

Historic Environment Record

Parish Alphington	National Grid Reference SX 9181 9008	Number (Leave blank)	
Subject Observations during external alterations and repairs to No. 87 Church Road, Alphington.	Measurements See attached location and floor plans		
Description <i>History, field notes and other information. (Please use a separate form for ea</i> No. 87 is a grade II listed building that, according to the short 1952 list description, is thought to date to the C18. Listed Building Consent (ECC 06/0642/07) was granted for refurbishment/replacement of windows and replacement of former shop front with windows; the front elevation was also subsequently re-rendered as part of the works. No stripping of render however was undertaken on the side or rear elevations, nor any removal of finishes within the interior of the building. One visit was made on 22 May 2007, after the render had been removed and the windows replaced, but before re-rendering. This revealed a complex structural sequence, including perhaps some potential pre 18C fabric. A rapid record was made, including a sketch outline elevation drawing, and a series of photographs. Description (nos refer to the different builds that were visible and are marked on sketch elevation and photos) 1. (photo 1) Brickwork, prob 20 th cent. With concrete lintel or capping above. To north it disappears behind render. To south it abuts fabric 3, which includes a couple of timbers – these may be fixings for a door frame (with doorway subsequently blocked by fabric 1), but fabric 3 is itself the blocking of an earlier doorway. This suggests that the brick work has replaced an earlier (perhaps cob?) wall. 2. (photos 2, 3, 4) Stone pier. R/H side – mainly large heavitree stone blocks, of similar character to quoin stones at corner of a building, but here forming north edge of wide opening that latterly was a shopfront. L/H side – smaller but similarly squared blocks, containing timbers at right level for attaching door frame to or hanging a door off, and topped by a timber lintel to a blocked doorway to north (fabric 3). Top r/h side – large stone blocks form edging to cob walling (fabric 4) above door lintel. Stonework largely heavitree or a similar conglomerate; no pocombe stone or limestone evident, suggesting a pre 19 th cent date for this fabric. 3. (photos 2 & 3) Stonework blocking a doorway. Largely heavitree but with some other stone incl poss pocombe stone, suggesting early 19 th or later date. 4. (photos 2 & 3) Cob walling at first floor level above earlier door; appeared to extend north to window opening, with modern render/fabric above; area largely obscured by polythene etc at time of visit. 5. (photos 4, 5, 6, 7) First floor, N. Building. Thin softwood sawn		Reference for each piece of information	Date of each entry

studwork; infill not clear as covered by modern ply by time of visit; may well be lathes and plaster. Base timbers at north end contemporary softwood; but at south end sits on earlier thicker timber beam.

6. (photo 4) Concrete breeze block infill of former shopfront.

7. (photo 9) Brickwork forming southern edge of former shopfront.

8. (photos 13 – 17) First floor, S. Building. Timber studwork with brick infill (except for a small area of stonework at bottom S corner); studwork apparently older than 5. Sits on large timber beam that spans whole frontage of this building, north end of which has been scarfed into older ?oak upright (13) that extends to eaves level. Single window opening.

9. (photos 8 - 12) Wide opening, infilled with timber studwork and windows, with lathes infill. Probably an infilled former shopfront. R/H end butts up against stone pier (10). Opening appears to have been heightened slightly in the past, probably when the original wide opening was blocked and the present door and windows inserted, possibly to accommodate the higher door frame. This is indicated by an earlier, lower, notch in the earlier adj beam and upright at the top north corner of this opening, below the current top of the door frame (see photo 8), and by the uppermost course (10a) of the stone pier (10) at the south end consisting of different, thinner, stones from those making up the rest of the pier below – suggesting pier was heightened slightly to support the beam spanning the top of this opening. Studwork (8) above sits directly on this beam, suggesting it was contemporary or slightly later in date than the heightening of the wide opening below.

10. (photos 11, 12, 13) Stone pier of squared conglomerate blocks; good edges to each side; north edge includes fixing timber for opening to north. Topmost course (10a) of different stone; probably represents later heightening (see above). Cob walling (11) and probably stone walling below (12) butt up against south edge of 10, though relationship with latter obscured by render at base. Has larger, more regular blocks and coursing than is evident in other early stonework (2) at north end of north building.

11. (photo 12) Cob walling; render obscures southward extent; so not clear if it forms boundary wall to south (but is likely as the latter is rendered and has a tile capping/hat).

12. (photo 12) Rubble stone walling, forming footing for cob walling (11) above, though height at exposed north end greater than would be expected for a footing; so may in part represent an earlier wall, or just handy stones being used with the cob.

13. (photo 8) Thick, old ?oak upright; earliest in sequence of fabric at first floor level; on change of angle between N & S buildings, and may represent end of timber wall/partition subdividing the two. Timber upright below it appears later in date, but may have replaced equivalent timber to 13. Sits on substantial beam that supports first floor studwork (5) above, but which at some point to north has been replaced by later softwood timbers. Much of studwork 5 may be later than this supporting beam, the southern end of which has been notched to take a possible predecessor of beam 14.

14. (photo 8) Thick timber beam supporting studwork 8 above and forming top of wide opening below. Has either been raised slightly when door and windows (9) below installed within wider opening, or has replaced an earlier beam at a lower level.

South and rear elevations of southern building are cob, but no direct relationship visible with front elevation builds. South elevation cob oversails cob 11 though, so probably either contemporary or later than latter.

