

Former stable at rear of 37 High Street, Dawlish

Level 2 Historic Building Recording



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Ground floor plan

East elevation

Section A-A

Ground floor plan showing location of photographs

Site Name:	Former stable at rear of 37 High Street, Dawlish EX7 9HF SX959768
Grid ref:	SX959768
Date:	January 2019
Client name:	[REDACTED]
Surveyed by:	Nils White and Sophie McIlwaine
OASIS no.:	
Planning application ref.:	18/00395/FUL
Designation:	Not listed

EXECUTIVE SUMMARY

The outbuilding in question is a small concrete block and brick structure with a monopitch roof, located between The Strand and High Street, Dawlish. Its original use is likely to have been as a stable. The building has consent for demolition subject to prior recording.

The following survey was carried out in January 2019 in accordance with Level 2 of the Historic England guidance for recording historic buildings.

1. INTRODUCTION

1.1 Project Background

Nils White was instructed to carry out this historic building recording the owner of the site, [REDACTED]. The report has been compiled to comply with Condition 4 of the decision notice for Application no. 18/00395/FUL, which states:

Prior to the demolition of the 'Former Stable', a programme of Building Recording shall be implemented in accordance with a written scheme of investigation which has first been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

1.2 Scope of Works

As required in the condition, the recording work and report have been carried out in accordance with the latest edition of the guidance *Understanding Historic Buildings – A Guide to Good Recording Practice* (Historic England 2016). The recording was entirely non-invasive; however, the poor condition of the building reveal considerable evidence of the building's evolution.

It is intended that the report will be deposited with the Archaeological Data Service and the Index of Archaeological Investigations (OASIS) project, following submission to and approval by the Local Planning Authority.

1.3 Site Location

The former stable is located to the rear of the former Kingdom Hall at 37 High Street, Dawlish. It is unlisted, but stands within the Dawlish Conservation Area, at the rear and within the setting of listed buildings along the Parade. Access is from High Street and through an undeveloped tarmac area to the north of the site.

The stable stands on raised ground at the rear of a group of listed buildings - the United Reformed Church and 33-36 The Strand. All of these buildings make an important contribution to the character of The Parade: the church is a significant Gothic landmark built at the peak of the town's economy around 1870, while the earlier 19th century houses form an attractive group of façades.

The rear of all of these buildings is informal and untidy, and is only visible from close-up at the rear of the site. The stable, which is located above the rear of number 34, does not play an important part in the settings of any of these listed buildings. The only glimpses of the stable in conjunction with the rear of these buildings are from the hillside to the north: for example, it forms part of the overall urban grain of the area from Priory Park Road. The west elevation of the stable comprises an unsightly rendered wall. This is visible in conjunction with the United Reformed Church when seen from the private car parking area behind the Cost Cutter supermarket.

7.2 Conservation



*Aerial photograph showing the site in the wider context of Dawlish
Source: Google Earth*

2. METHODOLOGY

2.1 Introduction

The aim of the recording condition is to provide a photographic and written record of the stable prior to its demolition. The recording methodology set out below is in accordance with Level 2 set out in the document *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).

The building under investigation will be referred to as 'the stable' throughout this report.

2.2 Site survey

Following a preliminary visit in August 2018, the site was visited on the morning of 11 January in mainly overcast conditions. Observations were made of the form, age and evolution of the building with emphasis on identifying any surviving historic features.

2.3 Documentary Evidence

The following documents have been referred to:

- 1:500 Ordnance Survey Town Plan of Dawlish, surveyed 1888
- 25" Ordnance Survey Map, surveyed 1904
- 25" Ordnance Survey Map, surveyed 1933

2.4 Photographic Record

Photographs were taken externally and internally of the building. The photos are in Jpeg format and were taken using a Canon SX620 HS digital camera with 20.2 mega pixel capability.

3. RECORDING OF FABRIC

3.1 Description, plan and Construction.

3.1.1 Brief Description

The stable is a small rectangular building built of concrete block and brick, with a timber first floor structure and a single-pitch tile roof. A wide doorway provides access to the ground floor, and there are three windows: two on the ground floor, and a circular window lighting the loft above.

3.1.2 Building Plan

The stable is rectangular in plan and comprises two spaces: a ground floor area and a low loft under a lean-to roof. Entry to the ground floor is through a door in the east wall. The hayloft is accessed via a vertical wooden ladder on the east wall leading through a rectangular opening in the floor above.

