

**THE BICKFORD CENTRE  
23 SOUTH STREET  
GREAT TORRINGTON  
DEVON**

HISTORIC BUILDING RECORDING



South West Archaeology Ltd. report no. 181114



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# The Bickford Centre, 23 South Street, Great Torrington, Devon

## Historic Building Recording

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By E. Wapshott & N. Boyd  
Report Version: **DRAFT01**  
14<sup>th</sup> November 2018

### SUMMARY

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*South West Archaeology Ltd. was commissioned to undertake historic building recording for The Bickford Centre, South Street, Great Torrington, Devon This work was undertaken in order to make a record of the building and its features prior to a planning submission for restoration and development.*

*The Bickford Centre occupies a mid-row plot on South Street, Great Torrington, within the historic core of the town and the Conservation Area. The building is an amalgamation of two historic buildings which appear to have been joined and reconfigured in the 19<sup>th</sup> century, forming a mixed use building, a characteristic which it retains to this day.*

*The Bickford Centre is valued for its positive contribution to South Street with its cohesive historic facade. However, in truth, the building is far more complex and arguably more valuable than it appears, as it echoes the ancient medieval town plan, contains 17<sup>th</sup> century fabric, evidences the stylistic evolution of panelling in this region from c.1600-1832 via its numerous reset recycled panelled sections and also defines the narrative historic and economic development of the life of the town.*

*The proposals are expected to more fully adapt the back block (Building 2) and open up the area between the former shop and the back block, allowing for better use of the community space, but removing a large section of the historically re-set panelling. The works are also expected to renovate and modernise other aspects of the building, making it more user friendly, particularly for disabled members of the community, but with an expected loss of some historic fabric.*

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	THE BICKFORD CENTRE, 23 SOUTH STREET
<b>PARISH:</b>	GREAT TORRINGTON
<b>DISTRICT:</b>	TORRIDGE
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SS 49502 19085
<b>PLANNING REF:</b>	PRE-PLANNING
<b>SWARCH REF:</b>	TBC18

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client to produce a historic building recording for the Grade II Listed Bickford Centre, 23 South Street, Great Torrington. This work was undertaken in order to assess the significance and historical development of the building prior to a planning submission for development/restoration and modernisation.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Great Torrington occupies an elevated location to the east of the River Torridge, 15 kilometres south-west of Barnstaple and 11 kilometres south of Bideford in North Devon. It is an elongated settlement stretched along the A386, B3227 and B3232. The Bickford Centre is located at 23 South Street, at a height of approximately 80m AOD.

The soils of this area are the well-drained fine loamy or fine silty soils over rock of the Manod Association (SSEW 1983), overlying the sandstone of the Bude Formation (BGS 2018).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Great Torrington has a rich built and natural heritage, much of which still dictates the character, form, and appearance of the settlement and some of which pre-dates the market town. Neolithic artefacts found within the town may be indicative of early settlement. The town's hilltop location forms a strategic position upon which a castle was sited, of which little now remains. The town flourished on its markets and fairs, based on agricultural and wool industries; and later a thriving glove manufacturing industry in the 19<sup>th</sup> Century.

The Great Torrington Conservation Area extends beyond the town centre, stretching from Castle Street in the west, to Halsdon Terrace in the east; and from New Street in the north to Castle Hill car park in the south, bordering the Great Torrington Commons. The large number of Listed buildings contained within the Conservation Area, designated in 1973, reflects the historic importance of the town. There are 97 Listed buildings in Great Torrington, mostly located within the Conservation Area, of which three; the Black Horse Hotel, Palmer House and Market House are Grade II\*. The focus for the Conservation Area is the medieval core of the town, and it is subject to an Article 4 Direction which seeks to ensure that any improvements and enhancements achieved are not diminished by changes to unlisted buildings within the area. The towns Civil War associations and industrial heritage are also of significance to its historic context.

The Devon Historic Environment Record shows that limited excavation has been carried out within Torrington. Sites that have been excavated have predominantly informed the medieval and post-medieval history of the town, with works carried out at the castle site identifying rubble remains dating to the 15<sup>th</sup> century. Excavations elsewhere have also identified a 17<sup>th</sup> century kiln

and associated waster dump. Other domestic and industrial activity has been recorded in the town. The HER has records for a number of heritage assets close to the development site. These include prehistoric find spots to the west (MDV452 and 42338), and the early medieval castle to the east (MDV437). However, the majority of the evidence comprises the historic and subsequent post-medieval core of the town, which includes numerous commercial properties. A survey carried out by SWARCH in 2016 indicated that there were a number of historic fittings and a potentially more complex narrative for the building than previously thought.

#### 1.4 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in September 2018. The work was undertaken in line with best practice and follows the guidance outlined in: Clfa's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).



FIGURE 1: LOCATION MAP.

## 2.0 HISTORIC BUILDING RECORDING

### 2.1 SITE DESCRIPTION

The Bickford Centre sits within the conservation area of the medieval market town of Great Torrington, on the north side of South Street, leading to the town square. It stands opposite Grade II\* Listed 28 South Street, a fine Stuart period brick townhouse. No.23 is also flanked by Grade II listed 25 South Street to the west. There are sixteen other Listed buildings on South Street, as well as numerous other undesigned heritage assets which form two distinct groups of mixed character: purpose-built 19<sup>th</sup> century residential apartments above shops to the east end, nearest the Square; Late Georgian middle status merchants townhouses to the west end, where it adjoins Mill Street.

The south front opens directly onto the street, with a generous modern pavement between it and the road. To the rear is a surviving open cobbled yard, once much larger, running behind the adjacent house to the east, possibly including some ruined outbuildings; but this area was reduced in the 1990s, by a rendered concrete block range of flats. To the west, the building is attached to No.25, The 'Town Poor' Charity offices, a fine 16<sup>th</sup>/17<sup>th</sup> century building and to the east it is attached to No.21, a double fronted mid-Victorian range, containing a paired set of townhouses, partly converted for retail.



FIGURE 2: THE FRONT ELEVATION OF THE BICKFORD CENTRE, TAKEN IN 2016; FROM THE SOUTH-WEST.

### 2.2 BUILDING 1 DESCRIPTION

The Bickford Centre occupies a double-fronted plot facing directly onto the street; a three storey range. The front elevation is rendered and painted. This elevation has the generous balanced proportions of the late Georgian or Regency period, with large, hornless sash windows. On the ground floor there are the substantive remains of the historic shop-front, framed by half-round Tuscan columns and fine panelled double front doors, offset to the east side. The moulded cast iron hopper and downpipes are marked with I.T.P and the date 1832, likely dating this elevation,



which is a re-fronting. The building has a relatively shallow pitched slate roof and narrow, brick rendered axial shafts rise above the east and west party walls to either side of the building.

The rear elevation, facing the courtyard, is unpainted cement render over rubble stone of three storeys, two bay width. There is one chunky sash to first floor and a smaller casement to second floor. This elevation is obscured at ground floor level by another beaded plank timber framed structure, an angled wall with integral glazing and a sark-boarded slate roof which forms a storeroom along the rear wall. Within this space, the rear wall can be seen to be obliquely angled and much thicker at ground floor level, containing a blocked opening. Access between the house and yard, as at the front, is via a pair of fine panelled doors, now strapped together, forming a matched set with those to the front, with a wide cross passage between. To the west side, the elevation is obscured by the back block (Building 2) and to the east is abutted by an attached, modern block of flats. This elevation lies at a slight oblique angle to the rest of the building and the street, an angle which is echoed in the back block (Building 2). It has a very well preserved long drop toilet extension above first floor level, a timber plank framed bracketed projection to the east side, with slate roof and lead pipe work.



FIGURE 3: THE BEADED PLANK TIMBER STRUCTURE WHICH ENCLOSES THE GROUND FLOOR OF THE REAR ELEVATION; FROM THE NORTH.

Internally, the front block appears to have been adapted around the original town plot layout, creating the effect of a cross-passage on the ground floor, flanked by a room to either side and stair to the rear. The cross passage (Rooms 1 & 1A) has been divided by a modern glazed partition but retains a strong early 19<sup>th</sup> century character, with the matched sets of doors to street and courtyard but plain plaster walls and ceilings. The correct historic fittings mix very simple and plain four panel doors at the north end with beaded plank panelling, solid, sturdy and functional; this style is repeated in other rooms in the house. There are plaster skirtings, marking this as a service status space and, possibly, a surviving slate flagged floor beneath the carpet, as it is more uneven than one would expect for concrete. What makes this cross-passage of even more interest is the use of early and late 17<sup>th</sup> century recycled sections of fine panelling on the western lathe and plaster partition wall. Of two distinct styles, that to the rear is much simpler, small flat square

panels, the cross pieces and uprights with simple scratch-moulded decoration. The front section has larger, flat rectangular panels and its cross pieces and uprights have a stepped ogee moulding, with an ogee moulded top rail. Two other sections of identical panelling are re-used on the north wall of Room 17 in the back block (Building 2). To the rear of the cross passage, a forced doorway, now re-blocked with boarding, provides additional access to the back block (Building 2) and a long, narrow, rear store (Room 4) and a cold store space beneath the stairs both open directly into the main throughway, enclosed by simple, plain panelled doors. Above the cold store, under the stairs, there is a fine panelled cupboard door, which matches cupboards in Room 3 and Room 17; the cupboard structure itself has not survived modern repairs to the underside of the stairs.

To the west of the cross passage is a large purpose-built shop space (Room 2) now used as a community tea room. This space has surviving upper tiled walls to the west and beaded plank panelled lower walls to north, west and south, now covered by a thin layer of woodchip wallpaper, with plain plaster ceilings. The plank panelling continues under the large shop windows, which have rough, chunky plank sills, so even though the glass facia have been updated, the overall style of the shop front remains broadly the same. Narrow, beaded skirting are retained to most walls, cut and reset in many places, the floor carpeted. The space has a superficial late 20<sup>th</sup> century character, but when more carefully observed, it is clear there are a lot of 19<sup>th</sup> century details retained here. Of note is a large, projecting stone stack, which serves the adjacent town plot, No.25, on the west wall and there is a large blocked opening to the north-west, creating a deep alcove. The north wall is a chunky, slightly battered wall, with a small forced door leading through to the back block (Building 2). At the west end of this wall, despite the plaster, panelling and wood chip wall paper, there is scarring or disturbance, suggesting the truncation of the continuation of this wall, running out to the street.

To the east of the cross passage is a small heated room (Room 3), which is now used as a kitchen, with a set of modern fitted units fixed to the west partition wall and south wall. This room retains a strong early 19<sup>th</sup> century character, as it has some fine historic details; with panelled cupboards and a glazed display cabinet, flanking a fireplace in a shallow brick stack. It is likely, therefore, that this small room, directly accessible from shop and street was probably an office for the shop-keeper/tradesman. The small fireplace is blocked with boarding; it is not known if a grate remains behind, but the timber surround has moulded roundels to corners, sits on plain blocks plinths and has a round-edged but plain mantle shelf. The arched alcoves are of very simple restrained style, with beaded plasterwork to the opening, set with beaded, glazed, cabinet arched doors to the north side, above an ogee moulded, panelled, double cupboard. To the north, the cupboard has survived, but its doors and the display cabinet have been lost. These decorative features show that this was a quality build, not fussy but with an eye to fashion and the style of 'new' polite interiors, very much of late Georgian or Regency type, cohesive with the character of the building's frontage.



FIGURE 4: VIEW FROM THE OFFICE TO THE MODERN DOOR OPPOSITE, LEADING TO THE SHOP, R2; FROM THE EAST, NORTH-EAST.

The staircase (Room 5) has been ingeniously fitted into the rear of the building, incorporating part of an older wall at ground floor to the north, much heavier in build and much thicker in width. The stair rises straight out of the cross-passage, through a beaded opening, which has scars for hinges, suggesting a door may also have closed off this space. Again, as seen in the probable former office (Room 3), real care has been taken with the style and form of the staircase, unable to fit an elegant open string of the period, turned vase style balusters and moulded handrails have been fitted to a closed-string style with fine plaster stair plate. The lower walls of the stair hall have also been panelled with beaded plank panels. Rising to the first floor landing (Room 6), one passes the deep ledge in the north wall, respected by the beaded skirting of the stair, the narrower, lighter rubble build above with a chunky sash window overlooking the rear courtyard. There is a short corridor (Room 6A) formed by modern partitions which links to the first floor of the back block (Building 2) and to the first floor flat.

The first floor layout has been altered with modern partitions to form a flat, which occupies the whole floor space of this level. To the west is a large sitting room (Room 7) which has a fireplace forced into the earlier stone stack which belongs to the adjacent house, No.25, on the west wall. The surround is remarkably similar to that in room 3, sitting on plain block plinths, with carved roundels to the corners and a plain mantle shelf. A cast iron grate survives here, later 19<sup>th</sup> century in date, of foliate decoration and with green glazed tiled cheeks. There is also a good panelled door to a deep cupboard (Room 7A) in the wall here, the cupboard infilling a large blocked opening, directly above that on the ground floor, between this building's north wall and the adjacent house's (No.25) east wall. There are good ogee moulded skirting's in this room and a four panel ogee moulded door, so this space has retained a fairly cohesive Regency character. Beyond the sitting room, via the good early 19<sup>th</sup> century door, is a long narrow room, divided into a modern shower room to the rear (Room 10) and a small linking corridor (Room 8) to the front, lit by a sash window, with a run of modern kitchen units fitted. A large bedroom lies beyond (Room 9); no historic details have survived in this space, but for the large sash window, but the crispness of the woodwork would suggest the sashes have been replaced. A modern door links



this room back to the first floor landing, in a forced opening, which seems too closely set to the flight of stairs.

Rising back up the stairs from the first floor landing (Room 6), a spacious half landing which the handrail ramps up to meet, sits between the first and second floors of the building, served by a fine, six panelled door, which matches the cupboard door in Room 7, leading to the purpose-built, long-drop toilet, an extraordinary historic feature. This plastered, timber plank panelled framework has been internally clad with three sections of recycled and reset fine raised and fielded panelling, of later 17<sup>th</sup> or early 18<sup>th</sup> century character. An early 20<sup>th</sup> century raised cistern toilet now occupies the space, with lead pipe work; there is a good small window overlooking the yard. It is likely this is a slight sub-phase of relatively late 19<sup>th</sup> century date, continuing the trend for including earlier carpentry in the building's rooms.

The second floor landing has been divided by modern partitions, forming an entrance to the modern flat layout; the fine moulded handrail and balusters would be expected to return to the south forming an open balustrade, the space lit by a small casement window. The second floor flat has a rear corridor (Room 12) and three small rooms (Room 13, 14 and 15) respecting each of the window openings on the front wall, the sashes all being replacements at this level. It is unclear if the layout has been altered, as on the first floor, but this level of the building may always have contained smallish bedrooms. There is a fine 18<sup>th</sup> century door reset to a small space (Room 16) to the north-west, again within the infill area up against the adjacent plot, No.25.



FIGURE 5: VIEW TO THE WEST PARTY WALL OF THE BUILDING, AND 19<sup>TH</sup> CENTURY KING POST TRUSSES OF BUILDING 1; FROM THE EAST.

The roof space over the front block is accessed via the hallway here, through a modern hatch. There are three large kingpost trusses, with pegged joints between the blades and kingpost at the ridge, but otherwise bolted, with additional later strap bracing. The struts are very lightweight and there are two purlins to each pitch, which loosely overlap, sitting directly on the backs of the blades. A narrow modern ridge has been cut into the historic king posts and modern rafters carry felt under the slates, the roof fairly recently overhauled. To the west end, in the roof space, there



is clear visibility to the party wall; where a steep historic roofline with stone coping can clearly be seen, a small, stone-framed blocked opening appears to sit right up into the apex of this roofline. This sits within very thick and heavy walling, which stops short of the current frontage of the building by about 2m. The adjacent stack is of heavy stone build. This indicates that the next door house had a lower three storey height roof and a small attic window originally looked out into a gap between the buildings. The front section of wall is 19<sup>th</sup> century rubble infill and probably dates with this building. To the east end, the party wall is a looser mix of rubble stone, with a brick stack and flues forced into the centre at the apex and again, to the south end this wall is extended with looser rubble, probably 19<sup>th</sup> century, built up and around the earlier party wall, when this building was constructed.

### **2.2.1 FUNCTION**

A purpose-built, three storey, single depth building, with ground floor shop and office, with living accommodation above. The first and second floors have retained their residential function, although divided into separate flats; the ground floor shop level has been a community centre since the 1970s.

### **2.2.2 RELATIONSHIPS**

Building 1, the front block, represents a 19<sup>th</sup> century rebuild across two late medieval or early 1600s town plots.

Building 2 is a likely 17<sup>th</sup> century service block, which served the westernmost of these two town plots and is abutted by, and partly incorporated into Building 1.

## **2.3 BUILDING 2 DESCRIPTION**

Two storey, four bay back block to the west of the plot, of which only the east wall is visible externally. The walls are of stone rubble; cement rendered externally to at least the north and east walls. The north, west and south walls are all blind, but exhibit blocked openings. Many of the windows in the east wall, facing into the yard, have been replaced in the 20<sup>th</sup> or 21<sup>st</sup> centuries and several of the openings may be wholly modern. There is one surviving single light, 19<sup>th</sup> century casement and frame to the first floor, set in a small square opening and there is one very narrow opening to the ground floor, with deep sloping sides, although set with a modern metal-framed window. These two central openings to ground and first floor are interesting, having a certain agricultural air to them and may in fact be enlarged slit vents, hinting at the possible earlier function of this range. There are also two door openings within this elevation, to the south end, directly above each other and both with 19<sup>th</sup> century doors. Generally the inappropriate modernising of this building's exterior obscures its older origins.



FIGURE 6: THE EAST ELEVATION OF BUILDING 2, SHOWING THE MODERN CHARACTER; FROM THE NORTH-EAST

The ground floor of this back block is divided by one historic lathe and plaster partition into two spaces, one smaller sub-square room to the south end (Room 17) and one larger room to the north end (Room 19), which has a mid-20<sup>th</sup> century cupboard or pantry formed within it (Room 18). The southern space (Room 17) is accessed via two doorways from Building 1; forced in the south wall, that to the west set with a modern doorway, whilst to the south-east corner is a 19<sup>th</sup> century four panel door. This room has been aggrandised by the resetting of many different sections of 17<sup>th</sup> and 18<sup>th</sup> century panelling. There is a shallow brick stack built against the west wall, framed by a blocked doorway to the south, now used as a tall cupboard, reset with a panelled 17<sup>th</sup> century door and to the north a wide shallow shelved cupboard with panelled early 19<sup>th</sup> century doors. This room is lit by a 19<sup>th</sup> century casement in its east wall. The large north room (Room 19), is accessed via a fine panelled door, of 18<sup>th</sup> century style but likely early 19<sup>th</sup> century date; similar doors seen in Rooms 7 and 11/11A. This room has been comprehensively remodelled in the 1960s, converted to customer toilets. The toilets have been built against the east wall, lit by modern metal framed crittal-style windows. There is a shallow brick stack built against the north wall, with beaded corners, with a large blocked hearth. To the south-east corner is a large storage cupboard (Room 18) formed by modern partitions with a modern mid-20<sup>th</sup> century panelled door.