North elevation of north building – ground floor stone (not clear whether same build as 2, but tempting to provisionally interpret it as such), first floor brick. Visible part of stack 19th cent. brick.

Interpretative sequence appears to be as follows:

Originally two separate buildings, with common party wall probably represented by 13.

Earliest fabric: ground floor stone piers 10 & 2 (with possibly the stone walling on north elevation), with first floor timber partition 13. In both cases there appear to have been doorways adj. 10 & 2 within the frontage of each building, with the rest of the frontage structure later being removed in each case to form wider shopfront openings; alternatively, there may have been wide opening(s) from the start.

Next fabric in sequence –

N. building - cob build (4) and doorway below extending beyond NW corner - height of cob suggests a building rather than a boundary wall in this location. Large beam supporting first floor studwork and oak upright 13 may also belong to this general phase, or be earlier.

S. building – cob walling 11 and stone footings/wall 12, probably followed shortly after by cob walling of south elevation as the latter extends forward of the southern limit of the earlier ground floor ashlar stonework (10).

Later –

N. building – doorway (3) below cob walling blocked, and perhaps replaced by another (much later blocked by 1) immediately to north. First floor front (5) installed, possibly replacing earlier work contemporary with beam below southern end. Brickwork 7 built within wide opening, to form ?late 19th/early 20th cent shopfront. Later still doorway blocked with brick.

S. building – Beam 14 installed, or raised in height, to increase headroom of opening(s) below, and studwork and brick (8) above built on it, perhaps a re-fronting of an earlier building of which upright 13 a part. At some point, either at same time or later, door and windows inserted below at grd floor, with lathe/plaster and stud work infill.

Last development – replacement of first floor windows, and concrete breeze block infilling of former shopfront in N. Building, incl 2 new windows.

19th century map evidence:

On tithe map (1842); in outline buildings of similar configuration to 1889 OS map, but property division(s) not clear from fiche – would have to examine original.

Shown as single building/property on OS 1:2500 maps of 1889, 1905 and 1933-38, with building to north shown as separate property (boundary between the two appears, from comparing configuration of plot boundaries to rear, to be on line of north wall of No. 87 – build 2 at ground floor). On current O.S. this boundary is shown as on north edge of build 1, so been some apparent expansion of original property northwards in meantime.