3.1.3 Walls

The walls are constructed principally of concrete blocks of a kind seen quite frequently in the area, composed largely of rounded reddish brown, grey and black aggregate. The presence of sea shells suggests it was collected from a nearby beach.

There are rudimentary dressings around the window and door openings in orange Wellington brick; those of the door jambs and quoins are bull-nosed. The rear wall is principally industrial brick laid to stretcher bond. The west elevation of the wall is rendered in what appears to be cement mortar.

3.1.4 Windows and doors

Two openings on the east elevation contain rudimentary softwood two-light Windows. These consist of two parts: a fixed outer sash and an inner sash that would have slid horizontally to open. A row of iron studs in the base of the frame kept the sliding sash in place. There is an iron-framed oculus window with glazing bars in the form of an X in the south elevation lighting the loft.

There is a simple ledged and braced plank door between the two lower windows hung on industrially made iron strap hinges.

3.1.5 Fascias, rainwater goods etc.

Original softwood bargeboards remain at the north and south ends of the building. Their top edges are notched at intervals to accommodate the roof tiles. The fascia on the north (High St) side is painted black. The rainwater goods are modern plastic.

3.1.6 Roofs

The roof is a simple softwood structure with common rafters supported on the back and front walls and a single intervening purlin. It is clad in Double-Roman, Bridgwater ceramic tiles.

3.1.7 Heating

There are no facilities for heating in the building.

3.2 Other buildings on the site

At its north west corner, the stable is tangentially connected to no. 43 High Street, a brick and block dwelling that is likely to be contemporary with the stable. The west wall of the stable is built against a red brick party wall (stretcher bond on the stable side, Flemish bond on the house side), forming a boundary with the garden of no.43.

3.3 Interior

3.3.1 Walls

Internally, all wall surfaces on the ground floor are limewashed. The north, south and east walls are constructed predominantly of concrete block with brick quoins surrounding the doorway and at corners.

The west wall of the ground floor is built of brick laid to stretcher bond, which are interspersed on the first floor with concrete blocks. This appears to form a party wall with the garden of no. 43; however, the garden wall on the west side is Flemish bond (as opposed to stretcher bond on the stable side), indicating the presence of an additional layer of wall separating the plots.

At first floor level, wall surfaces are exposed and bricks on the west wall show evidence of spalling. These are interspersed with concrete blocks, some of which are also damaged. Concrete blocks on the north, south and east walls remain intact.

3.3.2 Ceilings

The underside of the floor structure above is exposed on the ground floor. However, the underside of the joists shows scarring from nails, suggesting that a covering was fixed to them at some point during the history of the building.

The roof structure is exposed at first floor level. It consists of common rafters spanning axially from east to west, supporting battens on which the Double-Roman tiles are laid. A single intervening purlin runs longitudinally.

3.3.3 Floors

On the day of inspection, large areas of the floor were covered with rubble and sand. However, exposed areas show a predominantly cobbled floor, with some larger stones set in a haphazard pattern around the main door and ladder on the east wall. Although damaged in places, the cobbled floor supports the assumption of its use as stable.

The floor to the loft is a simple softwood structure and access to the upper level is by a vertical ladder adjacent to the front wall. Joists span in both directions, with softwood floorboards fixed by nails above. Many of these have rotted or been damaged, leaving large voids in the floor surface.

3.3.4 Contents

A rudimentary wooden manger remains, which is consistent with the building's assumed use as a stable. All other contents are modern.

4. Discussion of Building Development

The site is clearly marked on the Ordnance Survey maps of the late 19th and early 20th centuries. Based on these maps, it appears the stable was erected between 1888 and 1905. The 1888 map shows that the site was previously occupied by a house marked *Icen Cottage*. This was demolished during this period, and the stable built on the eastern half of its site. Around this time, several of the buildings in front (to the north) of *Icen Cottage* were demolished, providing a clear access route to and from the High Street.

The blockwork and brick construction of the stable is similar to that of the house immediately to the north west and tangentially connected to it on the corner, no.43. It is therefore assumed that the two buildings were erected at the same time. Its blind east gable has an unfinished appearance, suggesting that it may have been intended as the first of a terrace of houses built in front of the stable. This accords with the absence of any opening in the north wall of the stable.