The first floor of the building (Room 20) is now accessed via Building 1's first floor, along the rear corridor (Room 6A). The first floor was formerly accessed via a demolished metal external stair, through a door in the east wall. This floor is one large open space (Room 20), with scarring indicating removed, modern, partitions, which created a small bathroom within the studio flat which used to occupy this room (a mid-20<sup>th</sup> century bath and toilet survive to the north-east corner). A 20<sup>th</sup> century fitted kitchen units occupy short sections of the east and west walls to the south end, the south-west corner boarded out to provide space for the plumbing of the second floor. A shallow and narrow brick stack rises up the west wall to the south end, serving the fireplace on the ground floor, this upper floor showing no evidence of having been heated. Victorian style beaded skirting boards survive to the north and west walls and partly to the north-

east corner. No other historic features have survived here, this area having been more heavily reworked in the mid-20<sup>th</sup> century.



FIGURE 7: W13 IN ROOM 17, WITH RECYCLED AND RESET 18TH CENTURY PANELLED SECTIONS TO THE SIDES, SHUTTERS, CUT AND NAILED SHUT, AND EARLY 19TH CENTURY PANELLING FORMING A WINDOW SEAT; FROM THE WEST.

The roof is of modern corrugated sheeting, the structure pegged with overlapping ridge, with wide sockets for trenched purlins, forming simple A-frames. Modern rafters carry the corrugated sheeting and there is a narrow 19<sup>th</sup> century, diamond set ridge. Some of the truss blades have been reused from a finer 17<sup>th</sup> century roof, with clear mortice and tenon, or half-lapped sockets and numerous peg holes or cut off pegs showing. Some blades are actually reused collars from a much heavier and more substantial roof. Some show staining from lathes, at least one exhibits a long slot in its underside for a screen, and several of the lighter weight timbers with regular truncated pegs may represent uprights from partitions. This shows the roofline was altered in the 19<sup>th</sup> century, most likely re-using timbers from the earlier roof (and elsewhere within) the building (Building 2) or perhaps more likely from the replaced front buildings (now Building 1). This somewhat explains the squat proportions of the rear range (Building 2), affecting its overall character and appearance, as it clearly was intended to have a much steeper roof pitch.

Within the attic is the only place that the stonework of the walls is exposed. Where it is visible to the north and north-east side, it is of slatestone rubble, almost semi-coursed in places, in a clay and lime bond. The north wall shows an inserted brick flue for the shallow brick stack built onto its internal south face, showing 19<sup>th</sup> century adaption of an earlier structure. The south wall is whitewashed right up to the apex and is heavier stonework, larger platey slatestone slabs, but there is no visible brick repair or patching and this stonework appears to be an earlier and better built than the north wall.

### 2.3.1 FUNCTION

This was a purpose-built, two storey service range, built in the 17<sup>th</sup> century, directly serving a townhouse along South Street. There is little visible evidence supporting an original function for

this range, but we can say that it seems that both ground and first floors appear to have been open spaces and neither was heated. The two narrow, deeply splayed openings may indicate a semi-agricultural function and the larger formerly cobbled historic yard could suggest that this was once a stables.

In the 19<sup>th</sup> century, with the wholesale replacement of two separate townhouses fronting South Street with a single larger, purpose-built shop and accommodation block, the service range was adapted on the ground floor, a partition forming one small room, a brick stack added for heating, the space aggrandised with recycled panelling, forming a small parlour. Behind, a larger room was also adapted, a brick stack added, with a large hearth, a service space or possibly even a kitchen. On the first floor, a door may have been served by an external stair, two windows, one to south and north, both with chunky timber lintels, have window seats, with a further 19<sup>th</sup> century, single light casement, suggesting some kind of secondary accommodation may have been adapted here, possibly for servants.

### **2.3.2 RELATIONSHIPS**

Building 2 represents a 17<sup>th</sup> century service range, an extension to a medieval town plot which has since been replaced. This two storey block was probably mixed-function. Building 1 has been rebuilt around Building 2 in the early 19<sup>th</sup> century.

## **2.4 THE PANELLING OF ROOM 17, BUILDING 2**

### **2.4.1 NORTH WALL**

This wall has a door to the west side, D25, of 18<sup>th</sup> or early 19<sup>th</sup> century style. The door is framed by reset flat ogee moulded pilasters (Type 5) of marked classical influence and late 17<sup>th</sup> century date, designed to break up and define sections of panelling. Above the door is a damaged section of pilaster, with sockets for a door lock cut into it, again clearly reset. Above that is a short section of damaged long rectangular panelling, as seen to the east. Beyond the pilaster, to the east, the wall is totally clad in reset sections of panelling. There are two very awkwardly cut, long, top panels, sat at a slanting diagonal with peg holes (Type 8). Below is a more centred and carefully positioned large section of panelling, of small, square, flat panels, with a deep bolection style moulding (Type 3). This is connected via tiny wooden pegs and later metal tacks. There are some small handmade nails. This is of late 17<sup>th</sup> century style. The first 0.7m of the wall is covered by two different types of older panelling, to the west simple scratch moulded plank panelling (Type 1), to the east ogee moulded uprights, to simple plank panelling (Type 2), both styles create the small rectangular panels typical of the 17<sup>th</sup> century. The east end of the north wall is framed by another pilaster, which matches those of the doorway; beyond, the corner has been left plain with just simple beaded plank infill.

### **2.4.2 EAST WALL**

This is punctured by the large window opening with a 19<sup>th</sup> century casement, W13, in the centre and a blocked doorway, D7, to the south end. To the north is a large section of the same panelling as the north wall, with small square panels, with bolection moulding (Type 3), framed by two ogee moulded pilasters (Type 5). Below is another cut off piece of the simple ogee moulded panelling (Type 2). Under the window is a separate piece, with two large, flat, rectangular panels, with chunky bead moulding, likely early 19<sup>th</sup> century (Type 9). To the south is another pilaster and beyond, another section of the bolection mould panelling, this time with graduated panel size, getting larger down to the floor (Type 4), otherwise the same as the north wall. This suggests it is from the same decorative scheme or source, as the moulding is identical, but possibly a smarter room, hence the extra graduated detailing. The area around the blocked doorway is boarded over with thin MDF style sheeting. The window sits in an opening which it has truncated, set into the room and nailed in place, there are a set of panelled shutters which are nailed shut as the window



has been fitted over them. They have chunky, simple, stepped ovolo mouldings (Type 6) and are probably early 18<sup>th</sup> century, showing some evolution from the Type 3 panelling.

### 2.4.3 SOUTH WALL

This wall has a door to the west end, opposite that in the north wall, but this is a forced opening, in the very thick, battered south wall. It is fitted with a modern, part-glazed door, D24. To the east end of the wall there is a large, contiguous panel of the same square bolection moulded panelling (Type 3) as the east and north walls. This runs into the opening of the blocked doorway. Below this, one of the pilasters (Type 5) has been used as a base rail, on its side and the section is framed by a pilaster edging the forced doorway. Above are two deeply moulded ogee long rectangular panels, the same as those used on the north wall (Type 8). Below, the base of the wall is infilled with plain plank and MDF sheeting. Beyond the door is another pilaster and beyond that, a short cut off section of the same bolection moulded panelling. At the base of the wall, in the south-west corner of the room, two panels of ogee moulding survive. The south wall has suffered in the past from damage and water ingress, damp having developed. The panelling is buckled and warped, very rotten in places.

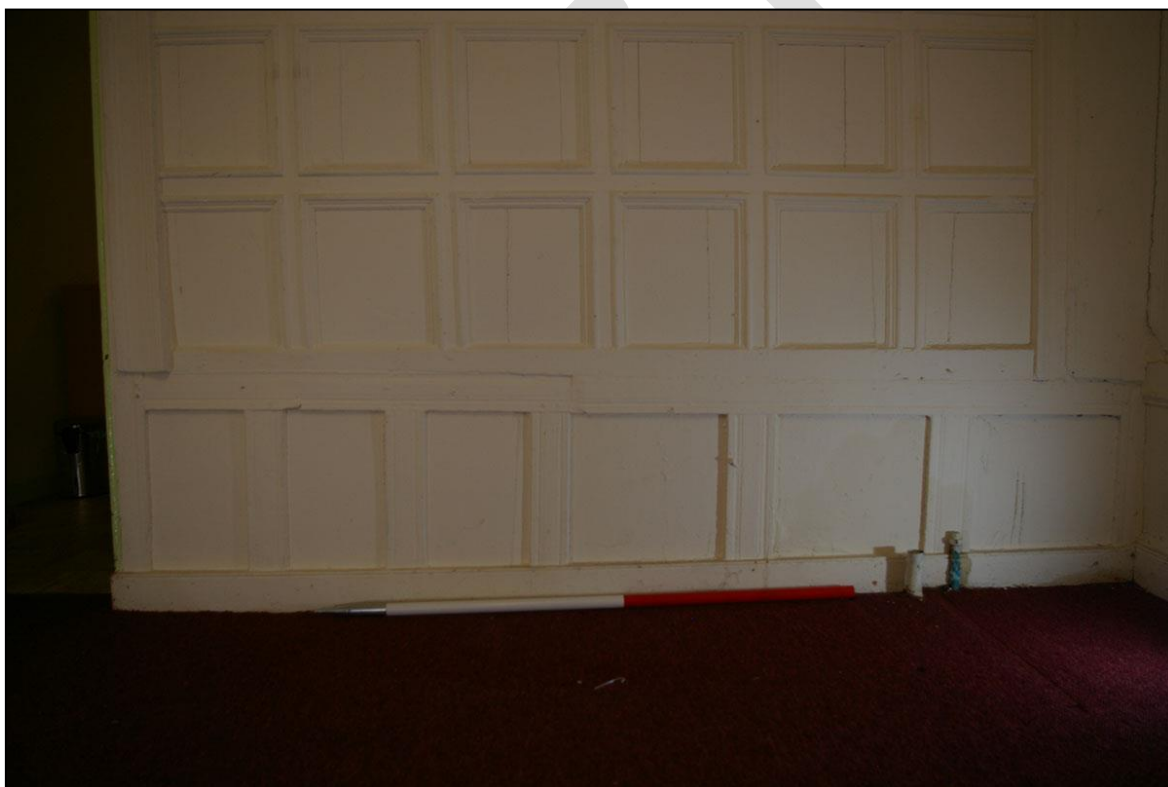


FIGURE 8: THE TWO PHASES OF PANELLING WITH 1M SCALE AT THE BASE OF THE NORTH WALL, TYPE 1 AND TYPE 2; FROM THE SOUTH.

### 2.4.4 WEST WALL

The west wall is dominated by the large blocked fireplace and a tall cupboard to the south and a short shelved cupboard to the north, set high in the wall. These mean that only small sections of bolection moulded panelling (Type 3) infill around the openings. There are pilasters (Type 5) either side of the cupboard to the south and a fine, moulded, panelled door is reset here, its butterfly hinges partly reused. Behind this cupboard door is a larger, fully-blocked doorway. A narrow section of the bolection mould panelling is cut to infill between cupboard and fireplace with an additional couple of strips of reused pilaster. Above the fireplace is more bolection mould panelling but the cupboard to the north is of large flat panels and bead moulding, like the section under the window on the east wall and likely early 19<sup>th</sup> century (Type 9).

#### 2.4.5 DISCUSSION AND ANALYSIS

Regarding a date for the re-fitting of the various sections of panelling within Room 17, it likely to have occurred in the 19<sup>th</sup> century, when the front block was built. The main block being linked to and re-using the rear services of one of the earlier buildings that had formerly fronted South Street. We can date the fittings, as the panelling has been reset to respect the forced doorway in the south wall, linking the new and earlier buildings, D24, and also respects D7, the blocked doorway. Both of these features are 19<sup>th</sup> century.

The panelling attachments also provide clues to its date of fitting; using a mixture of dowels, pegs, metal tacks and handmade nails, which indicate a date comfortably into the early 19<sup>th</sup> century. The somewhat crude joints between panels indicate this was no carpenter, or at least not one with sophisticated joinery skills. The mix-matched patterns and styles are indicative of an 'anything will do' attitude, are not surprising if this was a service space. The choice to not simply plaster the walls suggests that the room may have been visited by the owner or been partly open to scrutiny, not a totally private service space, hence a need to 'present' it in some form. The large casement window, large blocked fireplace and direct access to the central entrance hall may indicate that this became the kitchen for the 19<sup>th</sup> century building.

Having established the likely fitting of the pieces, it is important to acknowledge the character of the room, which is mismatched and eclectic, although visually unified by a thick cream paint layer. The sections of panelling are generally in quite good condition and some are well moulded, of a good quality of craftsmanship, which, while it might not be high status, would certainly have been suitable for a merchants dwelling. Their irregular and even somewhat eccentric consolidation suggests these were reclaimed in a haphazard manner from scrap. It is most likely that the panelling had been stripped out from the two demolished townhouses on the street side of the plot. A three storey townhouse may have several different styles of decoration from different periods.

The earliest styles of panelling are the scratch moulded and ogee moulded sections found at the base of the north wall (Types 1 and 2). These small sections are identical to those in Rooms 1 and 1A, the entrance hall, and may be off cuts from larger panel pieces. It is particularly interesting that we see this reuse in both service areas of the house. Stylistically, the simple plank backing and moulded uprights would identify a date range in the early 17<sup>th</sup> century, c.1600-1620s.

It is possible that this early 17<sup>th</sup> century material, which would pre-date the Civil War period, may be off cuts from the remains of other fine 17<sup>th</sup> century townhouses which otherwise succumbed to the onslaught of the Battle of Torrington in 1646. Many damaged buildings would have been pulled down, very likely stripped and scavenged first, hence small sections of different styles being combined.

The finer bolection moulded panelling would probably, if refitted correctly, represent 50-60% of a small fine room. This displays more classical influence and is unlikely to predate the 1646 battle, no longer really vernacular in character.

This is particularly interesting, as the end of the 17<sup>th</sup> and beginning of the 18<sup>th</sup> century was something of a prosperous time for Great Torrington, with two exceptional Grade II\* Listed townhouses of the early 1700s in the town and associations with such national figures as Sir Joshua Reynolds and Dr. Samuel Johnson. Directly opposite the site, is one of these fine houses, No.28 South Street. It has a wide range of bolection moulded panelling and has some fine plaster ceilings. Whilst the panelling in Room 17 is much simpler, and its small squares more reminiscent of the previous century, it may have been an attempt by the owner of one of the townhouses on this, north side of the street, to update and aggrandise his parlour/reception room. Some of the panelling in the room is certainly 18<sup>th</sup> century, with heavy ovolo moulding and large flat panels,

with 18<sup>th</sup> century panelled doors reset in the front block. A section under the window, forming a window seat, respecting the new casement and the cupboard to the north of the stack, are early 19<sup>th</sup> century in character and clearly respect the new configuration of this room.

#### 2.4.6 PANELLING SUMMARY

In conclusion, this room indicates three different styles of 17<sup>th</sup> century panelling, all of middle to upper middle status, in line with the merchant classes who occupied South Street in this period. It then highlights some 18<sup>th</sup> century panelling, which may be a lost phase, not otherwise represented in the building record, and the early 19<sup>th</sup> century phase when so much remodelling to the two plots was undertaken to create the fine, mixed use building complex seen today. Collectively the panelling whilst reset here is a direct reflection of the narrative of the building.

The possibility of identifying the exact source of the panelling and linking it to a known building/location is thought to be highly unlikely. Certainly, we can say with some assurance that this did not originate in any of the grand houses in the environs which have sadly been ruined in the intervening centuries; it is simply not grand enough and the panels not of an appropriate scale for larger rooms, where it would look cramped. It most likely the panelling largely or entirely originated from the site, and the replaced front-range buildings.

#### 2.5 SIGNIFICANT FEATURES

Despite many alterations, both historic and more modern, the Bickford Centre still contains a wealth of historic details (see Table 1, below).

TABLE 1: SIGNIFICANT FEATURES.

Building No:	Room No:	Possible Historic Function	Historic Features
Building 1	1	Cross passage, serving rear courtyard/entrance hall	D1 - Fine doorway, double width, raised and fielded panels, glazed upper panels, with decorative fanlight above. 18 <sup>th</sup> century in style but probably early 19 <sup>th</sup> century in date. Reset late 17 <sup>th</sup> or early 18 <sup>th</sup> century paneling to west side, with large rectangular panels, ogee moulded crosspieces and uprights. Early 19 <sup>th</sup> century beaded plank paneling to the east side. Floor may be flagstones under carpet. Slate threshold to door.
	1a	Cross passage, serving rear courtyard/entrance hall	Reset early 17 <sup>th</sup> century paneling to west side, scratch moulded framework, small square flat panels. Early 19 <sup>th</sup> century beaded plank paneling to the east side. Floor may be flagstones under carpet. Slate slab threshold to rear door. D3 - 18 <sup>th</sup> century in style these doors are probably early 19 <sup>th</sup> century in date. Fine rear double width door, raised and fielded panels, glazed upper panels, strapped together at a later date. D7 - Four panel moulded door to Building 2 to west, later 19 <sup>th</sup> century. D8 - Four panel plain door to room 4 to east, later 19 <sup>th</sup> century. D9 - Four panel plain door to cold store to east, later 19 <sup>th</sup> century. Moulded beaded opening to stairs, room 5, to east. Early 19 <sup>th</sup> century, two panel, bead moulded fine cupboard door above door to cold store under stairs to east. Similar cupboard doors seen in room 17 to Building 2.
	3	Office	Early 19 <sup>th</sup> century. Fireplace with timber surround,