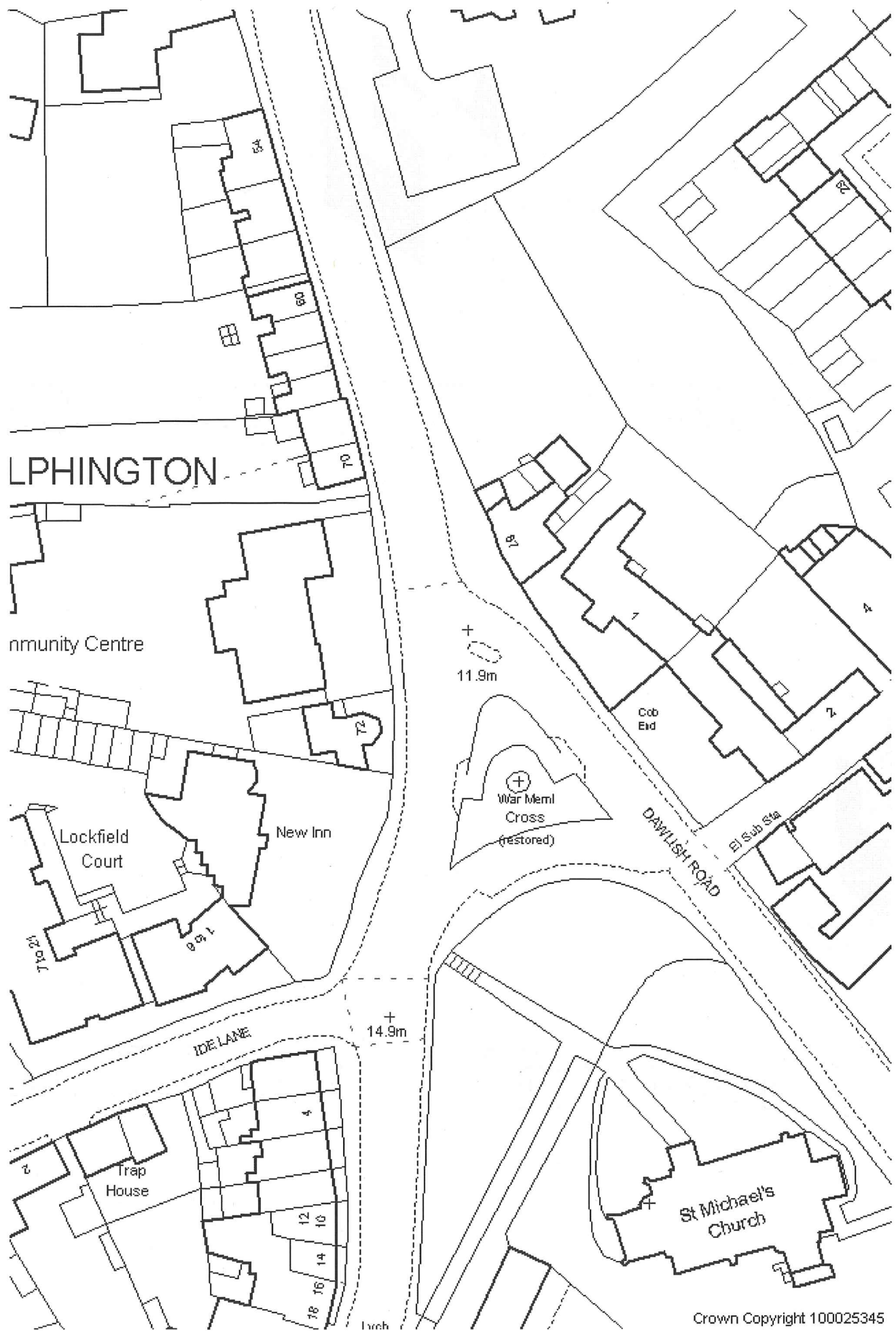
Conclusion

Earliest stonework is of good quality, and its constituents indicate an 18th century or quite possibly an earlier date, suggesting remnants of an earlier post medieval building or buildings within a later, mostly 19th century, pair of buildings. More clarification only likely as result of internal inspection during any future alterations, and/or observations made on other external elevations should these be re-rendered.

Originally a pair of buildings that seem, at least from the map evidence, to have been combined into one property before 1889, and perhaps before 1842 (though would need to check original tithe map for this).

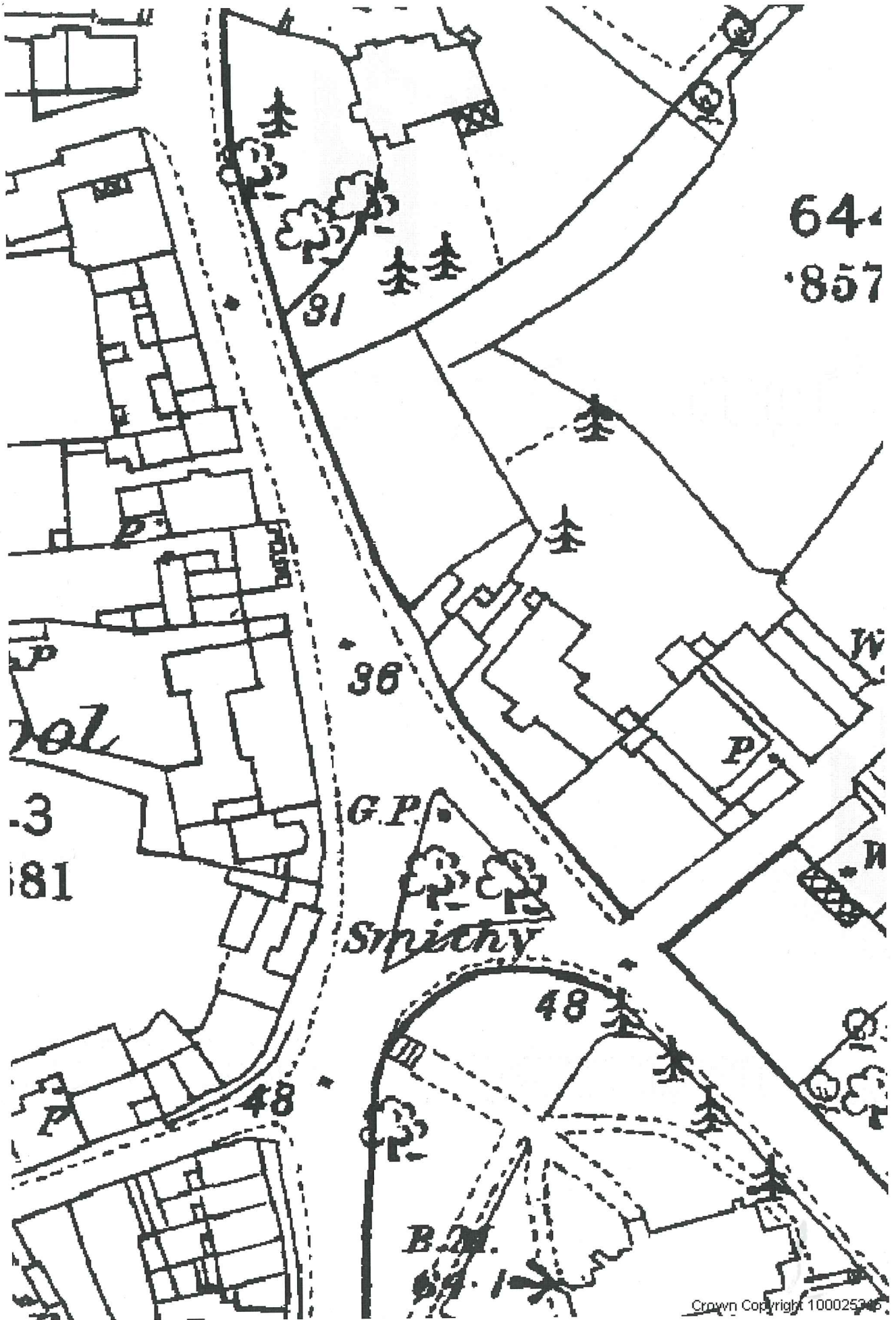
Owner/Tenant [REDACTED]	Recorder Andrew Pye, ECC Archaeology Officer, 22 May 2007.
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Please return completed form to: archaeol@devon.gov.uk