The building appears to have been altered little in its lifetime, apart from the possible removal of a ceiling covering on the ground floor. Scars on the north and south walls indicate the earlier presence of lean-to structures, though these were never accessed internally from the stable.

References

Ordnance Survey Town Plan, Devonshire Sheet CII.16.II, scale 1:500, surveyed 1888, published 1889.

Ordnance Survey Map, Devonshire Sheet CII.16, scale 1:2500, surveyed 1887, revised 1904, published 1905.

Ordnance Survey Map, Devonshire Sheet CII.16, scale 1:2500, surveyed 1887, revised 1933, published 1934.

Above maps accessed via
<https://maps.nls.uk/geo/find/#zoom=17&lat=50.5797&lon=-3.4689&layers=102&b=1&point=0,0>

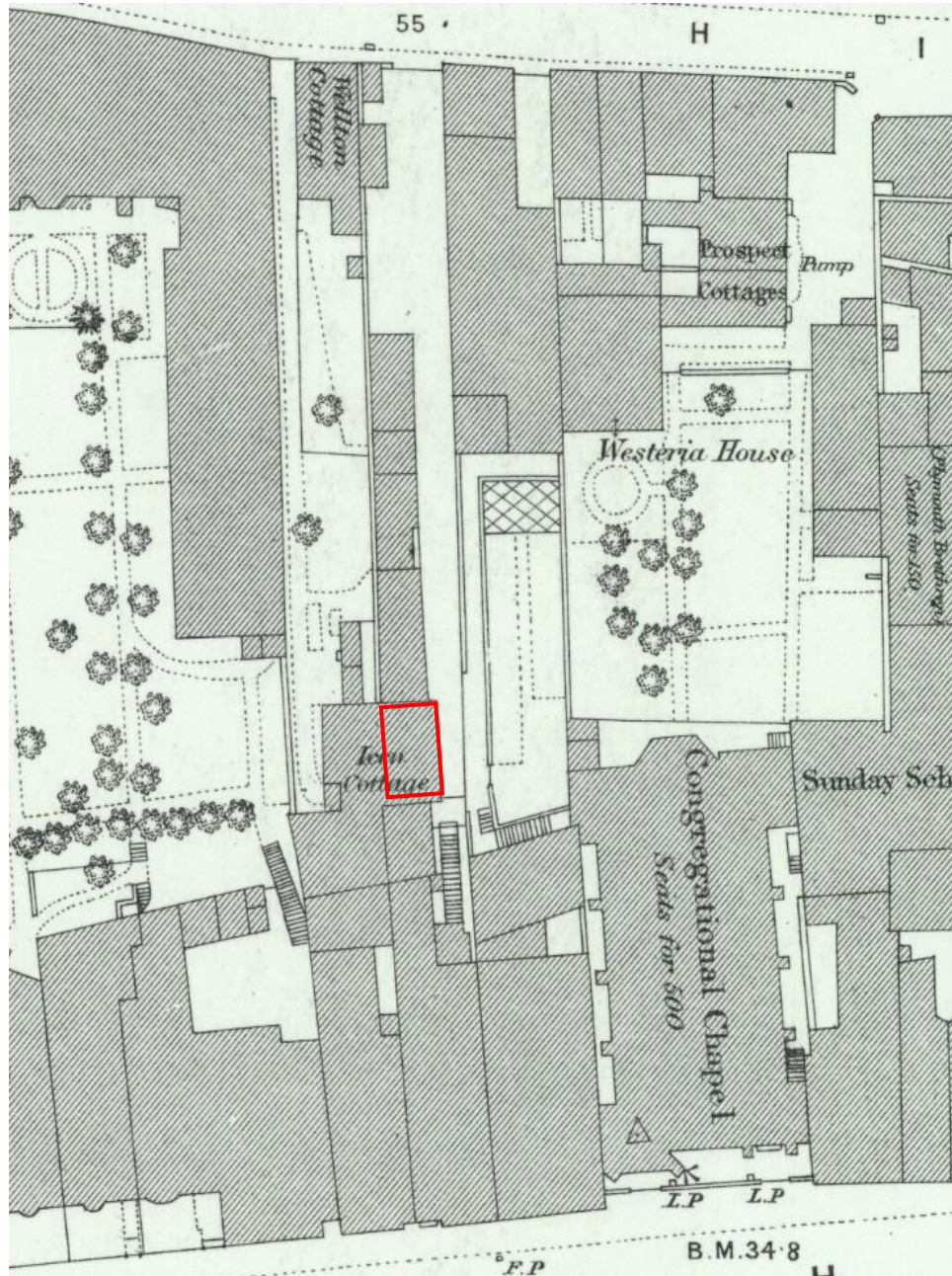


Figure 1 Approximate location of stable outlined in red on 1:500 Ordnance Survey Town Plan of Dawlish, surveyed 1888.