		<p>beaded planks, roundels to corners, plain mantle shelf with rounded corners.</p> <p>Early 19<sup>th</sup> century. Low cupboards to rounded arched alcoves either side of fireplace, those to south with replaced doors, to north fine bead moulded paneled doors. This style is similar to the cupboard above the cold store in room 1a and the cupboard next to the stack in room 17, Building 1.</p> <p>Early 19<sup>th</sup> century, glazed upper display cabinet with beaded glazing bars, three panes to each side, small round turned wood knob.</p> <p>Alcove to south has lost its cabinet, but plaster beading remains to opening.</p> <p>W1 - Sash window to front, hornless frame but two large panes to each, in wide beaded opening. Mid-19<sup>th</sup> century character.</p>
4	Tack Room/Store	<p>Cobbled and flagged floor.</p> <p>Lime plastered and whitewashed walls.</p> <p>W2 - Integral window to beaded plank frame which forms space, chunky chamfered glazing bars, 12 panes.</p> <p>Lead toilet pipe from above.</p> <p>Remains of beaded timber with rusted iron pins, remains of coat hooks/ or tack hooks for horses/trap?</p> <p>D8 - Plain four panel later 19<sup>th</sup> century door.</p> <p>Adjacent house, No.21 has rounded rear wall, seen within here, for rear former stair turret? 17<sup>th</sup> century, therefore dating party wall.</p>
5	Stair and half landing to ground floor	<p>Early 19<sup>th</sup> century. Moulded beaded doorframe to stair, scarring for hinges, indicating there was once a door here.</p> <p>Early 19<sup>th</sup> century beaded skirting rises with stair.</p> <p>Early 19<sup>th</sup> century beaded plank boarding to ground floor wall rises with stair.</p> <p>Early 19<sup>th</sup> century moulded handrail to first flight of steps, reattached to replacement plasterboard.</p> <p>Early 19<sup>th</sup> century newel to landing and moulded handrail and turned balusters, as well as moulded plaster stair plate to second flight between half landing and first floor landing.</p> <p>Large step in wall here, much thicker lower down, heavier, stops at first floor. Indicating wall at ground floor predates stair as ledged to carry first floor planks. No visible dateable features.</p>
6	First floor landing and flight to second floor	<p>Early 19<sup>th</sup> century newel to landing and moulded handrail and turned balusters.</p> <p>Early 19<sup>th</sup> century moulded plaster stair plate to second flight between half landing and first floor landing.</p> <p>W3 - 18<sup>th</sup> century style sash in chunky sash box. Hornless sash window 6x6 panes, in wide moulded sash box, in beaded opening. (Actual sashes may have been replaced like-for-like as the woodwork looks very crisp).</p>
7		<p>W4 – Tall hornless 6x6 sash window in beaded frame, shallow straight-sided opening. Early 19<sup>th</sup> century in style but the actual sashes look replaced.</p> <p>D12 – Early 19<sup>th</sup> century ogee moulded six panel narrow door in stepped ovolo moulded door frame, leading to room 7a, a deep cupboard.</p> <p>D13 - 19<sup>th</sup> century ogee moulded four panel door with brass door knob and iron lock.</p>
8		<p>W5 - Tall hornless 6x6 sash window in beaded frame, shallow straight-sided opening. Early 19<sup>th</sup> century in style but the actual sashes looks replaced.</p>

			D13 - 19 <sup>th</sup> century ogee moulded four panel door with brass door knob and iron lock.
	9		W6 - Tall hornless 6x6 sash window in beaded frame, shallow straight-sided opening. Early 19 <sup>th</sup> century in style but the actual sashes looks replaced.
	11	Half landing and Second Floor landing	Early 19 <sup>th</sup> century. Ramped moulded handrail rises to landing, smaller landing post, not newel, moulded handrail continues to second floor. Early 19 <sup>th</sup> century. Turned balusters, as well as moulded plaster stair plate respects all flights and half landings. D17 - Early 19 <sup>th</sup> century. Fine moulded six panel door in wide reed-moulded surround, very narrow to room 11a, former long-drop toilet. Made to fit narrow opening. W8 - Small beaded casement window, later 1800s to rear window on second floor landing. Coiled catch. Abutted by modern partition along mullion.
	11a	Long-drop toilet extension	D17 - Fine moulded six panel door in wide reed-moulded surround, very narrow to room 11a, former long-drop toilet. Made to fit narrow opening. 18 <sup>th</sup> century character but probably early 19 <sup>th</sup> century in date. Lead toilet pipe work. Very fine raised and fielded paneling to sides of toilet, three sections in total, sides cut and re-pegged. Early 18 <sup>th</sup> century or late 17 <sup>th</sup> century, reset here. W7 - Early to mid-19 <sup>th</sup> century small single light window in moulded frame. Similar in style to the sash in room 3.
	12/16	Second floor corridor	D23 - Fine large two-panel ogee moulded door, in moulded frame. 18 <sup>th</sup> century, reset here.
Building 2	17	Former kitchens/services	Blocked sizeable fireplace. Cupboard/alcoves to either side, to south with fine narrow eight-panel door, with air vent holes to top. 17 <sup>th</sup> century, reset here. Reset sections of 17 <sup>th</sup> 18 <sup>th</sup> and early 19 <sup>th</sup> century paneling to walls, evidence of sealed shutters and reset window seat. D7 - Later 19 <sup>th</sup> century four panel door to south-east corner. D25 - 18 <sup>th</sup> or early 19 <sup>th</sup> century door to R19. W13 - Casement window, inserted into earlier opening to east wall, beaded and moulded glazing bars, 8x8 panes to each light. 19 <sup>th</sup> century.

## 2.6 PHASING DISCUSSION

The party wall with No.21 to the east and the party wall with No.25, to the west, are both earlier in date than the majority of the structural remains within the Bickford Centre, No.23. These walls relate to the two adjacent buildings, both heavily altered but broadly late medieval in date. It is likely from the weight of the stone walling and heavy corbelling to the first floor, as well as its slightly different alignment, that as it stands, No.25, to the west, is earlier than any remains in No.21, more likely to be 1500s than 1600s. No.25 came under limited scrutiny in the early 2000s when renovated and it is of interest that an alleyway to the rear yard and back block appears to be enshrined in its layout (see Figure 10).

### 2.6.1 PRE-17<sup>TH</sup> CENTURY (MEDIEVAL?)

The earliest building fabric within the Bickford Centre may be the thick party wall between Building 1 and Building 2, on the ground and first floor. This wall may represent the last remains of the late medieval or early 1600s townhouse which sat between the back block (Building 2) and the street. Supportive of this theory that the wall may be earlier, is that there are blocked doors

to both east and west walls, within Building 2, against this wall, on the ground floor, suggestive of a possible alleyway running between the back block and townhouse to the south.

The planned layout of the front block, Building 1, is also of interest, as, like No.25, despite intensive alteration, the medieval town plot layout is enshrined in its later room plan. This is not defined by surviving built form but by the absence of evidence in a way, as the later structure has responded to an existing plan and the pre-existing walls.

The cross passage to the east and infilled gap between Nos.23 and 25 to the west, would suggest that the current structure was built across two narrower town plots and, using the better surviving build evidence of No.25, these building's ground floor stone structures were divided by alleyways (or drangways). The small blocked window in the pointed gable roof of No.25, surviving within the loft of No.23, would indicate a small gap rose all the way up the range, allowing light into the upper stories and also providing a (minimal) fire break.

There is something of a surviving pattern of these alleyways on South Street, such common 'covered ways' or drangways running between houses and later adaption of these alleys to serve townhouses converted to multi-occupancy buildings in the 19<sup>th</sup> century. Alleys running along the back of town plots, between the front shop area and back domestic ranges or between yards is also a feature of medieval town plans in the West Country, seen in the archaeological evidence of No.13 High Street Torrington, a site which is just two town plots away, over the rear north wall. The series of opposing blocked doorways from No.25, through to No.21 may also suggest this was a thoroughfare of sorts as well. That this more ancient layout has been in some way preserved in these buildings is evidence, despite their street frontages, of phases being more of adaption and alteration than complete replacement.

### **2.6.2 17<sup>TH</sup> CENTURY**

The next phase of build in the Bickford Centre is that of Building 2, the back block, of likely service function. As the townhouse along the street has not survived, we cannot say for sure if this back block was built onto or next to an earlier building. The reasons for its construction are also two-fold: either in response to a period of wealth in the early-mid 1600s, with the expansion of accommodations and the specialisation of spaces, pushing service into the back of the plot; or a response to damage from the 1646 battle between Royalists and Parliamentarians which, rather unusually, unfolded in the heart of the town. Building 2, due to its working life and relatively low status has been much altered; however, it still structurally represents a majority survival from the 17<sup>th</sup> century. The most dateable visible element of this building, other than its thick walls, is the reused timber in its roof, hinting at a heavy pegged A-frame roof here, which has been lowered and altered. There is no evidence on the surviving timbers of any smoke-blackening or even minor smoke leakage, suggesting this back block was never heated or associated with long-term smoking wood fires in hearths.

Building 1 contains some earlier evidence as well, its north wall at ground floor is much thicker and of a heavier build, at a slight oblique angle to the rest of the front block, this seems more cohesive with the east party wall of No.21. It is of note that this wall lies on a similar alignment to Building 2 and may also be 17<sup>th</sup> century in date.

### **2.6.3 EARLY 19<sup>TH</sup> CENTURY**

The rest of Building 1, the front block, has been remodelled in the early 19<sup>th</sup> century, probably c.1832, as recorded on the decorative drainage hopper on the front elevation. It is of note that so many features in the building have a strongly 18<sup>th</sup> century character, despite their potential 1832 date, evidencing a style-lag to the West Country. A key element of this building, and its adaption of the earlier town plots, is the use of recycled carpentry, including doors, skirting boards and sections of panelling. Small sections of early 17<sup>th</sup> century, scratch moulded panelling and slightly

later ogee moulded 17<sup>th</sup> century panelling may have been sourced from the demolished townhouses, seen in both the cross passage in Building 1 (Rooms 1 and 1A) and in Building 2 (Room 17). These quite small and crudely cut sections appear to infill around more intentionally placed pieces or are set in service areas, suggestive of a recognisance of their unfashionable and slightly simpler forms. Building 1 is very cohesive in style with good beaded plank panelling seen in many of the rooms on the ground floor (Rooms 1, 1A, 2 and 5) and cohesive details, such as where fireplaces survive (Rooms 3 and 7) seen throughout the block. Care was clearly taken to adapt the space available and any surviving structure, whilst attempting to ascribe affordable but fashionable late Georgian style, making a statement for the builder/owner, a tradesman or merchant, about his status. We can see from the important group of Listed and undesignated historic buildings on South Street, that this was a key location for an upscale retail or trade unit in the early 1800s, moving slightly out of the bustle of the main square.

The earlier structure, Building 2, was heavily adapted in this early 19<sup>th</sup> century phase, probably just after Building 1 was constructed around it. On the ground floor (Room 17), recycled panelling of a cohesive style was reset on the walls, finer in quality than the examples seen in the cross passage in rooms 1 and 1A; more classical influence in its bolection mouldings and even including reused ogee pilaster dividers, and elongated top rail panels, as well as fine, deeply moulded wooden cornice. This panelling, different to the small section in the front block, is suggestive of a whole panelled room, of 17<sup>th</sup> century date, being removed from another location and crudely reset here (pilasters used as base rails, crudely cut pieces infilling spacing between larger sections of panelling). The source of this, likely later 17<sup>th</sup> century panelling, cannot be established without definitive documentary evidence, however a consideration of its form tells us that the panelling is of oak planks, the quality of middling status, not particularly rustic but certainly not of high status, the mouldings quite simple and there is no detailed carving or frieze work included. This whole room may have been stripped directly from the two adjacent townhouses before their partial demolition and remodelling.

The resetting of the recycled panelling in Building 2, Room 17, has been dated to the early 19<sup>th</sup> century remodelling of the front block, as details such as the large cupboard north of the stack are cohesive with cupboards (cupboards in 1A and 7A, door to 11A) in well preserved Building 1. The panelling also respects the stack in this room, which may be a mix of brick and rubble, certainly brick on the first floor, dating this to the early 19<sup>th</sup> century. The overall effect of the room being panelled has obviously been considered an upgrade by those who undertook the work, the panels re-pegged and some spiking and handmade nails seen, but the crude placement of the pilasters and lack of alignment of the panels does not evidence much care, certainly this was the improvement of a personal or service room, unlikely to be a public space considering the irregular and somewhat eccentric finished product.

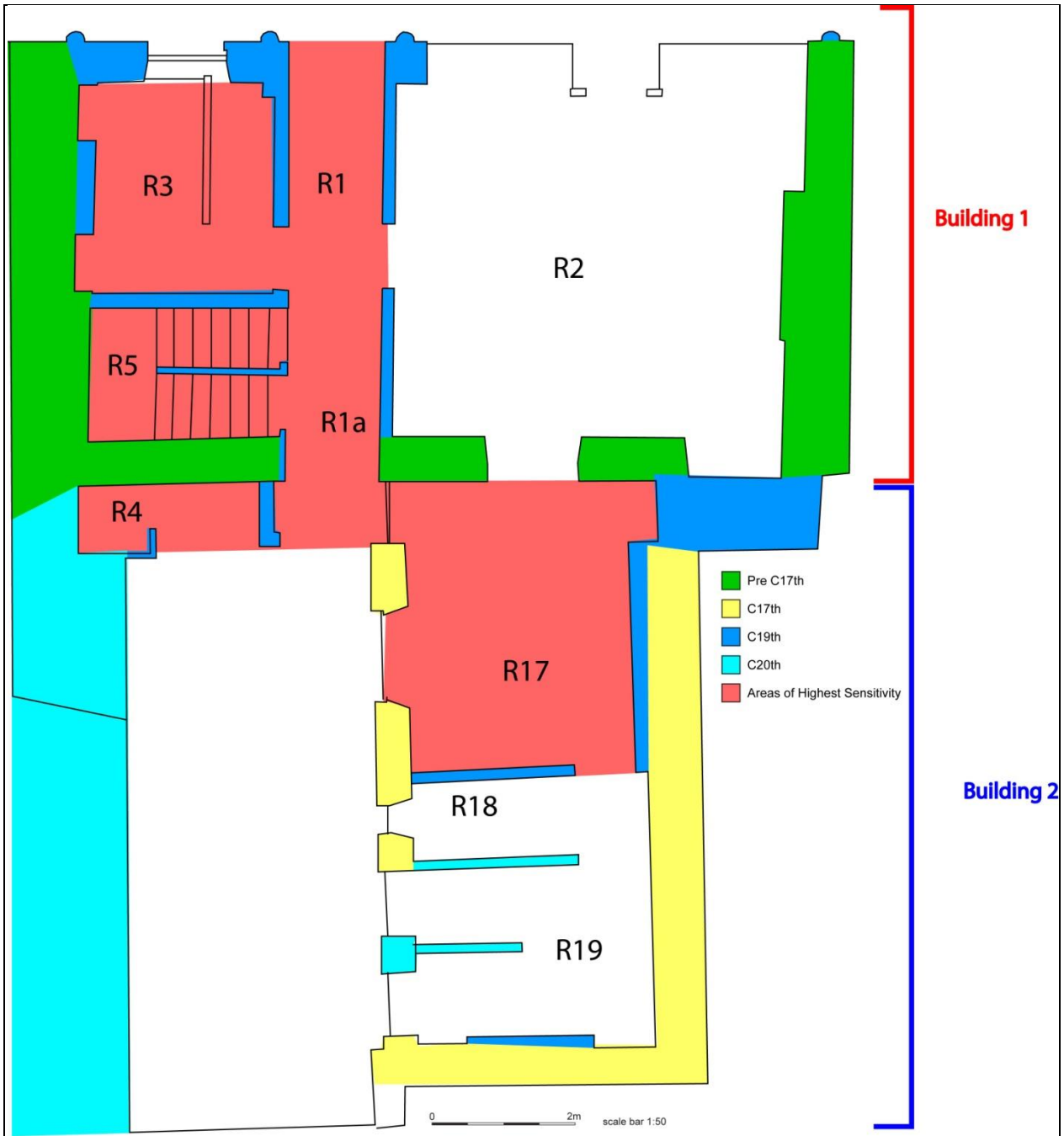


FIGURE 9: GROUND FLOOR PHASE DIAGRAM.

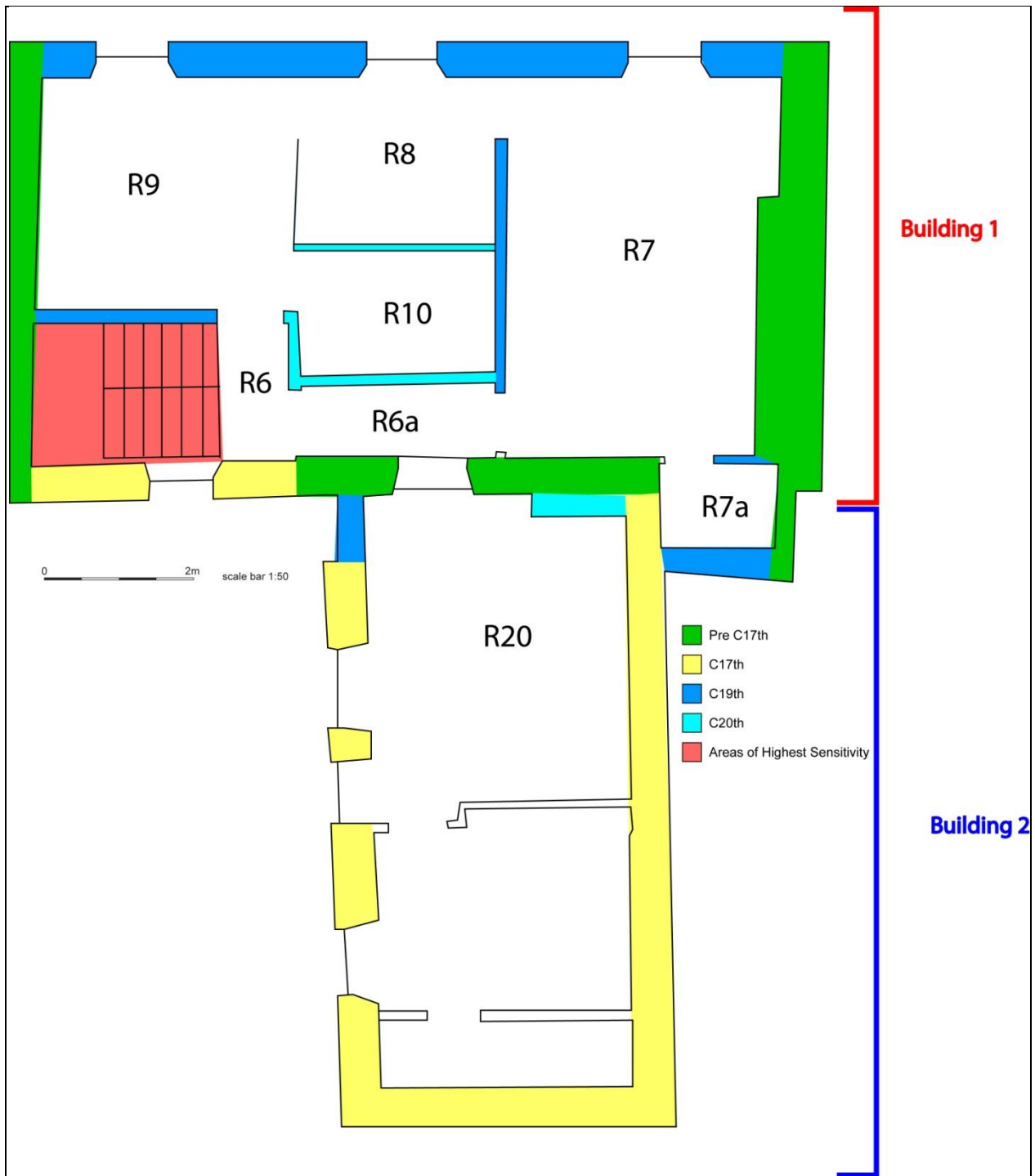


FIGURE 10: FIRST FLOOR PHASE DIAGRAM.

## 2.7 SIGNIFICANCE

The Bickford Centre has significance within Torrington as part of the group of large, historic, merchant's buildings along South Street, within the Conservation Area. As with others in this area of the town, the building incorporates and preserves within its plan a number of older buildings and features containing a narrative for the development of the building and town.