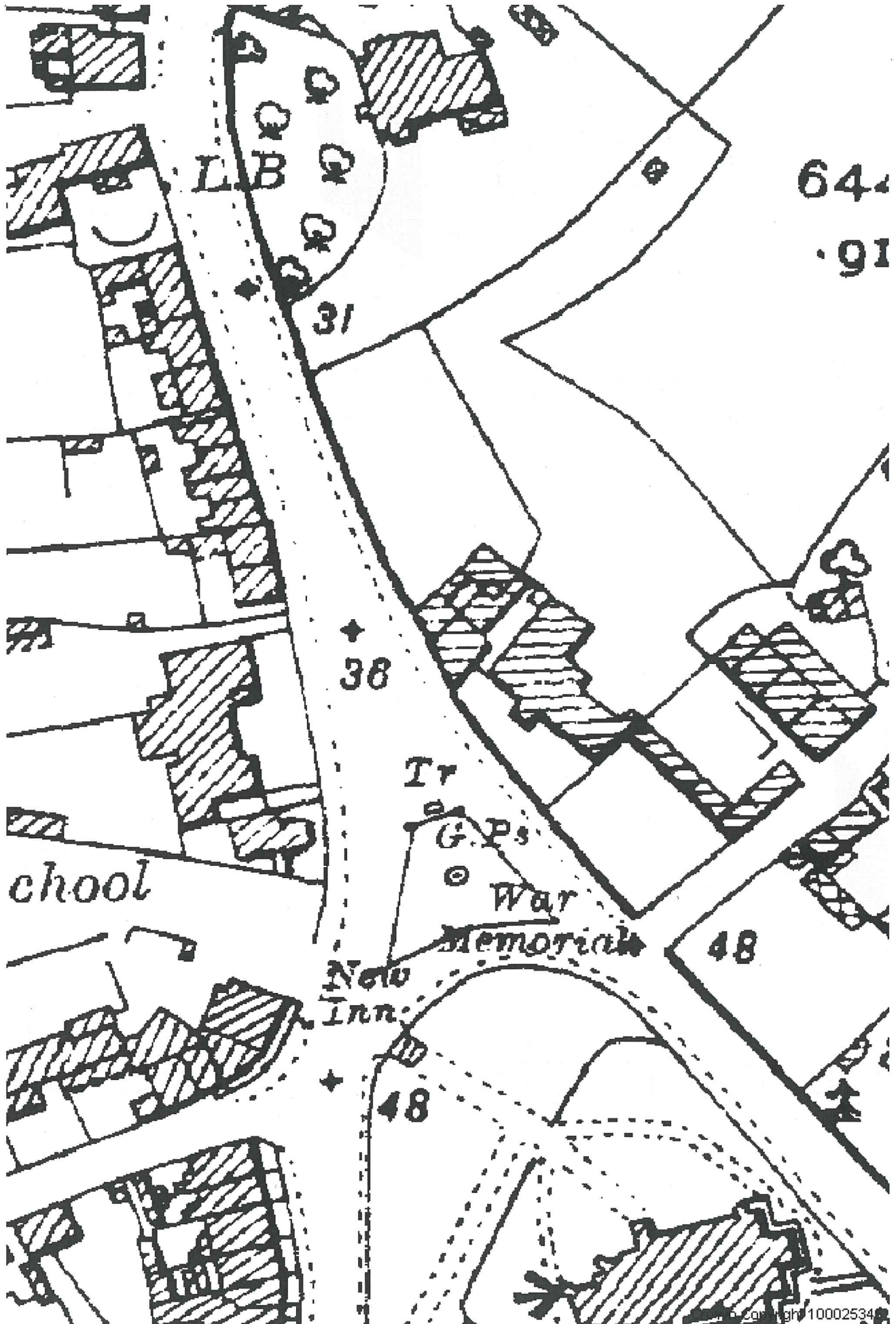
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1889-90 (1905 - no change)



1933-38

Listed Buildings Online



ENGLISH HERITAGE

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Viewing Full List Description Text

[Enter feedback about this listing](#)[Back to Search Results](#)**Building Details:**

Building Name: 87
Parish: EXETER
District: EXETER
County: DEVON
Postcode: EX2 8SY

Details:

LBS Number: 88974
Grade: II
Date Listed: 11/11/1952
Date Delisted:
NGR: SX9180890077

Listing Text:

CHURCH ROAD

1.

1092

ALPHINGTON

No 87

(Formerly listed in the rural
district of St Thomas)