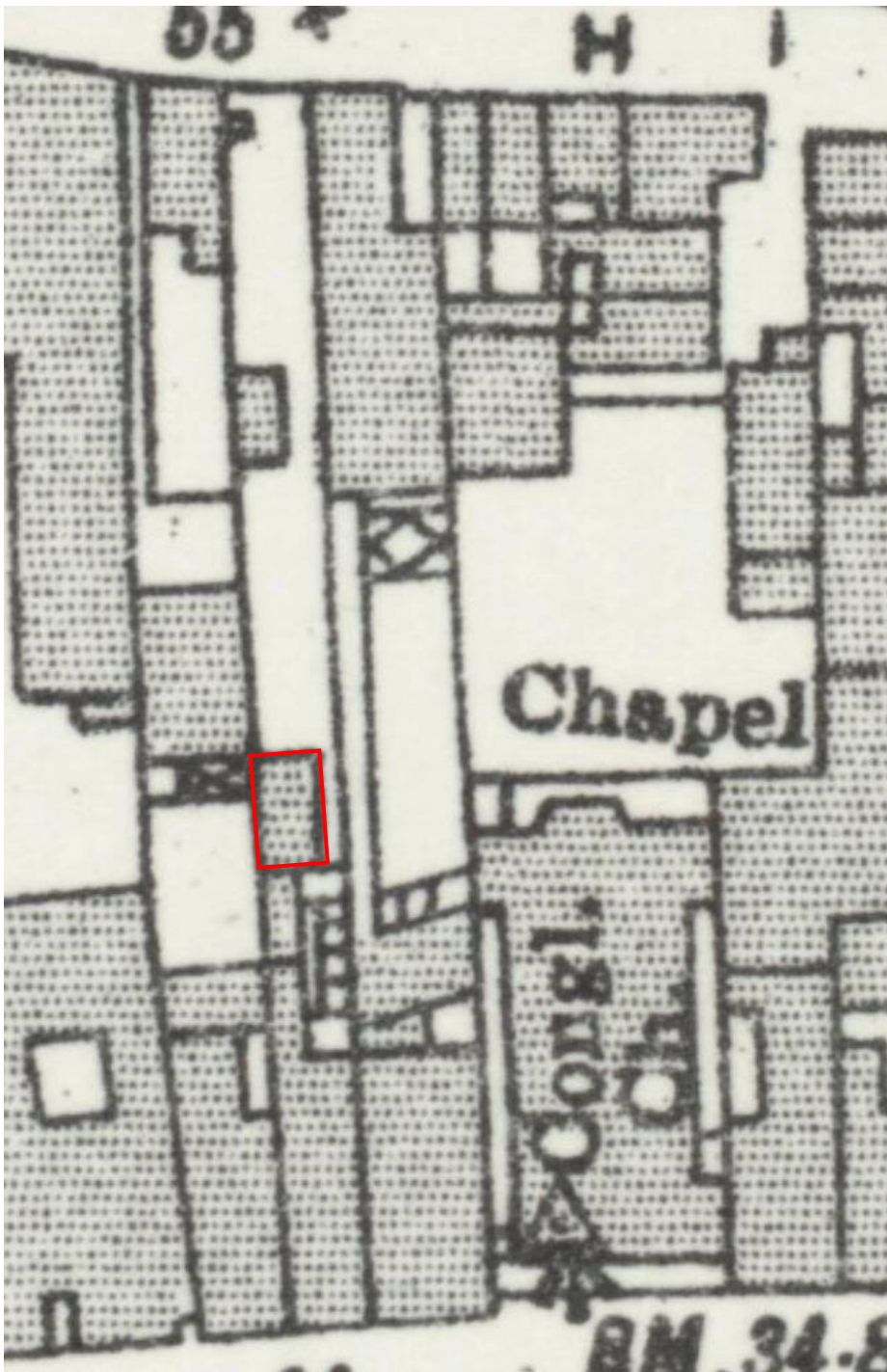


Figure 2. Stable shown on 25" OS map surveyed 1904

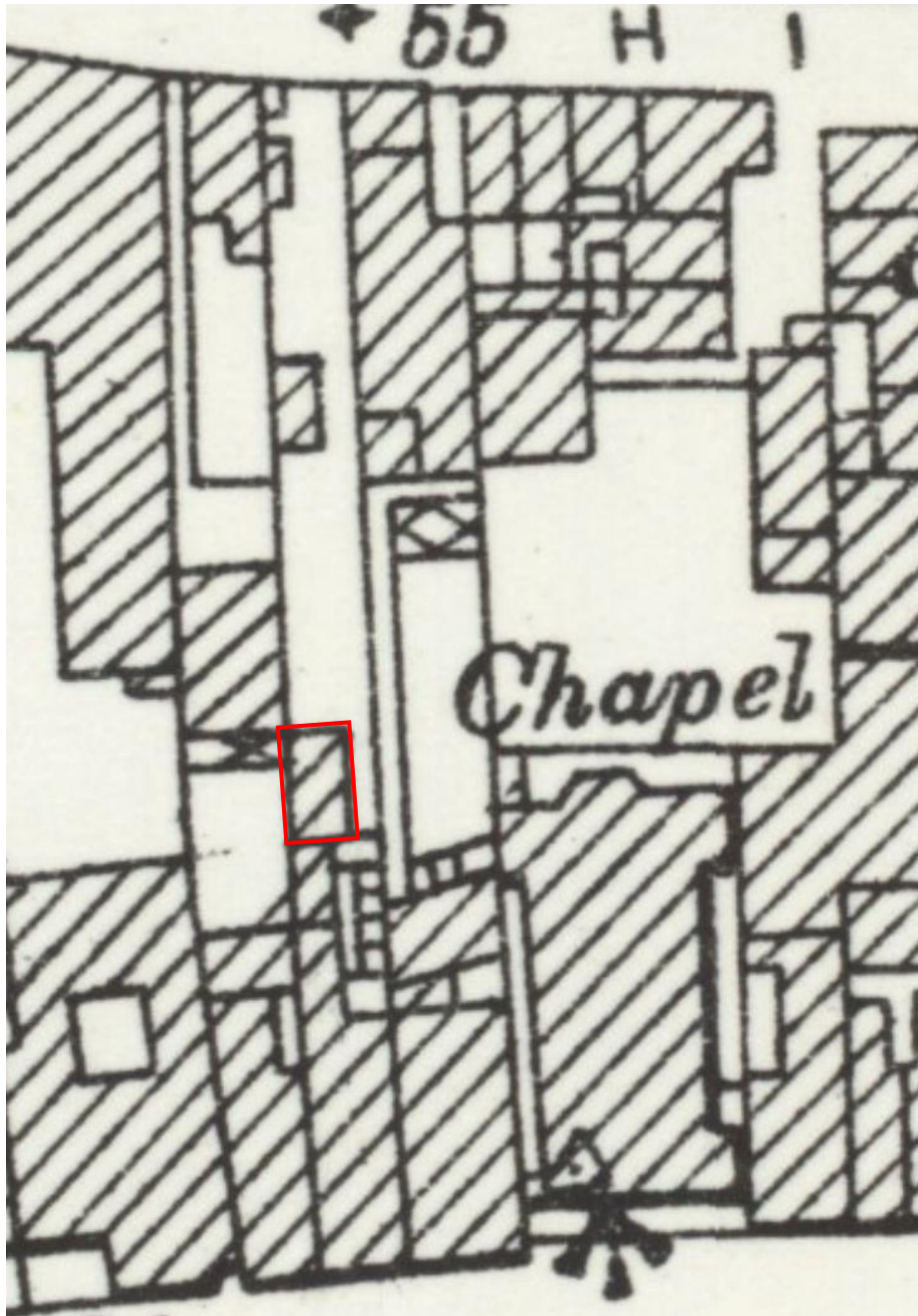


Figure 3. Stable shown on 25" Ordnance Survey Map, surveyed 1933



Plate 1: North elevation of the stable viewed from High Street



Plate 2: View of stable from north east, including east wall of no.43



Plate 3: View of upper part of east elevation of the stable from east showing Double-Roman tile roof



