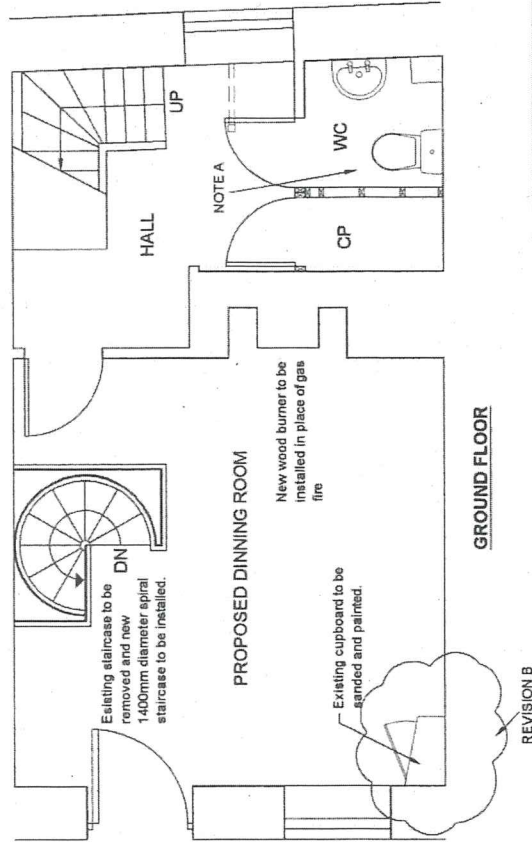
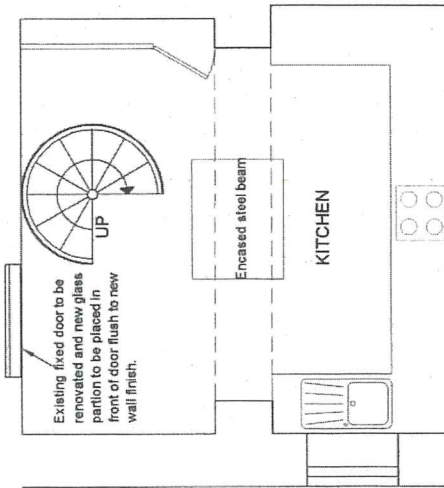
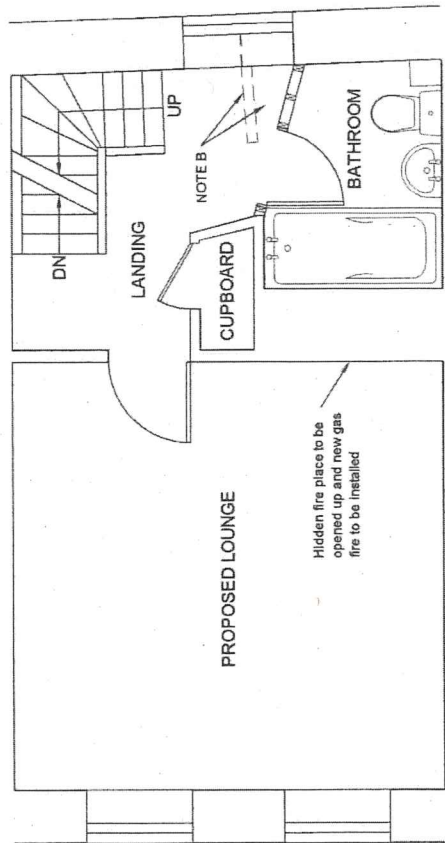
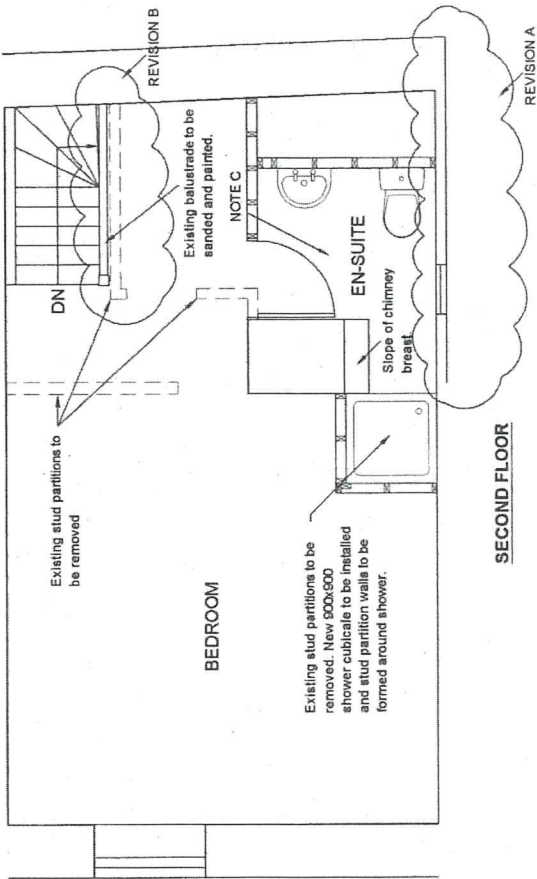
03 SEP 2010