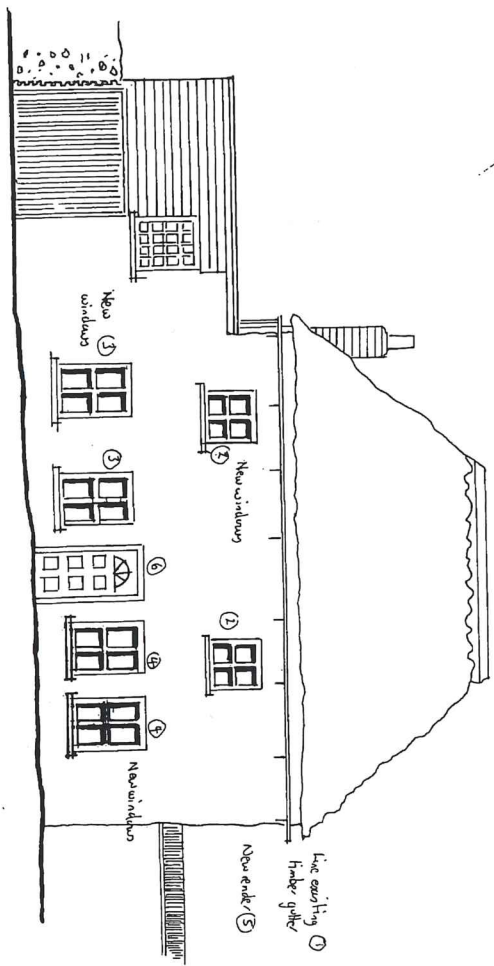
SX 9190 16/760 11.11.52

II

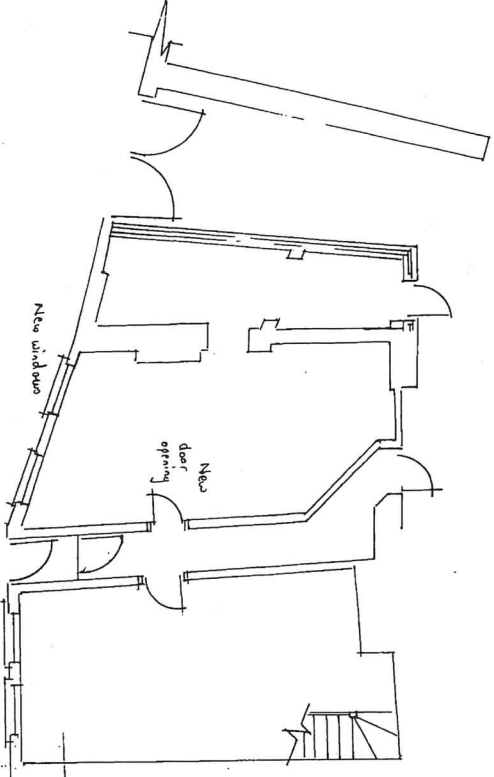
2.

C18. Roughcast. Two storeys, casements and C19 sashes.
Steep hipped thatched
roof.

Listing NGR: SX9180890077

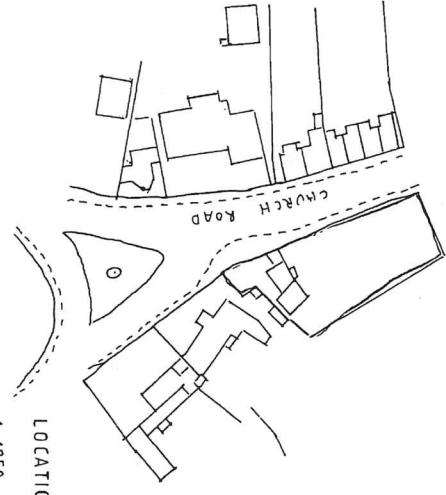


PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN

28 March 2005
 2542107



LOCATION PLAN

1:1250

NOTES:
 ① Line existing timber gutter with single layer Seralu® or similar membrane

② Take out existing windows and renew with timber casement windows which match existing style with additional horizontal bars/guying as ③ below.

③ Remove shop front windows and door and replace with timber sliding sash windows. Lippell between windows will insulate sashwork and render finish glazing to be timber like clear double glazing.

④ Take out existing timber windows and replace with new timber sliding sash windows to match ③ above

⑤ Hack off all the render to the front elevation and soffit on return. Renew with lime mortar render on stainless steel expanded metal lathing. Lay new insulation between any existing timber stud external walls.

⑥ Renew front door to match existing including new stone threshold

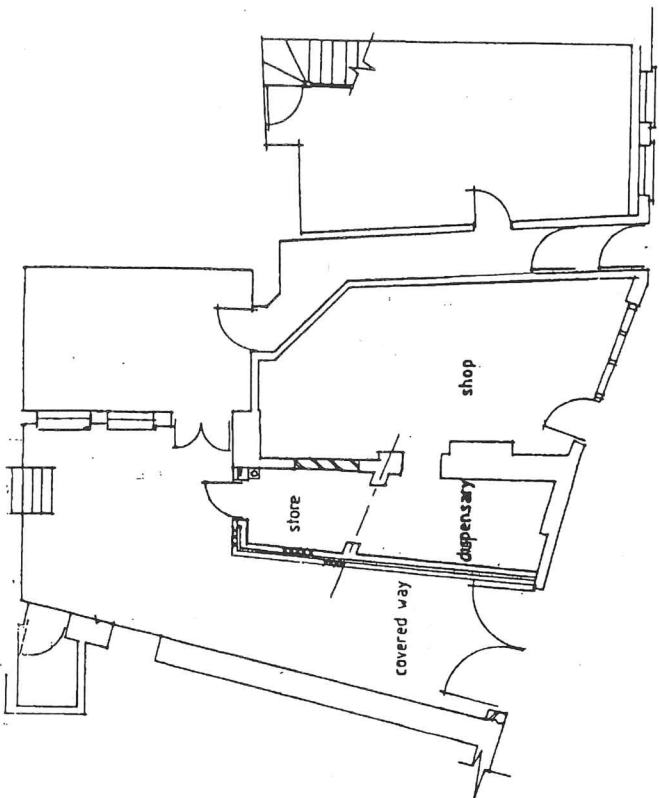
REVISIONS	DESCRIPTION	CHK'D	APP'D	DATE
A	2-7-06 Change glazing details			