Plate 4: South-eastern corner of the stable showing bull-nosed brick quoins



Plate 5: South elevation of the stable



Plate 6: Rendered west elevation of stable visible above brick party wall



Plate 7: Ledged and braced plank door on east wall



Plate 8: Circular window in south elevation



Plate 9: Timber sliding sash window in east wall with timber lintel and concrete sill. Both ground floor windows are now boarded up



Plate 10: Interior of ground floor viewed from doorway



Plate 11: East wall of ground floor showing vertical ladder and brick quoins around doorway



Plate 12: Cobbled floor on ground floor and larger paving stones around doorway and ladder



Plate 13: Underside of ceiling showing opening and underside of roof structure above



Plate 14: First floor structure from above



Plate 15: First floor looking north



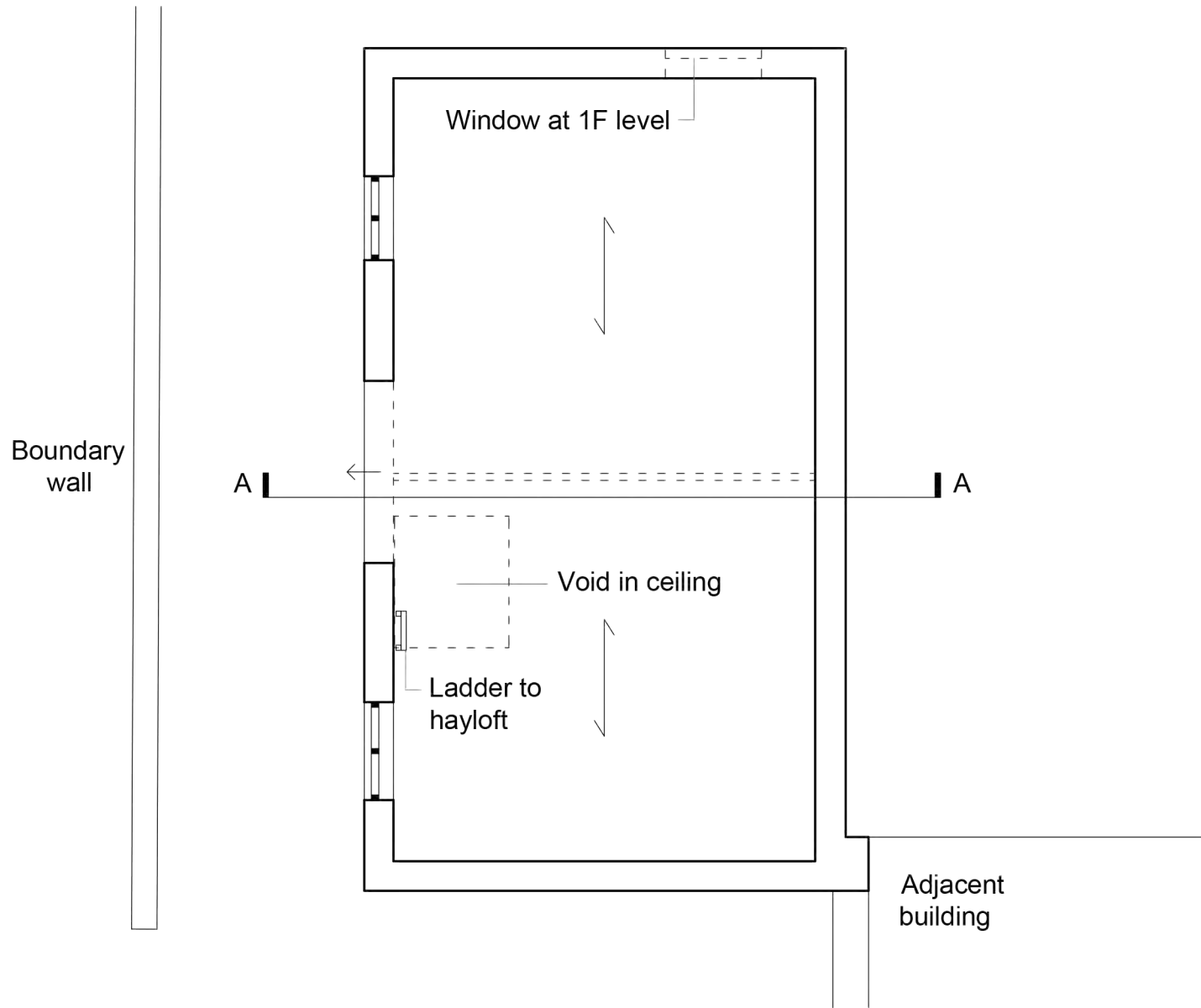
Plate 16: Circular window in south wall of first floor