ISSUED FOR PLANNING

Proposed Renovation to:
2 Dutch Court, Topsham,
Exeter, Devon, EX3 0JD

No.	Revisions	Date	Drawing: Existing Floor Plans
A	Existing ground floor cupboard added and existing balustrade to second floor added.	02/09/2010	Date: 02/09/2010 Revision: - Drawing No. FP01 Drawn By: I.L. Scale: 1:50

- (e) re-set dutch bricks
- (f) brick wall
- (g) earlier breccia masonry



NOTES

A Existing showerroom to be divided by new stud partition to form separate wc and cupboard. Existing wooden feature to be removed.

B Existing stud partition to be removed and new stud partition to be erected to allow full width of window to be in the landing.

C Existing Dresser to be divided up by new stud partitions and converted into en-suite to master bedroom.

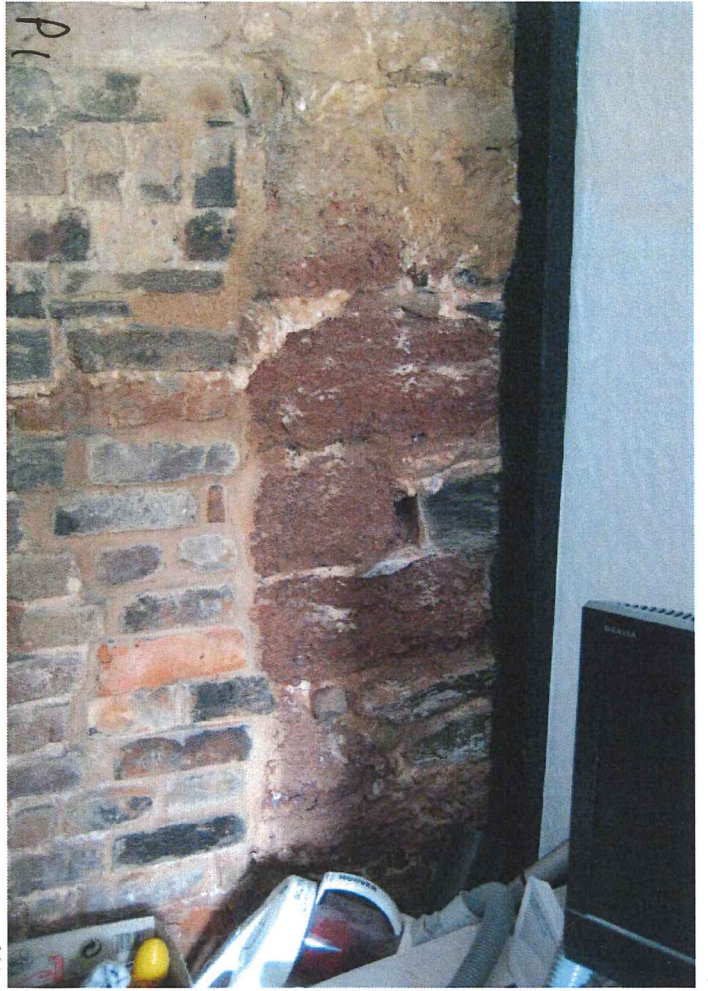
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03 SEP 2010

ISSUED FOR PLANNING

Proposed Renovation to;
2 Dutch Court, Topsham,
Exeter, Devon, EX3 0JD

No.	Revisions	Date	Drawing: Proposed Floor Plans
A	Proposed insulation and render removed.	12/07/2010	Date: 02/09/2010 Revision: -
B	Existing ground floor cupboard added and existing balustrade to second floor stairs to be renovated.	02/09/2010	Drawing No. FP02
Drawn By: I.L.			Scale: 1:50





P6



P8



P5



P7