PROPOSED ALTERATIONS
 87 CHURCH ROAD ALPHINGTON
 EXETER
 FOR MR & MRS. G. CRAIG

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TC				20-2-06	1:100

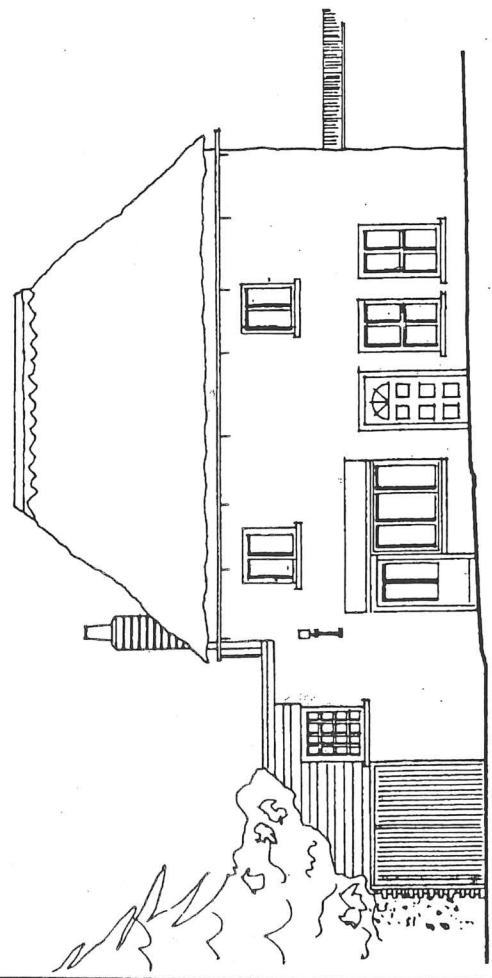
DRAWING No. 22-2-06 A

DRG No.



EXISTING GROUND FLOOR PLAN

06/0642/07
28 MAR 2006



EXISTING FRONT ELEVATION

DRG No.

No.	DESCRIPTION	CHK'D	APP'D	DATE

PROPOSED ALTERATIONS
87 CHURCH ROAD ALPHINGTON
EXETER
FOR MR & MRS . G . CRAIG

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TC				20-2-06	1:100

DRAWING No. 22-1-06

LOCAL ELEVATION (S. PART)
Cob

APPROX
EXTENT

NORTH ELEVATION:
2ND FLOOR STONE
1ST FLOOR BRICK

Line existing (1)
Timber gutter

New render (5)
SOUTH ELEVATION
Cob

mod

Cob
(4)

11
10
9
8
7
6
5
4
3
2
1

(1)

(3)

(2)

(5)

(6)

(13)

(8)

(2)

(14)

10A

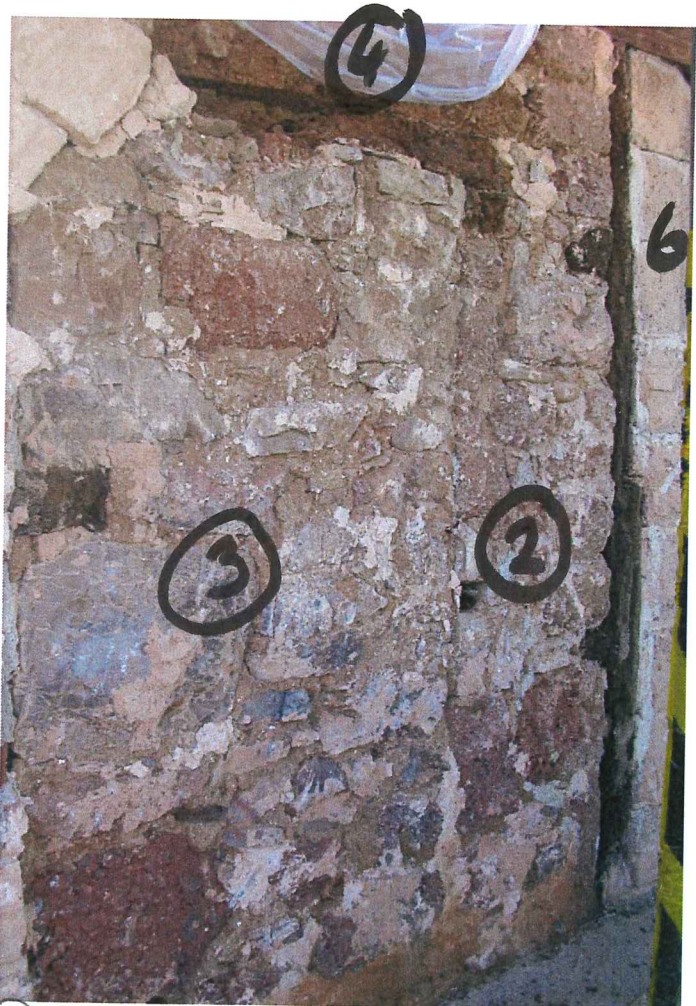
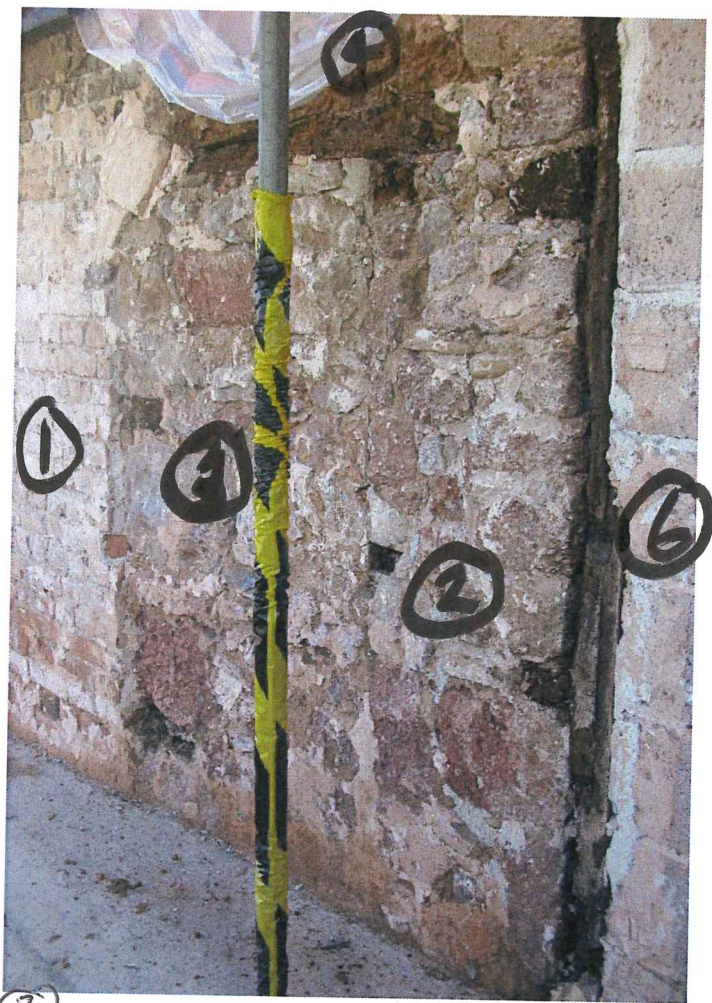
(10)