The Bickford Centre is Listed, but only to Grade II level; however this was likely through a lack of appreciation for the complexity of the building and its wealth of fittings, some of which have since been lost, as it certainly would have fitted the criteria for at least a Grade II\* Listing. The value of noted features should be considered to protect the building in the future.

In order to clarify the significance of the building in detail, it is broken down into the various aspects we consider when assessing significance.

### 2.7.1 EVIDENTIAL VALUE

Both buildings plastered walls will undoubtedly contain blocked openings and further changes in build which indicate phases of construction and alteration. There is already interesting visible and possibly complex phasing, in the rear wall for example, at ground floor visible in room 4 in Building 1 and we know there is a blocked opening in the east wall of Building 2. Both historic buildings will also seal historic ground surfaces and even earlier town occupation deposits, the site being in the medieval core of the settlement.

Building 1 is better understood and as it survives more completely, information is more accessible, numerous records and probably even photographs surviving for this structure.

Building 2 is full of inherent evidential value as so much of its structure has been altered and obscured and there is no truly definitive dateable feature. Further monitoring of the proposed renovations and alteration works may provide more information on the construction form and build details. For example, layers of paint have survived on the sections of panelling, recalling historic decorative schemes for this room or even those it was first set in.

### 2.7.2 HISTORICAL VALUE

No known associative value. Some historical associative value could be ascribed to the retro-fitted 17<sup>th</sup> century panelling if its provenance could link it to a well-known local house, however the quality is not considered high enough for this panelling to have been brought from Stevenstone or similar.

### 2.7.3 AESTHETIC VALUE

Building 1 is built with the balanced and generous proportions of the late Georgian or Regency periods. The unnecessary but stylish details of the Tuscan columns to the shop front indicate that this building was intended to present an elegant and classical facade to the street and to reflect well on its builder and occupant, presumably a wealthy merchant, tradesman or similar. It forms a pleasing group, of historic character, with the other Listed and undesignated buildings on South Street.

Building 2 has been too heavily altered and repaired with inappropriate materials, such as cement renders and concrete blocks, to present anything other than a confused and run-down aesthetic, however, this back block, only ever intended to be functional and never viewed by the public, is unlikely to have ever had its aesthetics really considered, its appearance irrelevant to its value as a working building.



#### **2.7.4 COMMUNAL VALUE**

The Bickford Centre has been running since the 1970s and has provided a vital community venue for older people in the town to meet their peers and to seek help and support if needed. The centre has very high communal secondary value, run by a dedicated group of volunteers and supported by the local Rotary group.

#### **2.7.5 INTEGRITY**

The majority of the structure of Building 1 survives, with semi-intact decorative schemes in some rooms, most notably Rooms: 1, 1A, 3, 5 and 7. There are also good doors, however, there appears to have been a lot of resetting of historic features within the building, meaning one cannot use internal detail to phase the building at all and the complex developmental history has meant that layers of historic fabric has replaced other historic fabric.

Building 2's heavy remodelling in the 19<sup>th</sup> and 20<sup>th</sup> centuries has left it devoid of historic features or detail, its historic integrity much reduced, but for its four walls and some of the reused timbers in its roof structure.

#### **2.7.6 AUTHENTICITY**

Building 1 is still very authentic, with the shop floor used as a community centre and residential flats above. Despite superficial changes to partitions within the floors, or short runs of modern kitchen units, such as the formation of the flats within the space, the complex multi-functional use of the building has been retained.

Building 2 is not at all authentic, stripped out and remodelled at least twice in the 19<sup>th</sup> and 20<sup>th</sup> centuries, as well as unrecorded earlier alterations. It no longer presents as either historic or of service function.

### **2.8 SUMMARY**

The Bickford Centre is valued for its positive contribution to South Street and therefore the wider conservation area, via its cohesive historic facade. However, in truth the building is far more complex and arguably valuable than it appears as it echoes the ancient medieval town plan, contains 17<sup>th</sup> century fabric, evidences the stylistic evolution of panelling in this region from c.1600-1832 via its numerous reset recycled panelled sections and also defines the narrative historic and economic development of the life of the town.

Retaining surprising authenticity, despite its conversion to multi-occupancy, parts of the building have received little maintenance in the later 20<sup>th</sup> and early 21<sup>st</sup> centuries and now require quite a comprehensive overhaul to bring them up to standard.

The building's overall community function on the ground floor is somewhat limited in its scope by the current layout and adaptive changes would allow for this important service to continue and to provide a wider range of services, particularly for disabled customers.

### **2.9 MITIGATION**

Whilst we do not know the extent or details of the proposals as yet, the areas subject to change are expected to be Room 17, Building 2 and Room 20, Building 2.

Monitoring of the removal of the panelling and any plaster or paint treatments of the south wall of Room 17 and within the shop space in Building 1 would be vital to clarify which phase this structure relates to and more fully interpret the relationship between the surviving 17<sup>th</sup> century

service range and lost medieval townhouses. The back of the panelling may also provide more clues to its source and more information on its construction.

In the current studio flat on the first floor, Room 20, there are various different wall treatments and further stripping out is expected before this is converted for residential use. Monitoring of these works would also provide information on the construction and use of the first floor of the service building, with possible blocked openings being recorded before being covered up again.

If any other loss of historic fabric is proposed then further recording can be undertaken as appropriate, considering the features and historic fabric to be affected.

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### 3.0 CONCLUSIONS

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The Bickford Centre occupies a mid-row plot on South Street, Great Torrington, within the medieval core of the town and the Conservation Area. The building is an amalgamation of two historic buildings which appear to have been joined and reconfigured in the 19<sup>th</sup> century, forming a mixed use building, a characteristic which it retains to this day.

The Bickford Centre is valued for its positive contribution to South Street with its cohesive historic facade. However, in truth, the building is far more complex and arguably more valuable than it appears as it echoes the ancient medieval town plan, contains 17<sup>th</sup> century fabric, evidences the stylistic evolution of panelling in this region from c.1600-1832 via its numerous reset recycled panelled sections and also demonstrates the narrative historic and economic development of the life of the town.

The proposals are expected to more fully adapt the back block (Building 2) and open up the area between the former shop and the back block, allowing for better use of the community space, but removing a large section of the historic panelling. The works are also expected to renovate and modernise other aspects of the building, making it more user friendly, particularly for disabled members of the community, but with an expected loss of historic fabric.

Monitoring and recording of any works which will affect or remove any historic fabric would allow for greater understanding of the development of the building and may offer more insight into the building or buildings in which the panelling were originally set.

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## APPENDIX 1: TABLE OF PANELLING TYPES

No. of Paneling Type	Description	Date/Period Ascribed	Where it occurs in the Bickford Centre - Location
1	Narrow rectangular flat panels. Uprights and cross pieces simple scratch moulded decoration. Vernacular in form.	Early 1600s (1600-1620s)	Room 1A, Building 1, west wall. Room 17, Building 2, north wall.
2	Square flat panels. Uprights and cross pieces simple ogee moulded decoration. Still simple, a little more refined.	Early to mid-1600s (1620-1646)	Room 1, Building 1, west wall. Room 17, Building 2, north wall.
3	Small square flat panels. Deep bolection style moulding. Classically influenced, but vernacular in form.	17 <sup>th</sup> century but post 1646	Room 17, Building 2, north, east, south and west walls.
4	Deep bolection style moulding, as to Type 3, but the panels start off square and graduate larger down the wall into rectangular panels. Classically influenced and showing an understanding of proportion and depth, the graduating panels are an optical illusion used to create the effect of raising the height of ceilings.	17 <sup>th</sup> century but post 1646	Room 17, Building 2, east wall, south end.
5	Narrow pilasters, flat, with ogee moulded edges, small rectangular capitols and plinths. Classically influenced.	Late 17 <sup>th</sup> century.	Room 17, Building 2, north, south and east and west walls.
6	Pair of paneled shutters, large square panels, chunky ovolo mouldings. Can clearly be seen to sit in a shutter box casement and are nailed shut.	Early 18 <sup>th</sup> century (1700-1720s)	Room 17, Building 2, east wall, either side of casement window, actually a set of nailed shutters.
7	Fine raised and fielded paneling, three sections, each with two panels. Ovolo moulded.	Early to mid-18 <sup>th</sup> century (1720s-1750s)	Room 11A, Building 1, north, east and west walls.
8	Long rectangular 'top rail' panels, with stepped ogee moulding. Would fit with a typical 18 <sup>th</sup> century paneled room, where central panels were framed by side pieces and base boards.	Early to mid-18 <sup>th</sup> century (1720s-1750s)	Room 17, Building 2, north wall top and north end of east wall and top of south wall.
9	Chunky beaded paneling of different weights, large flat panels.	Early 19 <sup>th</sup> century (1800?)	Room 17, Building 2, east wall, beneath window seat. To D23, second floor, Rooms 12/16, Building 1. Room 1, 1A, 2 and 5, Building 1. Beaded paneling to cupboards or doors in Room 1A, 3, Building 1 and Room 17, Building 2.
10	Flat panels, stepped ogee mouldings, shallow.	Early 19 <sup>th</sup> century (c.1832)	Beaded ogee paneling to cupboards or doors in Room 7, 7A, 8, 11A, Building 1.

Room 17, Building 2, Bickford centre

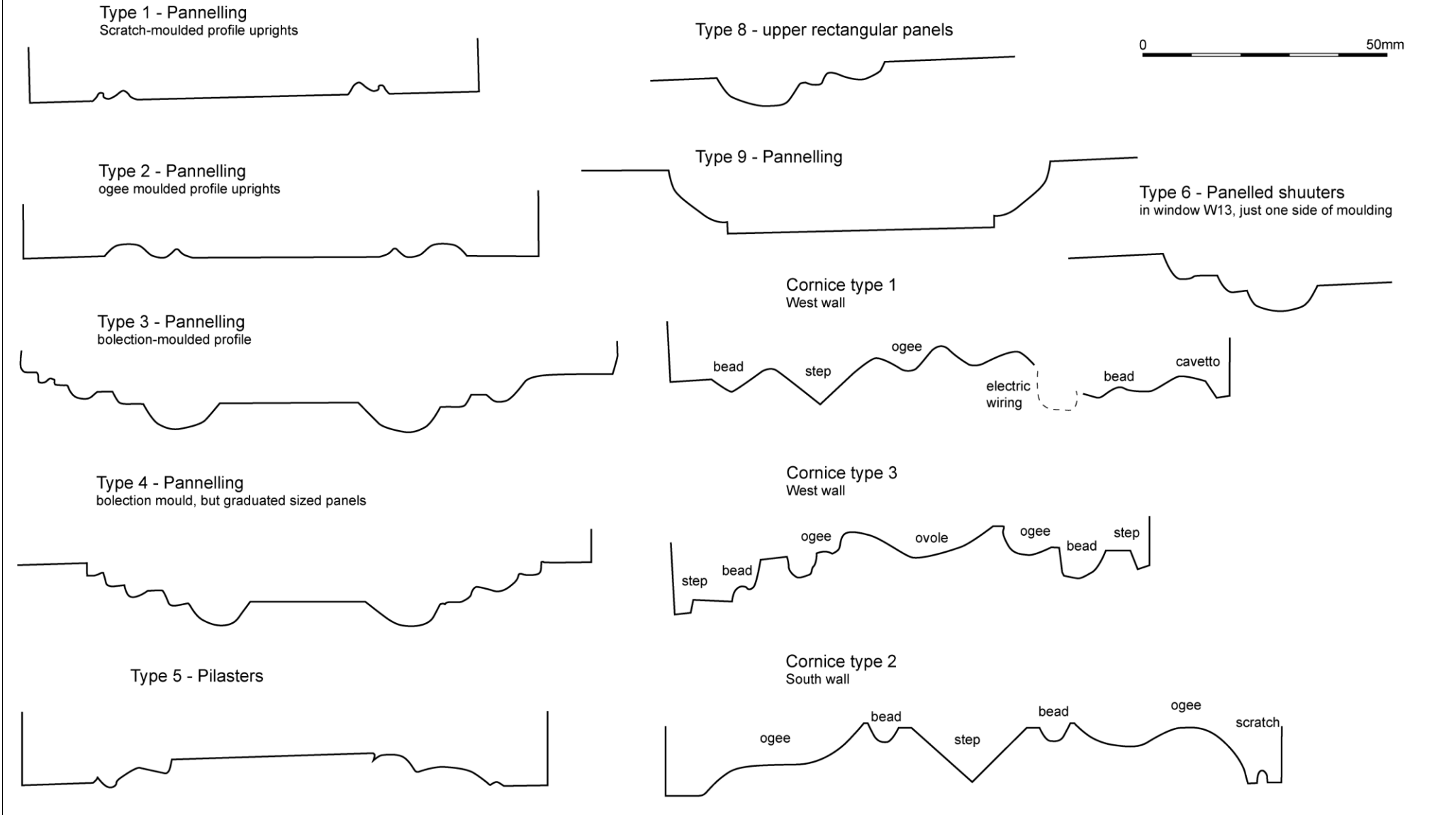


FIGURE 11: PANELLING AND CORNICE STYLES IN ROOM 17.

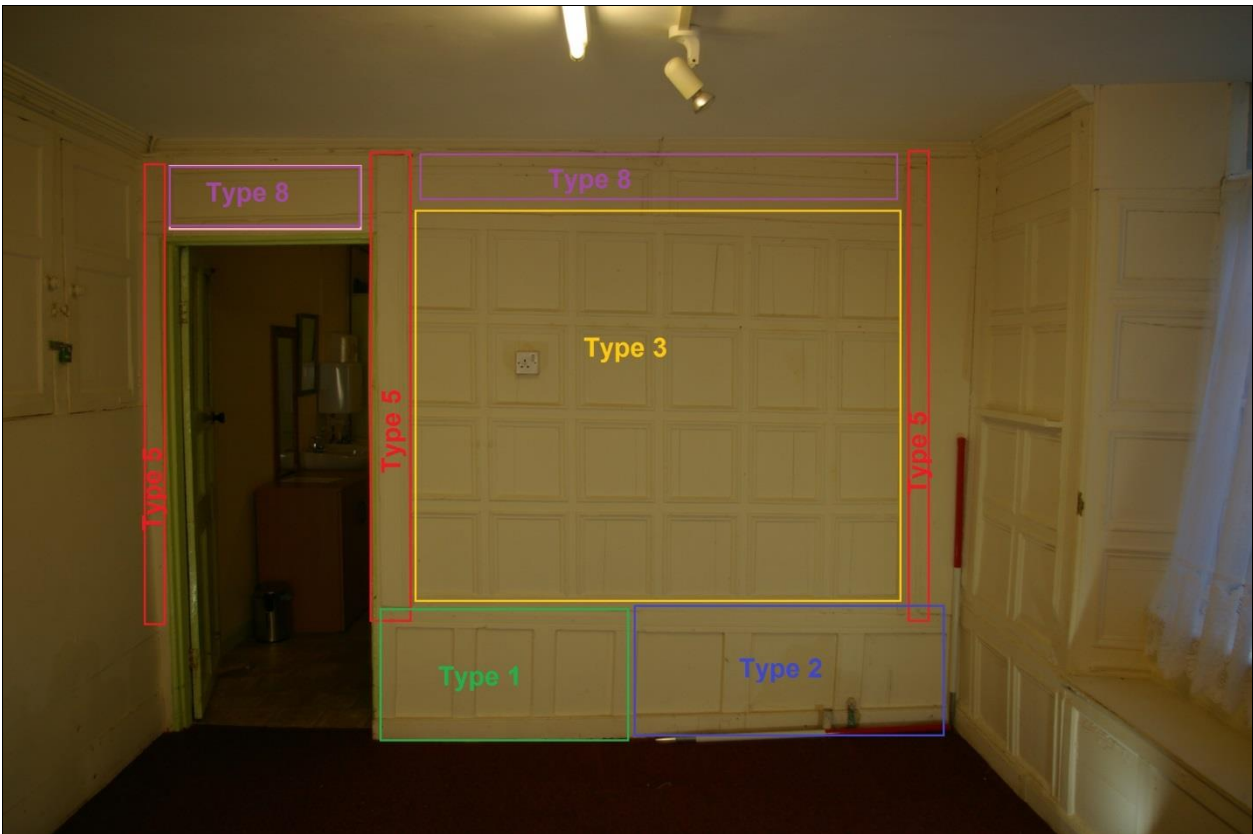


FIGURE 12: NORTH WALL, WITH ANNOTATED PANELLING TYPES.

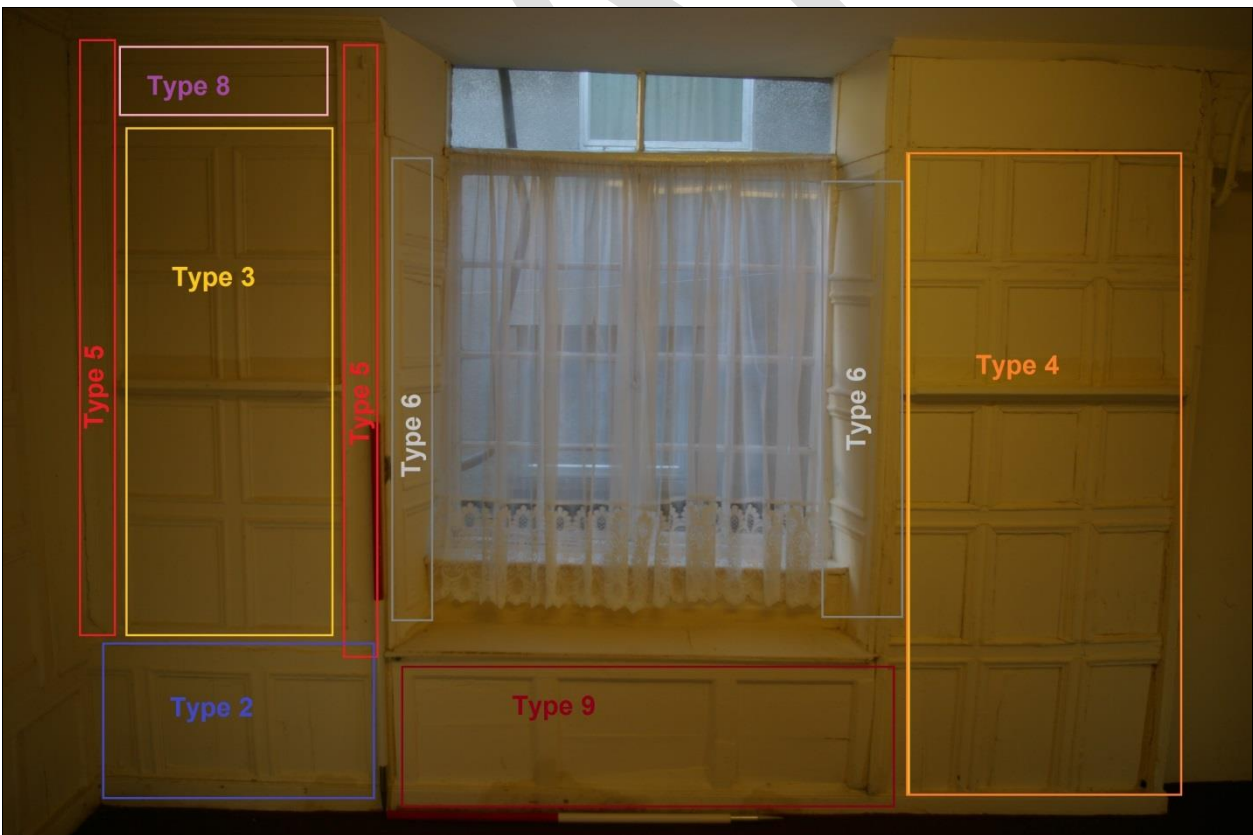


FIGURE 13: EAST WALL, WITH ANNOTATED PANELLING TYPES.



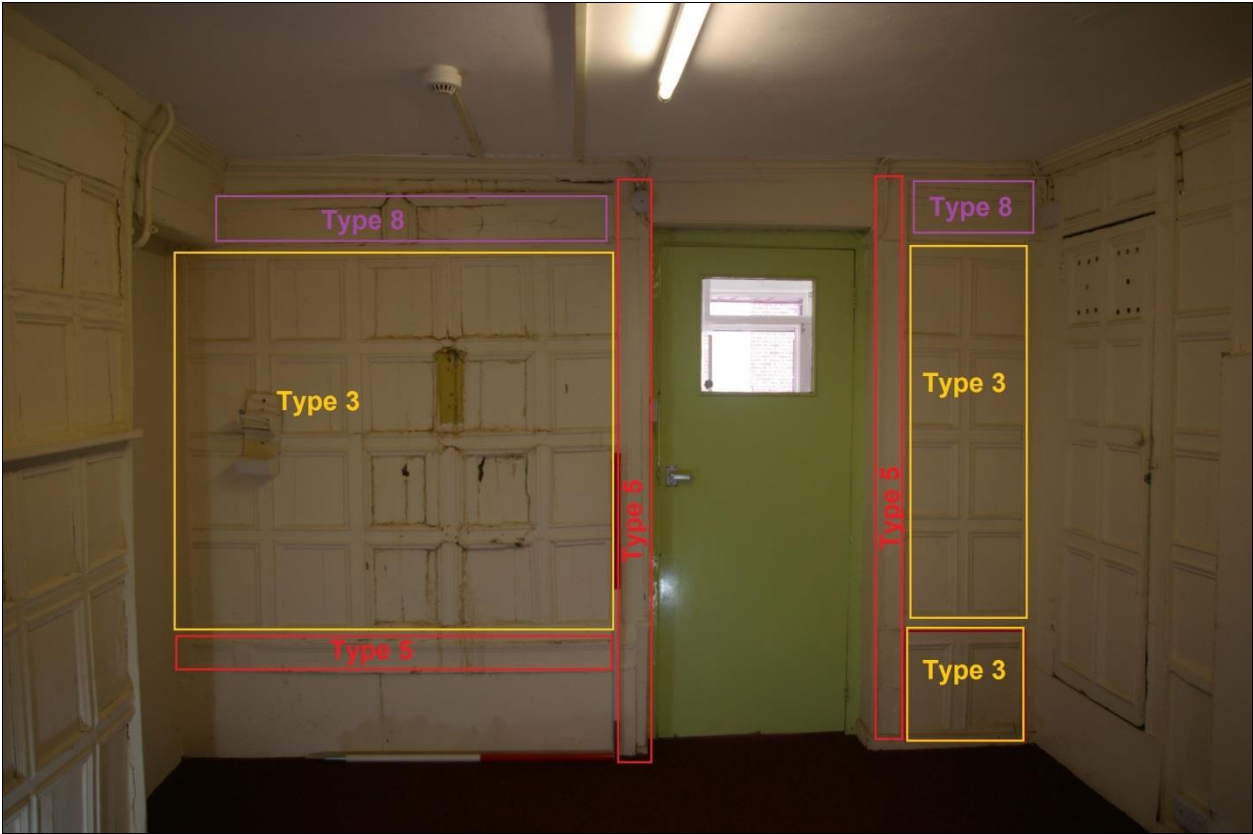


FIGURE 14: SOUTH WALL, WITH ANNOTATED PANELLING TYPES.

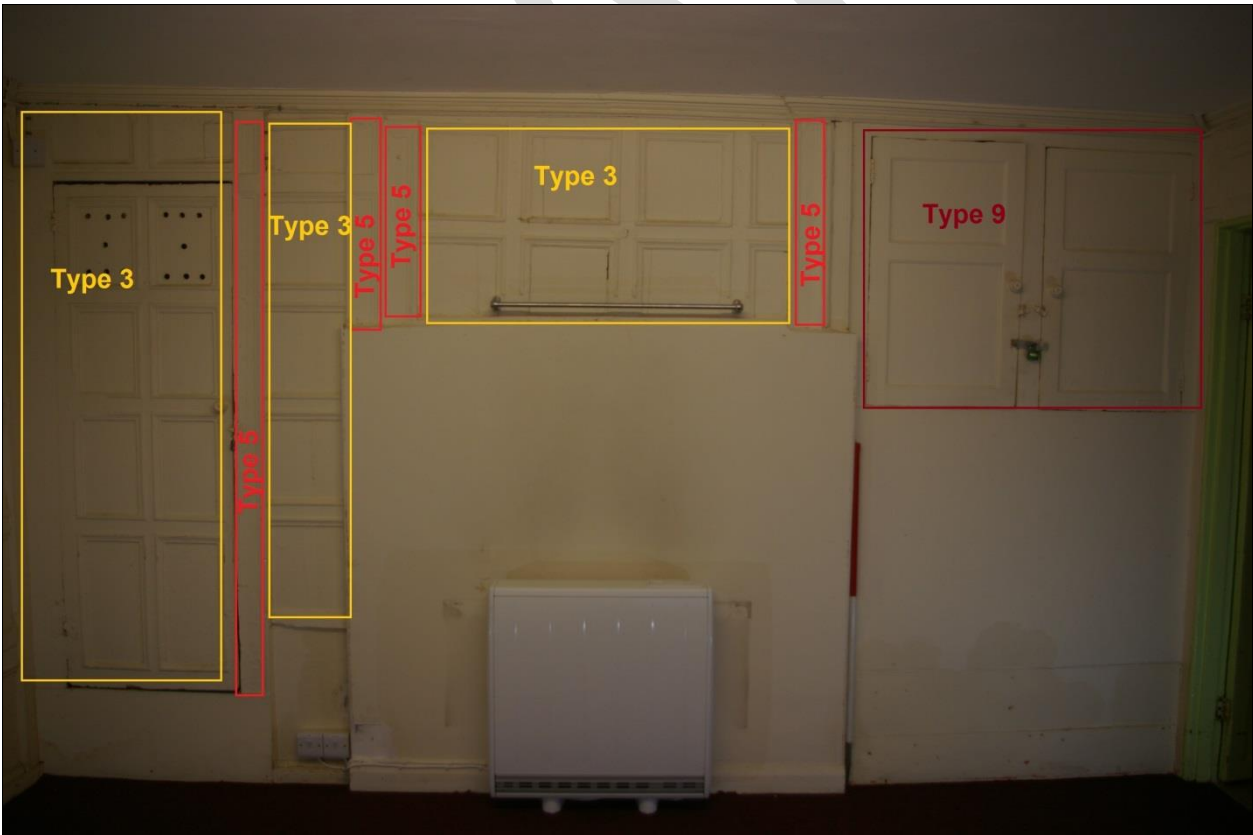


FIGURE 15: WEST WALL, WITH ANNOTATED PANELLING TYPES.

APPENDIX 2 : BUILDING RECORDING TABLE

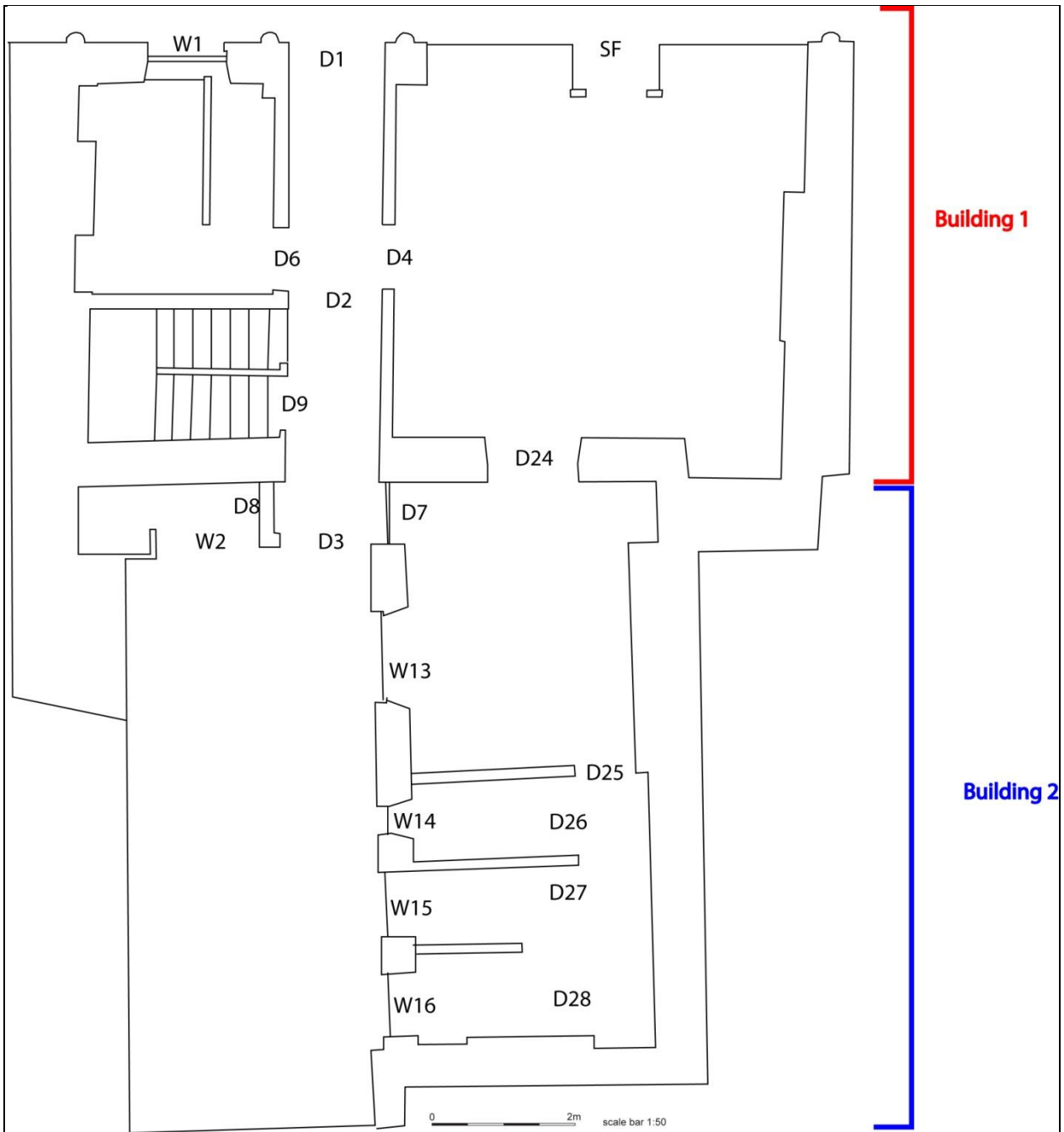


FIGURE 16: PLAN SHOWING GROUND FLOOR DOOR AND WINDOW NUMBERS.

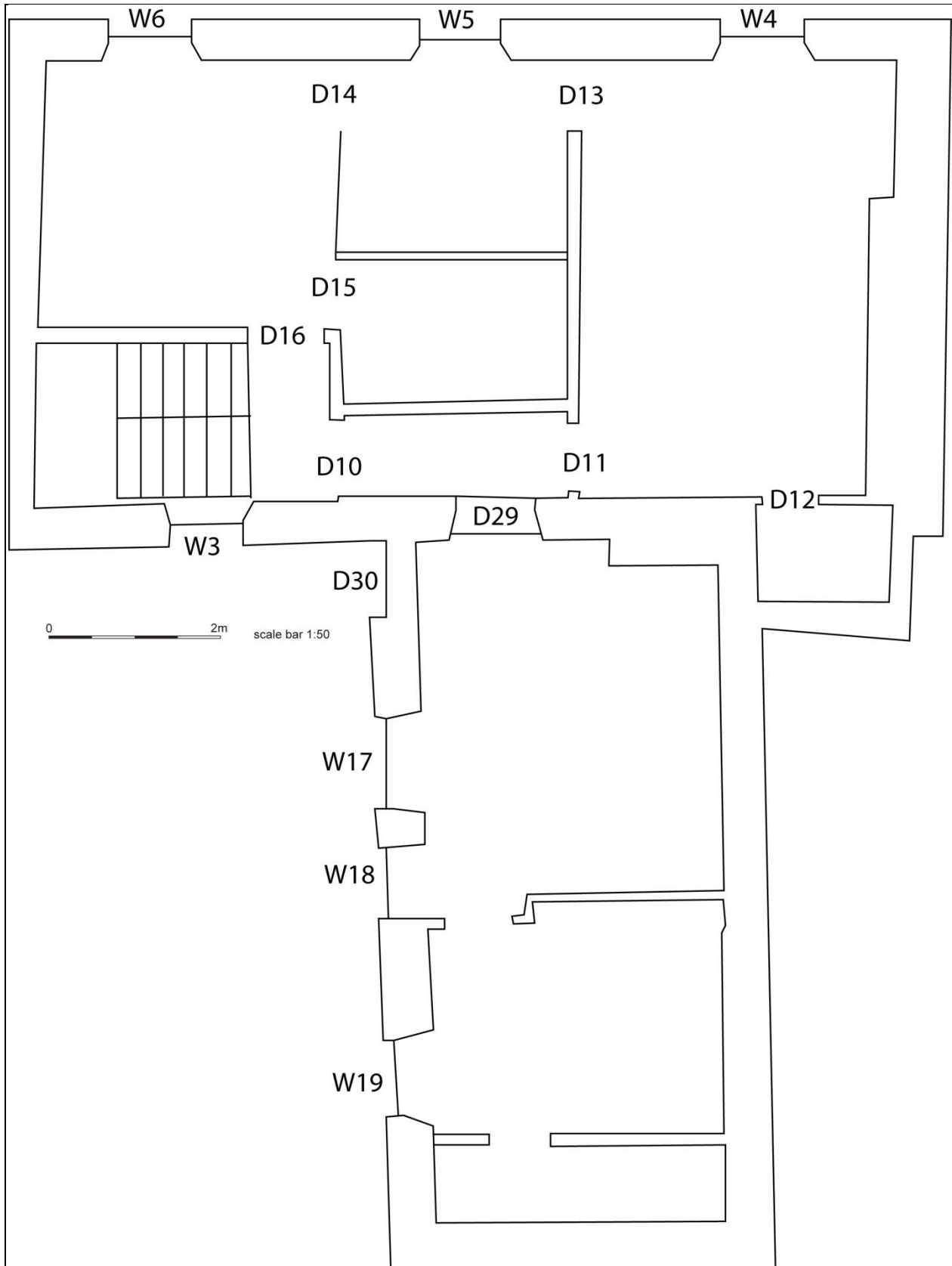


FIGURE 17: PLAN OF FIRST FLOOR DOORS AND WINDOWS.

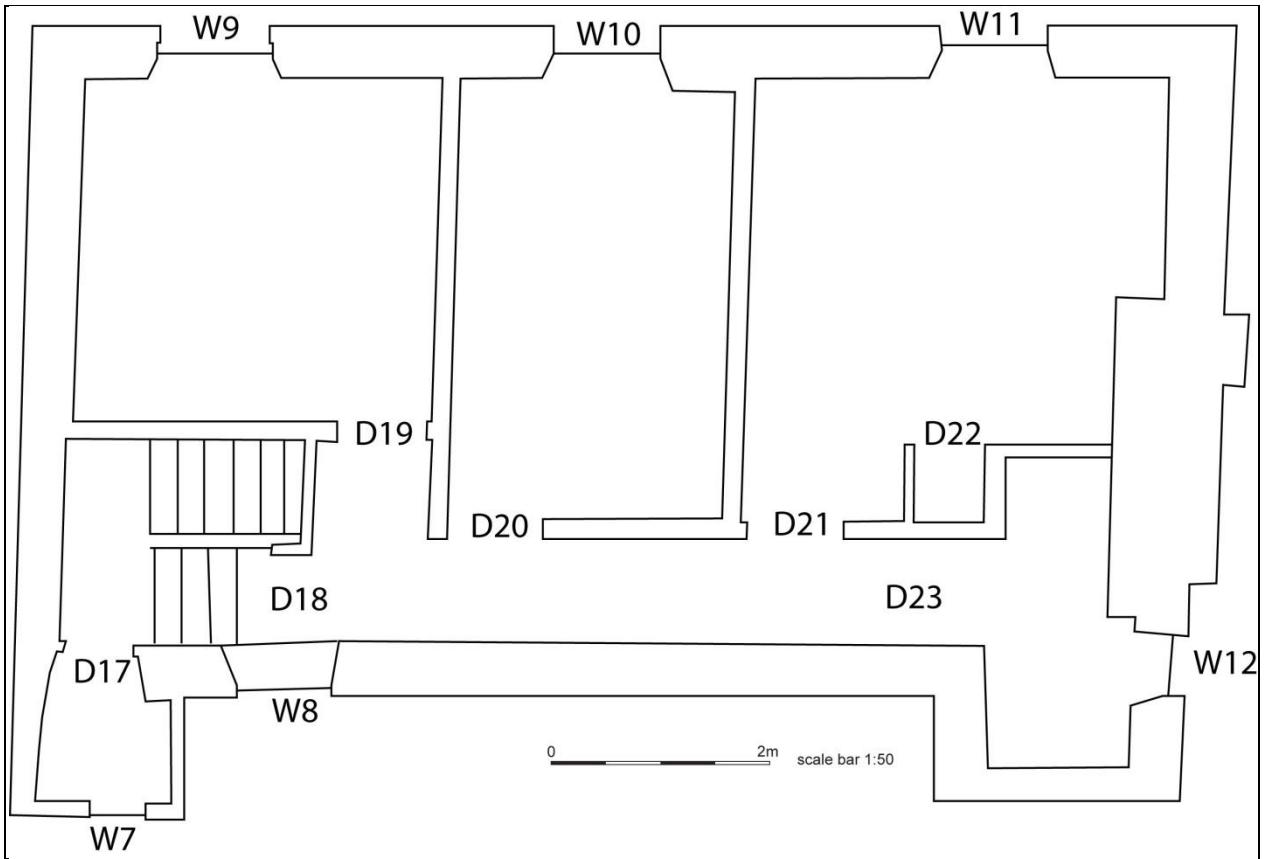


FIGURE 18: PLAN OF SECOND FLOOR WINDOWS AND DOORS.