(11)

(12)

← BLG A * BLG B →

PROPOSED FRONT ELEVATION

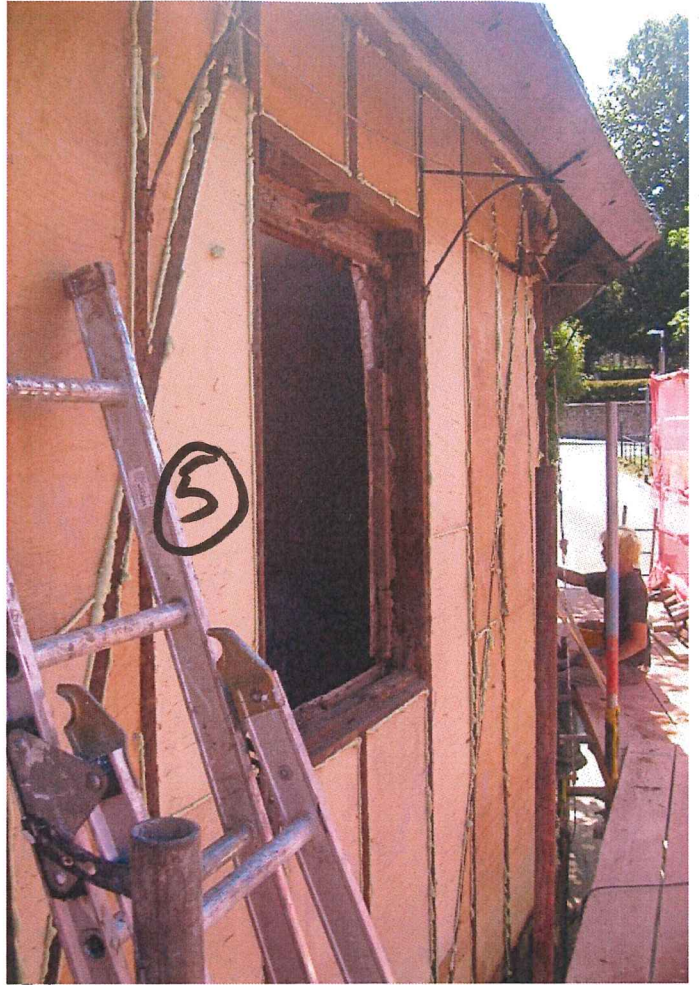


③

④



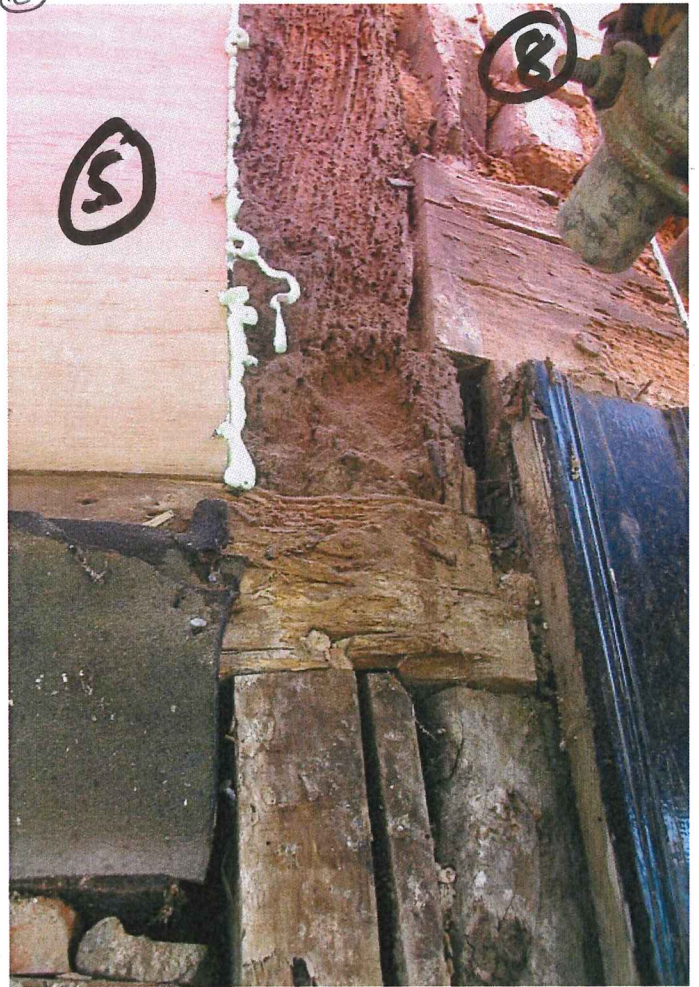
5