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<b>BUILDING 1</b>		<b>General Description</b>
Function/Summary:		Large 19 <sup>th</sup> century purpose-built mixed development of shop and accommodation, of fine 'townhouse' style with sash windows and classical detailing to the original shop front which has Tuscan pilasters.
Dating Evidence:		Style and form of building, architectural details, types of materials, historic map regression.
Figure Numbers:		
<b>B1 Exterior</b>		
<b>B1 Elevation NORTH</b>		Description
Fabric Description:		Three storey wall, two bays width, unpainted cement render on first and second floors. Ground floor enclosed in beaded plank framed timber structure.
Roof Covering		Shallow pitched slated roof with terracotta glazed ridge tiles. Two rendered axial stacks sit over the party walls to east and west.
Opening – Windows:	2	W3 - One wide chunky sash window, 6x6 panes, hornless frame to first floor, in wide sash box. W8 - One small sub-square casement window to the second floor, beaded frame, two light, two panes to each.
Openings - Doors	1	D3 - One fine double width doorway, offset to the west side. The wide beaded doorframe is integral to the beaded plank framed structure to the east. Within the frame is a large door, identical to those to the front, the paired doors have been strapped together with iron plate braces. Raised and fielded panels, upper glazed panes, frosted glass replacing original, large sheet repair nailed over bottom of door. Slate threshold slab to rear courtyard side. 18 <sup>th</sup> century style doors, but probably early 19 <sup>th</sup> century in date.
Drainage/Guttering		Cast iron guttering and downpipe.
Significant Details:		Large beaded timber plank framed projection to mid-height between first and second floor comprises a historic long-drop toilet cubicle. Served by chunky lead piping, slated roof. Some cement render to sides. Long narrow timber plank beaded boarded structure built around ground floor, projecting forming a long narrow store room, slated roof. 12 integral glazed panes (W2) within framework.
Relationships:		The north elevation is built between the earlier block to the west and is partially obscured by the modern concrete and rendered block of flats built within this properties courtyard to the east side, but served by the adjacent property's access.
<b>B1 Elevation SOUTH</b>		Description
Fabric Description:		Relatively thin front wall of rubble stone, smooth rendered externally and painted. Three storeys, three window range. Plastered internally. Slight projecting plinth to base, thickly rendered painted black. 2 bay shop front to west, single bay to east with entrance door and single sash window to office.
Roof Covering:		Shallow pitched slated roof with terracotta glazed ridge tiles. Two rendered axial stacks sit over the party walls to east and west.
Openings – Doors:	2	D1 - Pair of fine double doors to cross passage. Flush panelled to base, small deeply raised and fielded panel to centre and upper long glazed panel, reset with frosted glass, beaded to sides, wide beaded doorframe with integral rectangular fanlight above with beaded glazing bars forming geometric pattern, chunky round brass door knob, two modern brass letter boxes cut in, modern locks and bolts. Large slate slab threshold to exterior side D5 - Modern panelled door to shop with upper glazed portion of six panes, modern brass handle and lock and letter box.
Opening – Windows:	1	W1 - Large sash window, hornless frame, moulded in narrow beaded frame but large single pane sashes to ground floor right. Three windows on first floor, all identical – W4, 5 and 6. 6x6 hornless sashes in beaded frames. Three windows on the second floor – W9 and 10 – horned squat 3x6 paned sashes, W11 a replacement white pvc double glazed window.



Drainage/Guttering		Cast iron guttering, moulded hopper with initials 'I.P.T.1832' and downpipe. Beaded barge boards and ogee moulded timber eaves board.
Significant Details:		2 bay shop front to west, single bay to east with entrance door and single sash window to office. Wide moulded sign painted timber hoarding supported above on shallow Tuscan pilasters, framing beaded moulded glazing bars to shop front. Fine pair of double doors to entrance with fanlight, further Tuscan pilaster frames the end of the elevation, flanking the single sash window east of the front doors.
Relationships:		The front wall is a rebuilt of probable 1832 date, built across two medieval town plots. The slight oblique angle it presents to both east and west party walls combined with its relatively thin width exhibits its later phasing.
<b>B1 Elevation WEST</b>		<b>Description</b>
Fabric Description		Gable end elevation, party wall to low second floor height is later 16 <sup>th</sup> or 17 <sup>th</sup> century, shows steeply pitched roofline over No.25, next door. Extended above and to south side in 19 <sup>th</sup> century rubble and brick. Blocked slit vent window with stone surround.
Relationships		The building is built up against the earlier 16 <sup>th</sup> /17 <sup>th</sup> century wall of No.25 South Street, a late medieval building. This was also formerly of lower three storeys height but was altered to two storeys in the 19 <sup>th</sup> century.
<b>B1 Elevation EAST</b>		<b>Description</b>
Fabric Description:		Gable end elevation, party wall to second floor, extended above in 19 <sup>th</sup> century rubble and brick. Axial flue forced into stone wall, rebuilt in brick.
Relationships		The building is built up against the likely 17 <sup>th</sup> century rear wall of No.21 South Street, a 1600s building with Victorian frontage along the street.

<b>BUILDING 1</b>		<b>General Description</b>
Function/Summary:		Large 19 <sup>th</sup> century purpose-built mixed development of shop and accommodation, of fine 'townhouse' style with sash windows and classical detailing to the original shop front which has Tuscan pilasters.
Dating Evidence:		Style and form of building, architectural details, types of materials, historic map regression.
Figure Numbers:		
<b>INTERIOR</b>		
		Ground Floor
<b>Room 1</b>		<b>Description</b>
Function:		Cross Passage
Walls:		The south wall is solid, plastered. The east wall is a thick original partition, plastered and with beaded plank panelling, early 19 <sup>th</sup> century. The west wall is a later 19 <sup>th</sup> century partition, awkwardly set to the front doors and plastered above but set with fine recycled, cut and refitted late 17 <sup>th</sup> or very early 18 <sup>th</sup> century panelling, with flat rectangular panels and ogee moulded crosspieces and up-rights, ogee and stepped bead moulded top rail. Plaster skirting. The north wall is a 20 <sup>th</sup> century glazed partition, with heavy glazed fire door on coiled anti-swing hinge.
Floor:		Irregular floor surface, covered by rough carpet, probably slate slabs underneath.
Ceiling:		Plastered and painted.
Opening – Doors:	3	D1 - Fine pair of panelled front doors, three panels, large flush panel to base, small raised and fielded panel to centre and tall glazed panels above. Now set with modern frosted glass. These doors are 18 <sup>th</sup> century in style with raised and fielded panels but probably early 19 <sup>th</sup> century in date. With rectangular fanlight above with fine moulded glazing bars, the whole set in a chunky beaded frame. D2 - Door to room 1a, modern glazed fire door, in partition, 20 <sup>th</sup> century. D4 - Modern flat boarded fire door to Bickford Centre coffee/tea room, room 2. D6 - Modern flat boarded door to kitchen, room 3.
Significant Details:		Reset Late 17 <sup>th</sup> or very early 18 <sup>th</sup> century section of panelling to the west wall. This partition has been altered in some way, from its original position, now on a marked angle and awkwardly set with the front doorframe, clearly inserted. Did this replace an

		earlier screen or even a part glazed shop partition?
<b>Room 1A</b>		<b>Description</b>
Function:		Cross Passage – Contiguous with the front part, room 1, divided by a modern partition.
Walls:		The west wall here is solid, plastered above, reset with a section of recycled early 17 <sup>th</sup> century scratch-moulded panelling, with flat small square panels. To the east is a heavy lathe and plaster partition, with cob, beaded planks between doors to cellar cold store and stair, early 19 <sup>th</sup> century. The south wall is a modern glazed partition, with heavy glazed fire door (D2) on coiled hydraulic hinge. To the north the rear wall of an earlier building has been breached and the space is extended by a beaded wide plank framed structure.
Floor:		Irregular floor surface, covered by rough carpet, probably slate slabs underneath.
Ceiling:		Plastered and painted.
Opening – Doors:	6	D2 - Door to room 1, modern glazed fire door, in partition, 20 <sup>th</sup> century. Open doorway to staircase, room 5, with chunky bead-moulded frame, early 19 <sup>th</sup> century. D3 - Fine double width early 19 <sup>th</sup> century door. Beaded, raised and fielded panels. Iron straps brace the former pair of double doors, making a single door. Repaired to base with plain panels. D7 - Plain four panel door to rear range, building 2, in forced opening, in beaded stepped frame, later 19 <sup>th</sup> century. D8 - Plain four-panel later 19 <sup>th</sup> century door to narrow store, room 4, beaded frame. D9 - Plain four-panel later 19 <sup>th</sup> century door to cellar, in chunky plain frame but with good earlier 19 <sup>th</sup> century cupboard above with two panel moulded door and timber round knob and catch.
Significant Details:		The thick rear wall of the building has been breached to give access to the timber extension within the yard.
<b>Room 2</b>		<b>Description</b>
Function:		Former shop, now a community space.
Walls:		The east wall is a lathe and plaster partition, probably later 19 <sup>th</sup> century, clearly abutting the earlier wall to the south. The south wall is mostly taken up with plate glass shop facia, but to both east and west ends there is some beaded plank panelling and this returns under the east window, which also has a good chunky plank sill. The west wall is occupied by a large shallow stack, actually projecting from next door; to the south side original shop tiling can be seen under the current wood chip wallpaper, defined by a pattern of squares. The north wall to the east end is a heavy slightly battered construction, conforming to the proportions of building 2, to the rear. It is lime plastered above with beaded plank panelling to half height. It has been covered by woodchip wallpaper. A doorway (D24) has been breached in this to building 2. To the west end there is a deep alcove which appears to be infill, this too has plank boarded panelling to the lower half and is wallpapered with woodchip.
Floor:		Solid floor, carpeted.
Ceiling:		Plastered and painted.
Opening – Doors:		D4 - Modern flat boarded fire door to room 1, cross passage. D5 – Relatively modern two panel door, one plain panel below, large glazed panel above with six panes. Modern brass letter box and chrome handle and lock. This sits in a composite glazed lobby, made from several sections of glazed panelling and recycled doors. D24 – modern flat boarded door with single large wire-glass panel.
Opening Windows:	–	SF - The modern plate glass facia now replaces the historic small pane windows, but sit within beaded frame with ovolo moulded glazing bars to side and Tuscan half-round pilasters to each end and framing the doorway. The windows are topped with a moulded wide timber hoarding, currently sign written as 'Bickford Centre'.
Significant Features:		The clear phasing indicated by the north wall, with a separate block to the east side, infilled between No.23 and No.25 suggests a more complex series of historic town plots

		having been combined in the 19 <sup>th</sup> century.
<b>Room 3</b>		Description
Function:		Currently used as a kitchen, formerly an office.
Walls:		Plastered and painted, lining paper.
Floor:		Solid, covered by modern lino sheeting.
Ceiling:		Plastered and painted.
Opening – Doors:	1	D6 - Modern boarded door to room 1, the cross passage.
Opening – Windows:	1	W1 - Large hornless sash window, chunky timber frame, beaded. Single pane glazing. Early to mid-19 <sup>th</sup> century.
Fireplace:		Small hearth in east wall, within shallow stack. The fireplace is now superficially blocked. It has a wide beaded plank surround, with roundels to the corners and a simple plain mantle shelf.
Significant Details:		The stack, built within and partly set into the earlier party wall is flanked by two alcoves. To the north this has its original panelled cupboard below with arched glazed display cabinet above. To the south the cupboard survives but its panelled doors have been replaced and the display cabinet has been lost, the beaded alcove surviving.
<b>Room 4</b>		Description
Function:		Wooden boarded shed/store to the rear.
Walls:		Beaded wide even width plank boards form the narrow shed-like structure to the north and west. Integral 12 glass panes (W2) to north wall. The walls to the south and east are stone rubble, that to the south heavy rubble, quite thick, of unknown date, to the east much older, on a heavier semi-coursed base and curving, belonging to the adjacent house, No.21, as this is the back of a 17 <sup>th</sup> century stair turret.
Floor:		Slate flagged and cobbled floor, patched with concrete.
Opening – Doors:	1	D8 - One door in west wall, beaded frame. Plain four panel 19 <sup>th</sup> century door.
Significant Details:		There appears to be a blocked opening in the south wall, with a chunky weathered timber lintel, the wall abutted by the stair on the south side, clearly blocking this opening, suggesting phasing.
		Staircase
<b>Room 5</b>		Description
Function:		Staircase and Half-Landing – Ground Floor
Walls:		Plastered and painted walls, with lining paper. Angled to follow up the first flight of stairs, between the cross-passage and half landing, is a run of beaded plank panelling. The south partition wall between the stairs and room 3, the former office is made of large planks. Plastered over.
Stairs:		Heavy oak beams carry the half-landings, and carriage braces carry the stairs, joints spiked, these heavy timbers appear to be oak. The stairs themselves are of heavy plank treads and risers. There are two distinct phases of repair, one of fairly thick pine planks, likely later 19 <sup>th</sup> or early 20 <sup>th</sup> century, one of very thin modern pine and tanalised blocks, a very recent repair. The first flight has a section of moulded handrail, now attached to modern plasterboard sheeting, but from the half landing and above rises a fine banister of turned vase balusters with plain square post newel with moulded capitols and moulded chunky handrail, ramped to some newels. The stair does not have the sweeping elegance or proportions typical of the period as it seems it was made to fit the space and has more in common with earlier 18 <sup>th</sup> or even 17 <sup>th</sup> closed string stairs than a typical early 19 <sup>th</sup> century structure.
Ceiling:		The undersides of the stairs as they rise are plastered, cohesive with the ovolo moulded stair plate.
Openings – Doors:		There is a beaded moulded doorframe to the base of the stairs, slight scars to the sides for hinges suggest there may have been a door here, enclosing the stairs.
Significant Details:		Solid wall to the north, chunky stone rubble wall, thicker to base, and slightly battered, ledge or step back at first floor level. The beaded skirting runs up and over this ledge.
		First Floor
<b>Room 6</b>		Description
Function:		Staircase and Landing – First Floor

Walls:		Solid wall to the east, older party wall, plastered and painted. Solid wall to the north, chunky stone rubble wall, thicker to base, and slightly battered, ledge or step back at first floor level. The beaded skirting runs up and over this ledge. Solid partition wall to the west, probably a chunky cob partition, or possibly even brick. Thinner historic partition wall to the south, below at ground floor this is constructed of wide thick planks.
Stairs:		Carriage braces carry the stairs, joints spiked; these heavy timbers appear to be oak. The stairs themselves are of heavy plank treads and risers. The second flight to the landing and the first floor landing to next half landing have two fine banisters of turned vase balusters with plain square post newel with moulded capitols and moulded chunky handrail, ramped to some newels. The stair does not have the sweeping elegance or proportions typical of the period as it seems it was made to fit the space and has more in common with earlier 18 <sup>th</sup> or even 17 <sup>th</sup> closed string stairs than a typical early 19 <sup>th</sup> century structure.
Ceiling:		The underside of the stairs as they rise is plastered, cohesive with the ovolo moulded stair plate.
Floor:		Boarded floor, carpeted.
Opening – Doors:	2	D10 – Plain modern doorframe with plain rectangular fanlight above leading to R6a, a short corridor which accesses the first floor flat and building 2. D16 – Modern flat boarded unpainted door to first floor flat, modern copy doorframe, moulded.
Opening Windows:	– 1	W3 – Sash window, in chunky sash box. Hornless frame, 6x6 panes.
Significant Details:		N/A
<b>Room 6A</b>		<b>Description</b>
Function:		Short corridor to the north side, leading to first floor flat off first floor landing.
Walls:		Thin modern partition to south and west, forming modern first floor flat space. North wall, solid, thick rubble wall, plastered and painted, with lining paper. Low beaded skirting to part of north wall.
Floor:		Boarded floor, carpeted.
Ceiling:		Plastered and painted.
Opening – Doors:		D10 - Plain modern doorframe with plain rectangular fanlight above leading to R6a, a short corridor which accesses the first floor flat and building 2. D11 - Modern flat boarded painted door to first floor flat, modern doorframe. D29 - Modern flat boarded unpainted door to first floor flat, modern doorframe.
Opening Windows:	–	N/A
Significant Details:		N/A
<b>Room 7</b>		<b>First Floor Flat</b>
<b>Room 7</b>		<b>Description</b>
Function:		Living Room/Sitting Room
Walls:		Plastered and painted. Ogee moulded skirting to west, north and south walls. Modern copy skirting to east wall.
Floor:		Boarded floors, carpeted.
Ceiling:		Plastered and painted.
Opening – Doors:	2	D11 - Door to 6a, corridor. Modern painted flat boarded door. D12 – six panel ogee moulded cupboard door, 18 <sup>th</sup> century in style but probably early 19 <sup>th</sup> century. Cupboard marked up at room 7a, used as coat closet. D13 - Door to Room 8, kitchen. Ogee moulded four panel door, brass door knob and iron lock. Early 19 <sup>th</sup> century.
Opening Windows:	– 1	W4 - One hornless 6x6 paned sash window to the south wall, in narrow beaded frame. Slate sill.
Significant Details:		Large stack to west wall, north end. Timber plank surround with mantle shelf and roundels to corners, early 19 <sup>th</sup> century, or Regency in style. Fine cast iron grate, with foliate mouldings, later 19 <sup>th</sup> century with green glazed tiles.
<b>Room 8</b>		<b>Description</b>
Function:		Kitchen.

Walls:		Plastered and painted. Modern skirting in heritage beaded style.
Floor:		Boarded floors.
Ceiling:		Plastered and painted.
Opening – Doors:		D13 - Door to room 7 to west. Ogee moulded four panel door, brass door knob and iron lock. Early 19 <sup>th</sup> century. D14 - Door to room 8 to east. Modern historic copy six panel door.
Opening Windows:	– 1	W5 - One hornless 6x6 paned sash window to the south wall, in narrow beaded frame. Slate sill.
Significant Details:		N/A
<b>Room 9</b>		<b>Description</b>
Function:		Bedroom.
Walls:		Plastered and painted. Older beaded skirting to east wall and north wall.
Floor:		Boarded floors.
Ceiling:		Plastered and painted.
Opening – Doors:		D14 - Door to room 8 to west. Modern historic copy six panel door. D15 - Door to shower room, room 10 to west. Modern historic copy six panel door. D16 - Door to room 6 to north, D12. Plain flat boarded modern fire door, unpainted.
Opening Windows:	– 1	W6 - One hornless 6x6 paned sash window to the south wall, in narrow beaded frame. Slate sill.
Significant Details:		N/A
<b>Room 10</b>		<b>Description</b>
Function:		Shower Room
Walls:		Plastered and tiled. Modern partitions.
Floor:		Boarded floor.
Ceiling:		Plastered and painted.
Opening – Doors:		D15 - Door to room 9, bedroom. Modern heritage style six panel fire door.
Significant Details:		N/A
		Staircase
<b>Room 11</b>		<b>Description</b>
Function:		Half landing to second floor
Walls:		Plastered and painted, beaded skirting which rises with the stairs, some lining paper to certain walls.
Stairs:		Carriage braces carry the stairs, joints spiked; these heavy timbers appear to be oak. The stairs themselves are of heavy plank treads and risers. The third flight to the landing and the fourth flight landing to next half landing have two fine banisters of turned vase balusters with plain square post newel with moulded capitols and moulded chunky handrail, ramped to across the landing. The stair does not have the sweeping elegance or proportions typical of the period as it seems it was made to fit the space and has more in common with earlier 18 <sup>th</sup> or even 17 <sup>th</sup> closed string stairs than a typical early 19 <sup>th</sup> century structure.
Ceiling:		Plastered and painted.
Openings – Doors:	2	D17 - Fine door to room 11a, on the north wall. This is very narrow, with deeply reeded frame. The door is of 18 <sup>th</sup> century character, six flat ogee moulded panels, with black Bakelite door knob and Yale lock cut in. D18 – Plain flat boarded door to modern flat wall to second floor landing, in modern plasterboard partition.
Openings Windows:	– 1	W8 - Small sub-square casement window, beaded glazing bars, coiled catches. 2 panes to each casement. 19 <sup>th</sup> century.
Significant Details:		N/A
<b>Room 11a</b>		<b>Description</b>
Function:		Long drop toilet, leading off half landing
Walls:		Painted lime plaster over massive beaded planks.
Floor:		Carpeted boarded floor.
Ceiling:		Plastered and painted.
Opening – Doors:	1	D17 - Fine door to room 11a, on the north wall. This is very narrow, with deeply reeded frame. The door is of 18 <sup>th</sup> century character, but probable early 19 <sup>th</sup> century date, six flat ogee moulded panels, with black Bakelite door knob and Yale lock cut in. On the rear

		side panels are slightly raised, plainer. Similar to cupboard door in room 7.
Opening Windows:	– 1	W7 – Small single light window, 2 panes, chunky glazing bars, early 19 <sup>th</sup> century. Chunky beaded frame.
Significant Details:		Three large sections of recycled panelling have been set to the east, west and north walls. This panelling is later 17 <sup>th</sup> or early 18 <sup>th</sup> century in date, deeply raised and fielded, with chunky ovolo moulding to sides, very chunky and thick, likely oak planks. Damaged in places and re-pegged to corners, nailed and patched. Scarring beneath this panelling showing there was a timber box here, presumably covering some kind of toilet structure, later replaced by the early 20 <sup>th</sup> century high level cistern flush toilet, with chain flush pull.
<b>Room 12</b>		
Second Floor Apartment		
<b>Room 12</b>		
Description		
Function:		Hallway
Walls:		Plastered and painted beaded skirting boards to north wall.
Floor:		Boarded, carpeted.
Ceiling:		Plastered and painted.
Openings – Doors:	5	D14 - Plain flat boarded door to modern flat wall to second floor landing, in modern plasterboard partition. D18 - 20 <sup>th</sup> century copy 'heritage' style door in modern moulded frame. D19 - 20 <sup>th</sup> century copy 'heritage' style door in modern moulded frame. D21 - 20 <sup>th</sup> century copy 'heritage' style door in modern moulded frame. D23 – Wide and low two panel ogee moulded 18 <sup>th</sup> century door, with flat panels, scarring for LH hinges, but now reset on modern hinges, in narrow ogee moulded and beaded frame, also low.
Significant Details:		N/A
<b>Room 13</b>		
Description		
Function:		Bedroom
Walls:		Plastered and painted beaded skirting boards to south and west wall. Possibly blocked fireplace to east wall, plastered over.
Floor:		Boarded, carpeted.
Ceiling:		Plastered and painted.
Opening – Doors:	1	D19 - 20 <sup>th</sup> century copy 'heritage' style door in modern moulded frame.
Opening Windows:	– 1	W9 - 3x6 paned horned chunky sash window, quite modern in style, probably a replacement, beaded frame.
Significant Details:		N/A
<b>Room 14</b>		
Description		
Function:		Kitchen
Walls:		Plastered and painted. The south wall has a deep full height recessed window opening. Beaded skirting boards partly respect this opening, but to the west side there are boxed in pipes or wires. Beaded skirting to the east wall. Wall to west obscured by fitted kitchen units and tiling.
Floor:		Boarded floor, lino covering.
Ceiling:		Plastered and painted.
Opening – Doors:	1	D20 – Tall door in moulded frame, 20 <sup>th</sup> century but of 'heritage' style.
Opening Windows:	– 1	W10 – 3x6 paned horned chunky sash window, quite modern in style, probably a replacement, beaded frame.
Significant Details:		N/A
<b>Room 15</b>		
Description		
Function:		Sitting Room
Walls:		Plastered, painted and also partly wallpapered. Beaded skirting to all walls.
Floor:		Boarded floor, carpeted.
Ceiling:		Plastered and painted.
Opening – Doors:	2	D21 – Tall door in moulded frame, 20 <sup>th</sup> century but of 'heritage' style. D22 - Modern plain boarded door to cupboard.
Opening Windows:	– 1	W11 – white pvc sash window style double glazing.
Significant Details:		N/A



<b>Room 16</b>		Description
Function:		Bathroom
Walls:		Plastered and painted.
Floor:		Boarded floor.
Ceiling:		Plastered and painted.
Opening – Doors:	1	D23 – Wide and low two panel ogee moulded 18 <sup>th</sup> century door, with flat panels, scarring for LH hinges, but now reset on modern hinges, in narrow ogee moulded and beaded frame, also low.
Opening – Windows:	1	W12 - Small single pane casement window to north-west corner.
Significant Details:		N/A

<b>BUILDING 2</b>		Description
Function/Summary:		Rear Service block of 17 <sup>th</sup> century date, to demolished late medieval or early 1600s plot. Two storeys, much altered in early 19 <sup>th</sup> century when the front building was developed.
Dating Evidence:		Style and form of building, architectural details, types of materials, historic map regression.
Figure Numbers:		
<b>B2 Exterior</b>		
<b>B2 Elevation NORTH</b>		Description
Fabric Description:		Thick stone rubble wall, possibly slightly battered to base. Rubble narrow 19 <sup>th</sup> century stack added to south face, serving range. Exposed stone to rear side, internally plastered.
Roof Covering:		Very shallow, relatively modern pitched corrugated sheeting roof. Timber barge boards to sides.
Openings –		N/A
Significant Details:		N/A
Relationships:		Cohesive with the east and west walls of the block, 17 <sup>th</sup> century in date, altered in the 19 <sup>th</sup> century.
<b>B2 Elevation SOUTH</b>		Description
Fabric Description:		Very thick wall, now internal, plastered to both sides.
Openings – Doors:	2	Two forced doorways, to ground (D1) and first floor (D6), both set with modern frames and modern boarded doors.
Significant Details:		This thick wall rises to above first floor height, but at second floor has been extended upwards likely with 19 <sup>th</sup> century rubble, much narrower. The wall is battered much thicker to base.
Relationships:		It is not clear due to external and internal wall treatments if this wall is the former rear wall of a medieval block which has been demolished or the probably 17 <sup>th</sup> century service block to the rear, which was built adjacent to it, within its rear courtyard.
<b>B2 Elevation WEST</b>		Description
Fabric Description:		Solid wall, presumed stone rubble, internally plastered on east face. Blind, in its current state. Two storeys, four bays length.
Roof Covering:		Very shallow, relatively modern pitched corrugated sheeting roof. Timber barge boards to sides.
Blocked Openings -	1	There is one known blocked doorway on the ground floor south end, now forming a cupboard.
Significant Details:		Large stack to the south end, blocked fireplace.
Relationships:		Part of probable 17 <sup>th</sup> century rear service block, cohesive with north and east walls.
<b>B2 Elevation EAST</b>		Description
Fabric Description:		Solid wall, stone rubble, exterior unpainted cement render, internally plastered. Two storeys, four bay range.
Roof Covering		Very shallow, relatively modern pitched corrugated sheeting roof. Timber barge boards to sides.
Drainage/Guttering		Series of mismatched plastic guttering and downpipes.
Openings – Windows:	7	Four to the ground floor:

		<p>W13 - One large casement window, beaded glazing bars, coiled catches, narrow beaded frame, early 19<sup>th</sup> century.</p> <p>W14- One single pane metal framed window to centre.</p> <p>W15 and W16 - Two mid-20<sup>th</sup> century metal-framed toilet windows to north, large fixed frosted glass pane with small hopper casements above for ventilation.</p> <p>Three to the first floor:</p> <p>W17 - One modern two light white pvc casement window to south.</p> <p>W18 - One small 19<sup>th</sup> century single pane casement, bead moulded in beaded frame, with wooden turned knob to centre in small raised opening.</p> <p>W19 - One large two light modern transom style timber window to north end, fixed panes below, small hopper casements above. 20<sup>th</sup> century.</p>
Openings – Doors:	2	<p>Two doors to the south end;</p> <p>D7 - One blocked doorway opening to the south-east corner of room 17, leading back into building 1, plain four panel later 19<sup>th</sup> century door.</p> <p>D30 - One blocked but visible doorway to the first floor, slightly offset to that below. Good opening with neat quoins to side, very heavy oak timber lintels, one possibly reset with some ovolo moulded carving, but weathered and damaged. Set with early 19<sup>th</sup> century door, uneven width planks, chunky ledging bars, small pane window cut into central plank. Strap hinges with spear-heads, replaced, iron pintles to chunky beaded frame.</p>
Significant Details:		N/A
Relationships:		Part of probable 17 <sup>th</sup> century rear service block, cohesive with north and east walls.

<b>BUILDING 2</b>		<b>General Description</b>
Function/Summary:		Rear Service block to demolished late medieval or early 1600s plot. Two storeys, much altered in early 19 <sup>th</sup> century when the front building was developed. First floor converted to a studio flat in 20 <sup>th</sup> century.
Dating Evidence:		Style and form of building, architectural details, types of materials, historic map regression.
Figure Numbers:		
<b>INTERIOR</b>		
Ground Floor		
<b>Room 17</b>		
Description		
Function:		Heated service room of unknown function.
Walls:		Lime plastered walls, covered by recycled sections of fine 17 <sup>th</sup> and 18 <sup>th</sup> century panelling, divided by pilasters, several different styles cut and reset together. Clearly cut and reset, many of the sections are nailed or re-pegged at the corners, clearly fitted here in the 19 <sup>th</sup> century, as a doorway has then been knocked through from the then newly built building 1. The south wall is solid, slightly battered, the north wall is a thick cob and lathe partition, the west wall is solid, the east wall is solid.
Floor:		Solid, carpeted.
Ceiling:		Plastered and painted.
Openings – Doors:	3	<p>D24 – Modern flay boarded door with wired single glazed pane, chrome handle modern hinges, in modern narrow frame to south wall, in forced opening.</p> <p>D25 – Fine 18<sup>th</sup> century or early 19<sup>th</sup> century door. Ogee moulded six flat panels, the upper two cut out and frosted glass inserted. Reset on modern hinges, black Bakelite door knob. (D7 – Boarded on room side but still in opening, leading formerly to Building 1. Later 19<sup>th</sup> century plain four panel door.)</p>
Openings Windows:	– 1	W13 - One large casement window, beaded glazing bars, coiled catches, narrow beaded frame, early 19 <sup>th</sup> century. Below this is a flat panelled section of window seating, early 19 <sup>th</sup> century. Above the window is a small inset fanlight, very crude with central mullion, two clear modern panes of glass have been inserted, this may be because the 19 <sup>th</sup> century casement did not fill the larger opening from a larger earlier window, either a typically tall transom or even a mullioned window.
Fireplace:		There is a large stack here, enclosed by alcoves to north and south, that to the south with a reset narrow 17 <sup>th</sup> century panelled door, to a shallow plastered cupboard with shelves,

		sitting in a blocked doorway. To the north reset with two 18 <sup>th</sup> century ogee moulded flat panelled cupboard doors. The fireplace itself is boarded over. 17 <sup>th</sup> century panelling above the fireplace heavily cut and patched.
Significant Details:		N/A
<b>Room 18</b>		<b>Description</b>
Function:		Store room - 20 <sup>th</sup> century space formed from larger rear service space.
Walls:		Plastered and painted walls.
Floor:		Solid floor, covered by lino.
Ceiling:		Plastered and painted.
Opening – Doors:		D26 – Three panel early to middle 20 <sup>th</sup> century door, with Bakelite black door knob, modern hinges.
Opening – Windows:		W14- One single pane metal framed window to centre. Quarry tiled window opening, steeply sloping sides, an enlarged air vent, indicative of former semi-agricultural or possibly 'stables' function of this former service block.
Significant Features:		N/A
<b>Room 19</b>		<b>Description</b>
Function:		Large unheated 17 <sup>th</sup> century service space, with later 19 <sup>th</sup> century stack.
Walls:		Modern plastered and painted.
Floor:		Solid floor, covered by lino.
Ceiling:		Plastered and painted.
Opening – Doors:		D27 and D28 – Two mid-20 <sup>th</sup> century plain boarded toilet doors, within modern mdf toilet cubicle partitions.
Opening – Windows:		W15 and W16 - Two mid-20 <sup>th</sup> century metal-framed toilet windows to north, large fixed frosted glass pane with small hopper casements above for ventilation.
Stack:		Wide shallow stack built onto the north wall, beaded moulding to plaster corners. There is a scar suggesting large blocked hearth and timber surround.
Significant Details:		Mid-20 <sup>th</sup> century cupboard built into west alcove to side of stack. Large air vent in stack, where an open hearth has been blocked. The toilets and sink themselves are 'vintage' being of mid to late 20 <sup>th</sup> century style. Inserted in the 1960s. Two mid-20 <sup>th</sup> century toilet cubicles have been built around them against the east wall.
		First Floor
<b>Room 20</b>		<b>Description</b>
Function:		First floor space, converted to 20 <sup>th</sup> century studio flat and then stripped out. 19 <sup>th</sup> century conversion to accommodation, former loft or stores over service spaces.
Walls:		Plastered and painted walls.
Floor:		Boarded floor, two different ages of planks.
Ceiling:		Plastered and painted, lathe and plaster, again two different phases, lower ceiling to north end, some modern plasterboard to sections.
Openings – Doors:	2	D29 – Modern unpainted boarded door in modern unmoulded frame. D30 - One blocked but visible doorway to the first floor, slightly offset to that below. Good opening with neat quoins to side, very heavy oak timber lintels, one possibly reset with some ovolo moulded carving, but weathered and damaged. Set with early 19 <sup>th</sup> century door, uneven width planks, chunky ledging bars, small pane window cut into central plank. Strap hinges with spear-heads, replaced, iron pintles to chunky beaded frame.
Openings Windows:	– 3	W17 - One modern two light white pvc casement window to south. W18 - One small 19 <sup>th</sup> century single pane casement to centre in small deeply sloped opening, possibly an enlarged air vent like on the ground floor. W19 - One large two light modern transom style timber window to north end, fixed panes below, small hopper casements above.
Stack:		Wide shallow stack built onto the north wall, beaded moulding to plaster corners.
Significant Details:		A late 20 <sup>th</sup> century bath, toilet and sink have been fitted to the north end. A lathe and plaster partition probably 19 <sup>th</sup> century runs across the space, east-west, this has been mostly demolished. There is a late 20 <sup>th</sup> century part fitted kitchen to the east and west walls to the south end. The south-west corner has been boarded over the pipe work from the second floor

bathroom running down in the void, this exposes a large section of the rear wall of building 1, showing some heavy rubble, getting lighter and looser built as it rises, patched with the odd brick.

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APPENDIX 3: PHOTOGRAPHIC ARCHIVE



1. LEFT: THE REAR, NORTH ELEVATION OF THE BICKFORD CENTRE; FROM THE NORTH.
2. RIGHT: LOOKING OUT INTO THE COURTYARD THROUGH THE REAR DOORWAY; FROM THE SOUTH.



3. LEFT: DETAIL OF THE PAIRED DOUBLE DOORS, STRAPPED TOGETHER; FROM THE SOUTH-WEST.
4. RIGHT: THE FOUR PANEL, MOULDED 19<sup>TH</sup> CENTURY DOOR TO BUILDING 2, FROM THE SOUTH-EAST.



5. LEFT: THE DOOR TO R4, FROM WITHIN R1A, THE REAR PART OF THE CROSS PASSAGE; FROM THE SOUTH-WEST.  
6. RIGHT: PLAIN FOUR PANEL 19<sup>TH</sup> CENTURY DOOR TO ROOM 4; FROM THE WEST, SOUTH-WEST



7. LEFT: THE EAST WALL OF R1A, WITH THE DOOR TO THE COLD STORE AND THE STAIRCASE; FROM THE NORTH-WEST.  
8. RIGHT: VIEW FROM THE REAR DOOR OF THE CROSS PASSAGE LOOKING TO THE FRONT DOORS; FROM THE NORTH.





9. VIEW ALONG THE WEST WALL OF R1 AND R1A, SHOWING TWO PHASES OF PANELLING; FROM THE NORTH-EAST.



10. FINE 18<sup>TH</sup> CENTURY PANELLING, RESET HERE TO THE WEST WALL; FROM THE NORTH-EAST.



11. THE PLAIN BEADED PLANK PANELLING, 1803, TO THE EAST OF THE CORRIDOR; FROM THE NORTH-WEST.  
12.



13. LEFT: THROUGH THE CROSS PASSAGE FROM THE FRONT DOORS TO THE REAR DOOR; FROM THE SOUTH



14. RIGHT: THE EAST WALL OF R3, SHOWING CENTRAL FIREPLACE AND TWO BEADED ARCHED ALCOVES, ONE TO NORTH WITH SURVIVING CUPBOARD AND DISPLAY CABINET; FROM THE WEST-NORTH-WEST.





15. THE SASH WINDOW IN THE SOUTH WALL, WITHIN BEADED OPENING; FROM THE NORTH-EAST.



16. VIEW FROM THE OFFICE OUT OF THE DOOR TO THE MODERN DOOR OPPOSITE, LEADING TO R2; FROM THE EAST, NORTH-EAST.



17. THE MODERN PLATE GLASS FACIA OF R2, WITH A RECYCLED COMBINATION OF DOORS AND FRAMEWORK FORMING A SMALL LOBBY; FROM THE EAST-NORTH-EAST.



18. THE SURVIVING BEADED PLANK PANELLING UNDER WINDOW AND TO SOUTH WALL, SOUTH-EAST CORNER OF R2; FROM THE NORTH.





19. THE SURVIVING BEADED PLANK PANELLING IN THE NORTH-EAST CORNER OF R2, RUNNING INTO THE FORCED DOORWAY OPENING, PAPERED OVER WITH WOODCHIP WALLPAPER; FROM THE SOUTH-WEST.



20. LEFT: THE BEADED PLANK PANELLING ON THE PARTITION WALL BETWEEN R5 AND R3; FROM THE NORTH-EAST.

21. RIGHT: THE MOULDED HANDRAIL SERVING THE FIRST FLIGHT AND THE NEWEL POST TO THE HALF LANDING, R5; FROM THE SOUTH-EAST.



22. THE MOULDED HANDRAIL ATTACHED TO THE NEWEL POST, THE BANISTERS AND DETAILED VIEW OF THE TURNED BALUSTERS;  
FROM THE EAST-NORTH-EAST.



23. THE THICK SECTION OF GROUND FLOOR WALL, SHOWING A LEDGE DESIGNED FOR A FIRST FLOOR, SHOWING THIS STAIRCASE IS  
INSERTED INTO AN EARLIER SECTION OF BUILDING; FROM THE SOUTH-WEST.