6



7



8



9



10

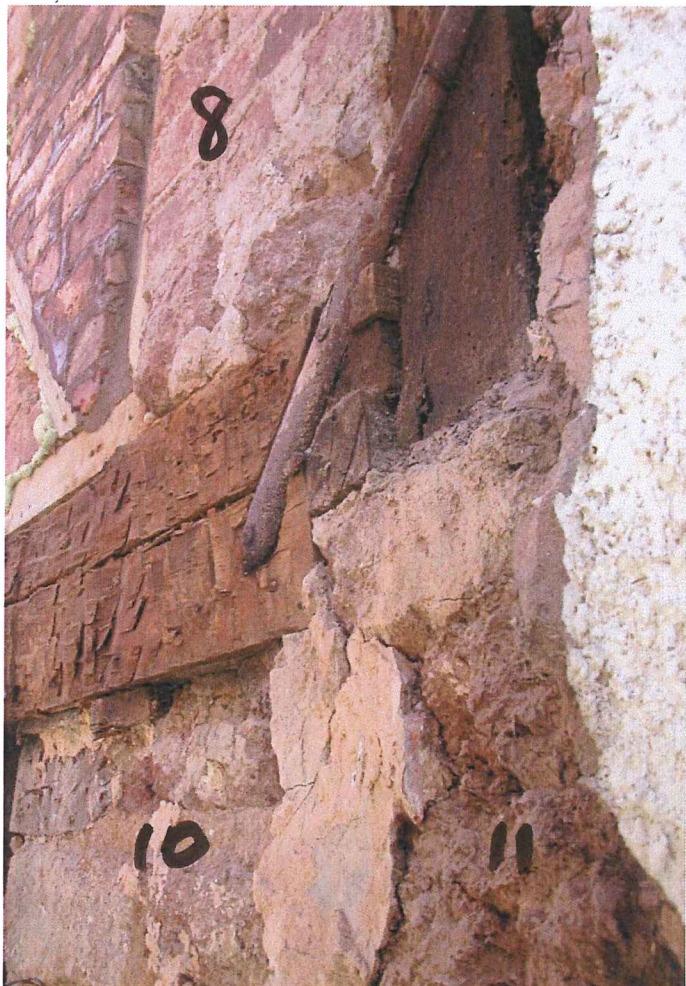


11

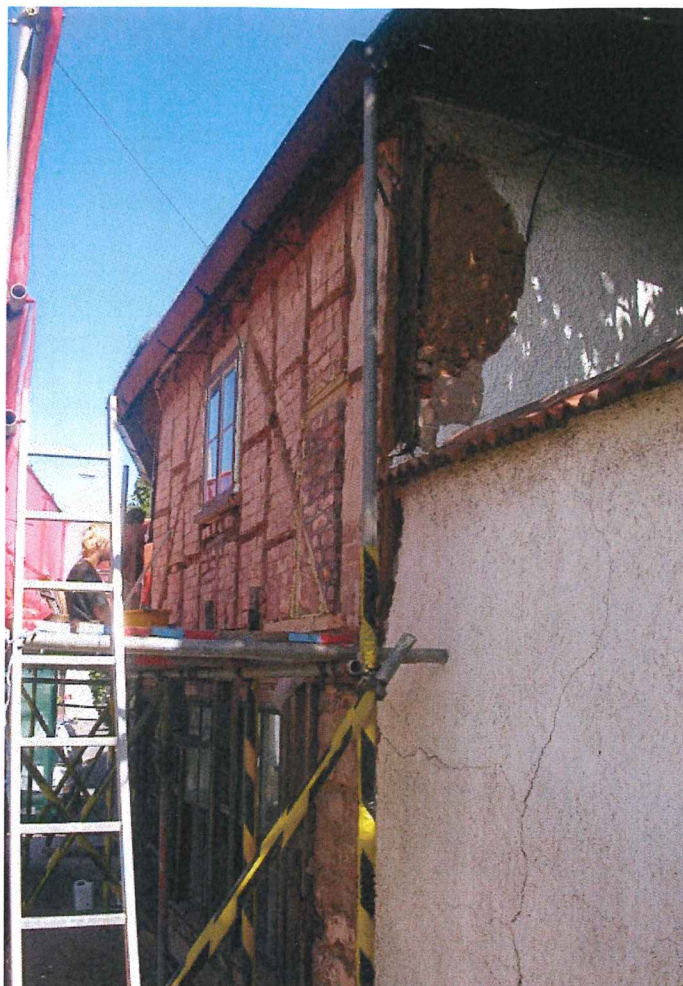


12

ST



13



14



15



16

12