24. LEFT: THE SASH WINDOW IN R6, THE FIRST FLOOR LANDING, A HORNLESS SASH, IN A CHUNKY MOULDED SASH BOX; FROM THE SOUTH-WEST.

25. RIGHT: R6 SHOWING THE SECOND AND THIRD FLIGHTS OF STEPS, WITH TURNED BALUSTERS AND MOULDED HANDRAIL; FROM THE WEST-NORTH-WEST.



26. LEFT & RIGHT: ROOM 6A, THE SHORT SECTION OF CORRIDOR AND THE FORCED DOOR TO BUILDING 2; FROM THE EAST.



27. LEFT: THE THIRD FLIGHT OF STAIRS, SHOWING THE MOULDED HANDRAIL AND TURNED BALUSTERS; FROM THE SOUTH-WEST.  
28. RIGHT: R11 AND THE DOOR TO THE LONG-DROP TOILET WHICH PROJECTS OFF THE BACK OF THE BUILDING. THE DOOR IS A SIX PANEL WITH DEEPLY REEDED FRAME; FROM THE SOUTH.



29. VIEW INTO THE LONG DROP TOILET, R11A; FROM THE SOUTH.



30. THE SMALL, TWO LIGHT CASEMENT WINDOW WHICH LIGHTS THE SECOND FLOOR LANDING; FROM THE SOUTH-EAST.



31. LEFT: THE FLAT TWO PANEL MOULDED 18<sup>TH</sup> CENTURY DOOR, RESET HERE IN AN AWKWARDLY REFITTED MOULDED FRAME; BETWEEN R12 AND R16 IN THE SECOND FLOOR FLAT; FROM THE EAST.

32. RIGHT: THE LATER HORNED SASH WINDOW WHICH LIGHTS R13; FROM THE NORTH-WEST.





33. THE LATER HORNED SASH WINDOW WHICH LIGHTS THE KITCHEN, R14. ALSO SHOWING AN AWKWARD STEP IN THE WALL, THICKER TO THE WEST AND MAY SUGGEST INFILL BETWEEN BUILDINGS, FURTHER PHASING; FROM THE NORTH.



34. THE PVC SASH EFFECT MODERN WINDOW FITTED TO THE WESTERNMOST WINDOW IN THE FRONT WALL OF THE SECOND FLOOR LEVEL, ROOM 15; FROM THE NORTH, NORTH-WEST.



35. W13, 19<sup>TH</sup> CENTURY CASEMENT WITH GLASS FILLET ABOVE, INFILLING AN ORIGINALLY TALLER OPENING; FROM THE EAST.



36. R17, SHOWING RESET 17<sup>TH</sup> CENTURY PANELLING SECTIONS ON THE WALLS; FROM THE SOUTH-WEST.





37. W13, WITH RECYCLED AND RESET 18<sup>TH</sup> CENTURY PANELLED SECTIONS TO THE SIDES, SHUTTERS, CUT AND NAILED SHUT AND WINDOW SEAT; FROM THE WEST.



38. RESET 17<sup>TH</sup> CENTURY PANELLED CUPBOARD DOOR IN R17; FROM THE EAST.



39. THE 18<sup>TH</sup> OR EARLY 19<sup>TH</sup> CENTURY BEADED, FLAT PANELLED CUPBOARD DOORS TO THE NORTH OF THE STACK IN R17; FROM THE EAST.



40. LEFT & RIGHT: D25, BETWEEN R17 AND R19, 18TH CENTURY STYLE DOOR WITH TWO GLASS PANES INSERTED; FROM THE SOUTH-EAST AND NORTH.



41. LEFT: R18, THE MID-20<sup>TH</sup> CENTURY CUPBOARD STRUCTURE; FROM THE WEST.

42. RIGHT: R19, WITH STACK ON NORTH WALL AND 1960S TOILET CUBICLES TO THE EAST WALL; FROM THE SOUTH-WEST.



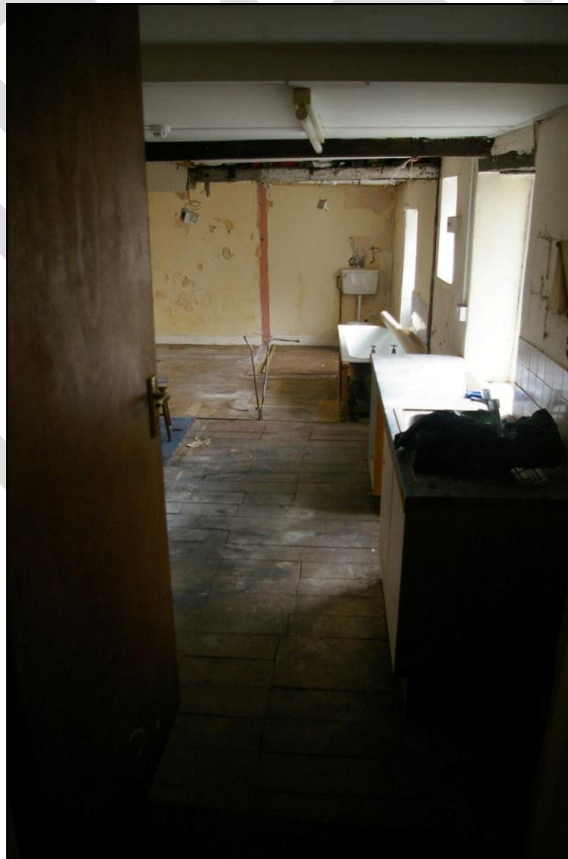
43. W15, ONE OF THE METAL FRAMED CRITTAL-STYLE WINDOWS IN ROOM 19; FROM THE WEST.





44. LEFT: AIR VENT SET INTO THE FORMER HEARTH IN THE NORTH WALL OF R19; FROM THE SOUTH-WEST.

45. RIGHT: ROOM 6A, WHICH LINKS BUILDING 1 TO THE FIRST FLOOR OF BUILDING 2, VIA D29; FROM THE EAST.



46. D29, LOOKING INTO THE FIRST FLOOR OF BUILDING 2, ROOM 20; FROM THE SOUTH.





47. ROOM 20, SHOWING THE REMOVAL OF PARTITIONS INSTALLED IN THE MID-20<sup>TH</sup> CENTURY TO FORM A STUDIO STYLE FLAT; FROM THE SOUTH.



48. THE EAST WALL, ROOM 20, SHOWING W17, W18 AND W19; FROM THE SOUTH-WEST.



49. THE SOUTH PARTY WALL BETWEEN BUILDING 1 AND BUILDING 2, WITH FORCED DOOR, D29; FROM THE NORTH.



50. GOOD LATER 18<sup>TH</sup> OR EARLY 19<sup>TH</sup> CENTURY DOOR, D30, NAILED SHUT IN BOARDED OVER OPENING IN THE EAST WALL OF ROOM 20; FROM THE WEST-NORTH-WEST (WITH FLASH).





51. LONG VIEW DOWN THE EAST WALL OF ROOM 20; FROM THE NORTH-WEST.



52. W19, SHOWING THE LOWERED WINDOW SEAT BEHIND THE BATH; FROM THE NORTH-WEST.



53. W18; FROM THE WEST-NORTH-WEST.



54. W17, SHOWING MODERN DOUBLE GLAZING IN DEEP OPENING, WITH WINDOW SEAT BELOW AND CHUNKY TIMBER LINTEL; FROM THE NORTH-WEST





55. THE NARROW BRICK RENDERED STACK BUILT ONTO THE EARLIER HEAVY STONE RUBBLE WEST WALL OF ROOM 20; FROM THE EAST.



56. THE LONG WEST WALL OF ROOM 20; FROM THE NORTH-EAST.





57. THE BEADED SKIRTING, IN ROOM 20, VICTORIAN IN STYLE WHICH RUNS ALONG THE WEST AND NORTH WALLS OF BR4; FROM THE EAST.



58. R20, THE BEADED SKIRTING RUNS BEHIND, AND IS CUT BY, THE MID-20<sup>TH</sup> CENTURY TOILET SUGGESTING IT MAY BE VICTORIAN OR EDWARDIAN; FROM THE SOUTH-WEST.





59. THE ROOF STRUCTURE OVER BUILDING 2, SHOWING REUSED BLADES IN THE TRUSSES AND PEGGED RIDGE, THE NORTHERNMOST TRUSS OF 3; FROM THE SOUTH-WEST.



60. THE NORTH AND EAST WALL, WITH 1M SCALE; FROM THE SOUTH-WEST.



61. THE EAST WALL AND W13 WITH 2 X 1M SCALES; FROM THE WEST.



62. THE EAST AND SOUTH WALL, WITH W13 AND D7, WITH 2 X 1M SCALES; FROM THE NORTH-WEST





63. THE SOUTH WALL, WITH 2 X 1M SCALE AND D7 AND D24; FROM THE NORTH.



64. THE SOUTH AND WEST WALLS, D24 AND CUPBOARD, WITH 1M SCALE; FROM THE NORTH-EAST.



65. THE WEST WALL, WITH 1M SCALE, WITH CUPBOARD, BLOCKED FIREPLACE AND CUPBOARD TO NORTH; FROM THE EAST.



66. THE WEST AND NORTH WALLS, WITH 2 X 1M SCALE, WITH D25 AND BLOCKED FIREPLACE AND CUPBOARD; FROM THE SOUTH-EAST.



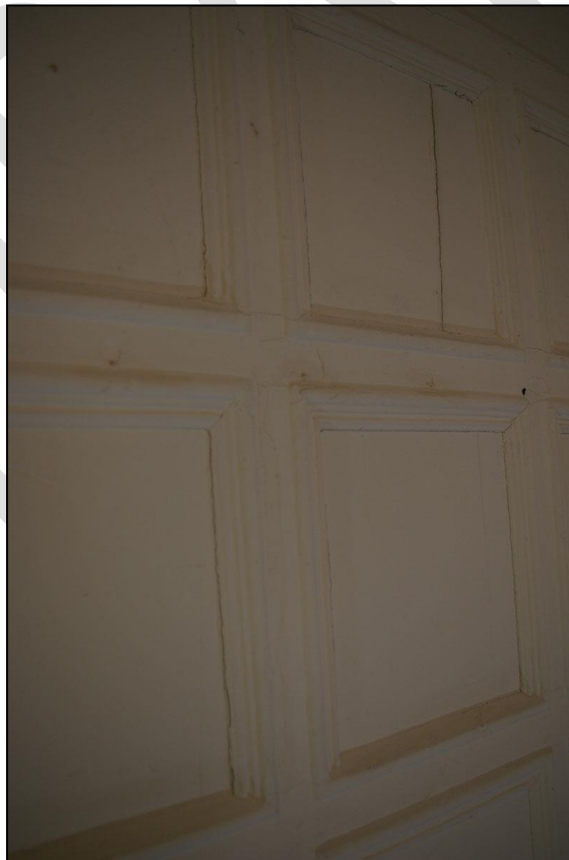
67. THE RESET PANELS ABOVE D25 ON THE NORTH WALL; FROM THE SOUTH.



68. THE WOODEN CORNICE TO THE NORTH WALL; FROM THE EAST-SOUTH-EAST.



69. THE TYPE 8 TOP PANELS ON THE NORTH WALL; FROM THE SOUTH.



70. DETAIL OF THE BOLECTION MOULDINGS TO THE PANELLING; FROM THE SOUTH-WEST.





71. THE CUT AND DAMAGED SECTION OF PANELLING, WITH 1M SCALE; FROM THE SOUTH.



72. LEFT: THE SCRATCH MOULDED PANELS; FROM THE SOUTH.

73. RIGHT: THE OGEE MOULDED PANELS; FROM THE SOUTH.



74. LEFT: THE END PILASTER OF THE NORTH WALL TO THE EAST, TYPE 5, WITH PLAIN PLANKS IN THE CORNERS; FROM THE SOUTH.

75. RIGHT: THE EAST WALL AT THE NORTH END, WITH THE PILASTERS AND RESET SECTIONS OF PANELLING; FROM THE WEST.



76. THE RAGGED JOINTS BETWEEN THE SECTIONS OF PANELLING ON THE EAST WALL; FROM THE WEST





77. THE PANEL UNDER THE WINDOW SEAT AND W13, WITH 1M SCALE, THIS TYPE 9 PANEL IS LIKELY 19<sup>TH</sup> CENTURY; FROM THE WEST.



78. LEFT: THE CHUNKY BEAD MOULDING UNDER THE WINDOW SEAT, ON THE EAST WALL; FROM THE NORTH-WEST.

79. RIGHT: THE PANELLLED SHUTTERS TO THE NORTH SIDE OF THE WINDOW, W13, WITH 1M SCALE; FROM THE SOUTH-SOUTH-WEST.



80. LEFT: THE PANELLED SHUTTERS TO THE SOUTH SIDE OF W13, WITH 1M SCALE; FROM THE NORTH-NORTH-EAST.

81. RIGHT: W13, ITSELF BEADED, WITH COILED CATCHES; FROM THE NORTH-NORTH-EAST.



82. THE EAST WALL AT THE SOUTH END, WITH D7 AND 1M SCALE; FROM THE WEST.





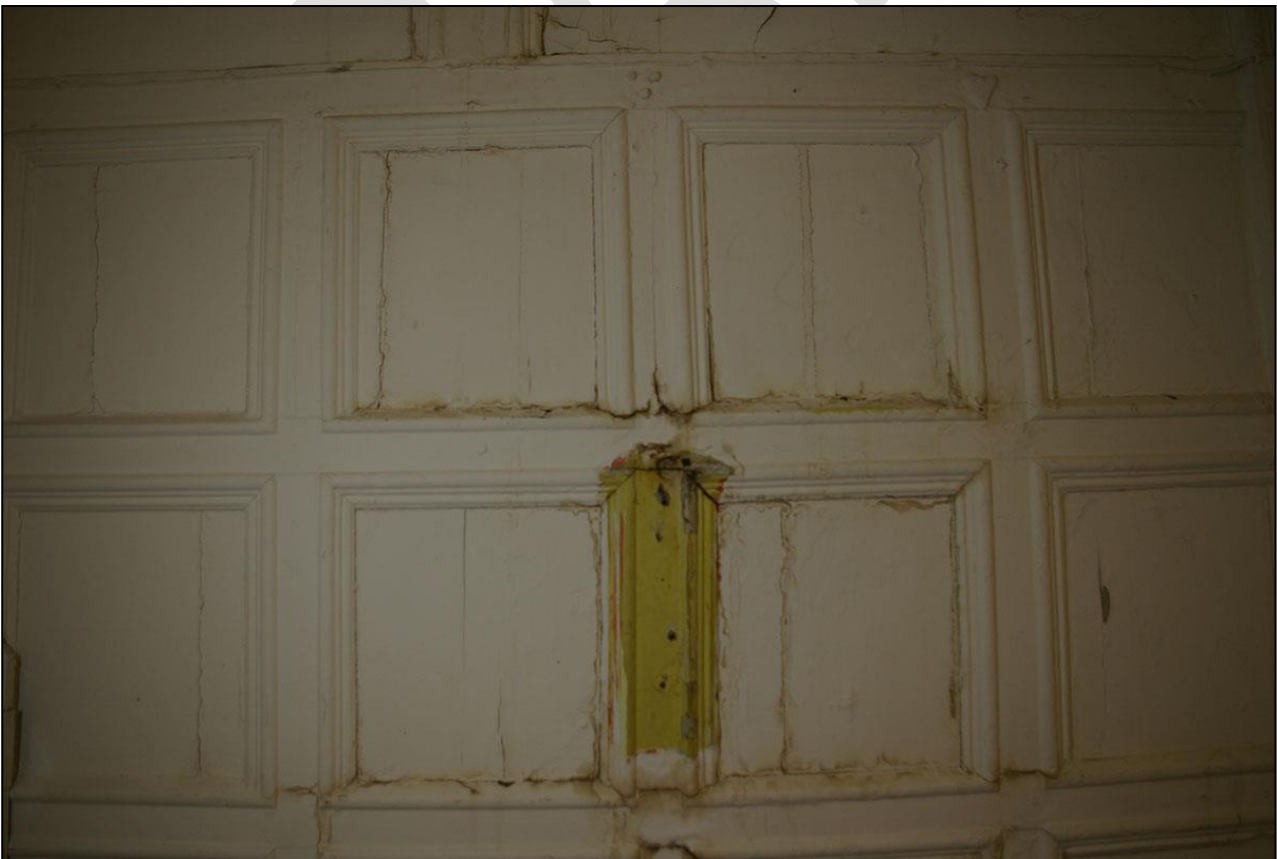
83. THE DIFFERENT WOODEN CORNICES MEETING IN THE SOUTH-EAST CORNER OF THE ROOM; FROM THE NORTH-WEST.



84. THE SOUTH WALL, EAST END, WITH 1M SCALE, D7 AND D24, SHOWING THE WATER DAMAGE TO THIS WALL; FROM THE NORTH.



85. THE COMPLEX DEEP CORNICE OF OGEE, CAVETTO, OVULO AND BEADING, ALONG THE SOUTH WALL; FROM THE WEST-NORTH-WEST.



86. LAYERS OF HISTORIC PAINTWORK, SHOWING A DEEP PINKISH TERRACOTTA, A CHARTREUSE AND THE EARLIEST, A FOREST GREEN, ALL UNDER THE THICK MODERN CREAM EMULSION; FROM THE NORTH.



87. THE BASE OF THE SOUTH WALL, WITH 1M SCALE; FROM THE NORTH.



88. D24, FRAMED WITH THE TYPE 5 PILASTERS AND 1M SCALE; FROM THE NORTH



89. THE DIFFERENT CORNICES IN THE SOUTH-WEST CORNER; FROM THE NORTH-EAST.



90. THE SOUTH-WEST CORNER, WITH PILASTERS AND TYPE 3 PANELLING; FROM THE NORTH-EAST





91. THE CUT AND RESET PANNELLING IN THE SOUTH-WEST CORNER; FROM THE NORTH.



92. LEFT: THE FINE PANNELLED DOOR TO THE SOUTH OF THE WEST WALL; FROM THE EAST

93. RIGHT: THE BUTTERFLY HINGES TO THE CUPBOARD IN THE SOUTH-WEST CORNER OF ROOM 17; FROM THE EAST.



94. THE BUTTERFLY HINGES TO THE CUPBOARD IN THE SOUTH-WEST CORNER OF ROOM 17; FROM THE EAST.



95. THE CUT AND RESET PANELLING AND PILASTERS TO THE SOUTH OF THE BLOCKED FIREPLACE; FROM THE EAST.



96. DETAIL OF THE TYPE 3 BOLECTION MOULDING; FROM THE EAST.



97. THE CUT AND RESET WOODEN CORNICE ALONG THE WEST WALL; FROM THE NORTH, NORTH-EAST



98. THE CUT AND RESET PILASTERS BETWEEN THE PANELLING AND CUPBOARD TO THE NORTH OF THE FIREPLACE; FROM THE EAST.



99. THE EARLY 19<sup>TH</sup> CENTURY CUPBOARD, TYPE 9 BEADED DOORS; FROM THE EAST.





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