Plate 17: South wall of first floor



Plate 18: Spalling of brick on west wall of first floor



Building at rear,
37 High Street,
Dawlish

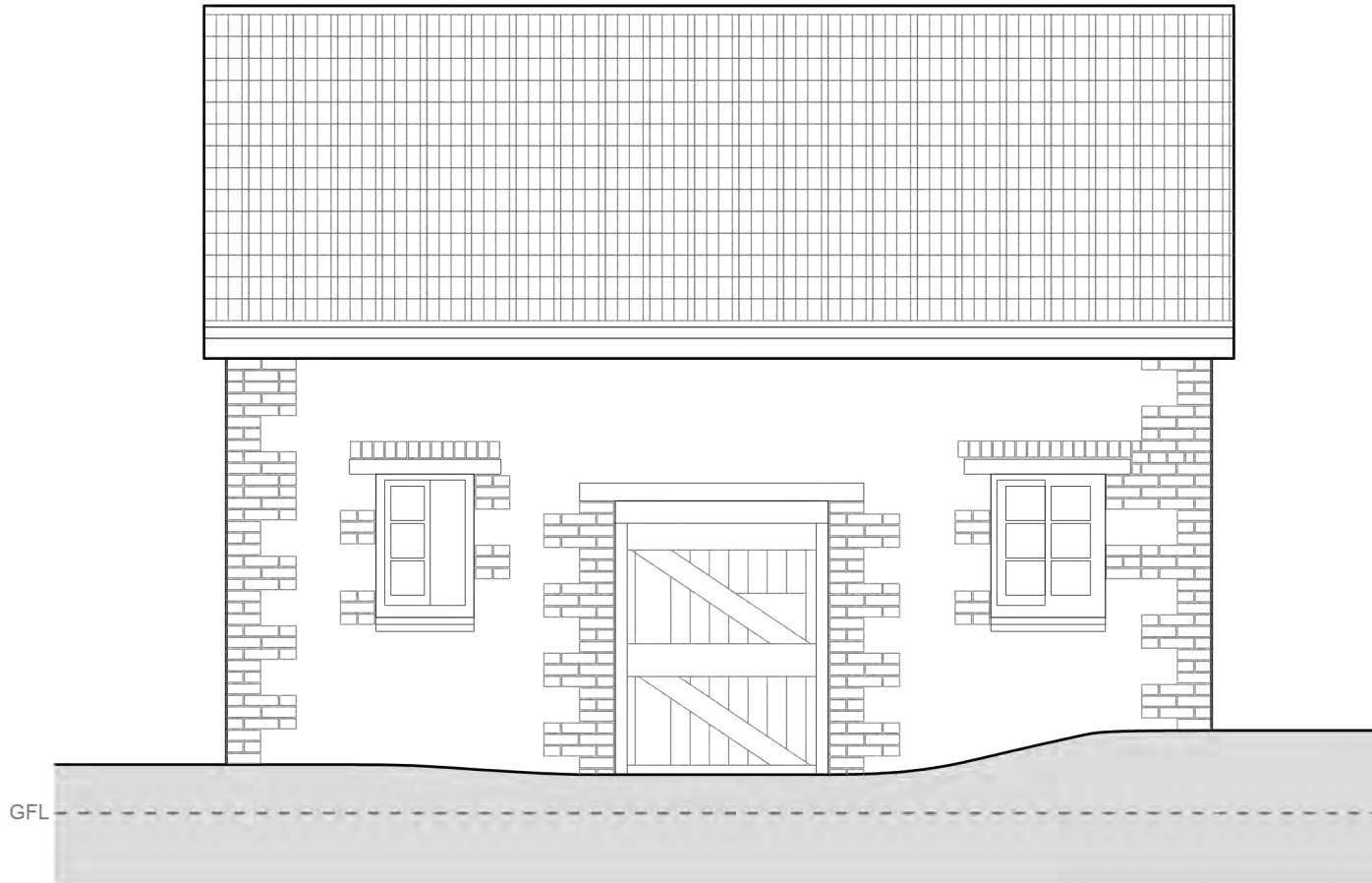
Surveyed: 11/01/2019
Drawn by S McIlwaine

Ground Floor Plan

Scale 1:50



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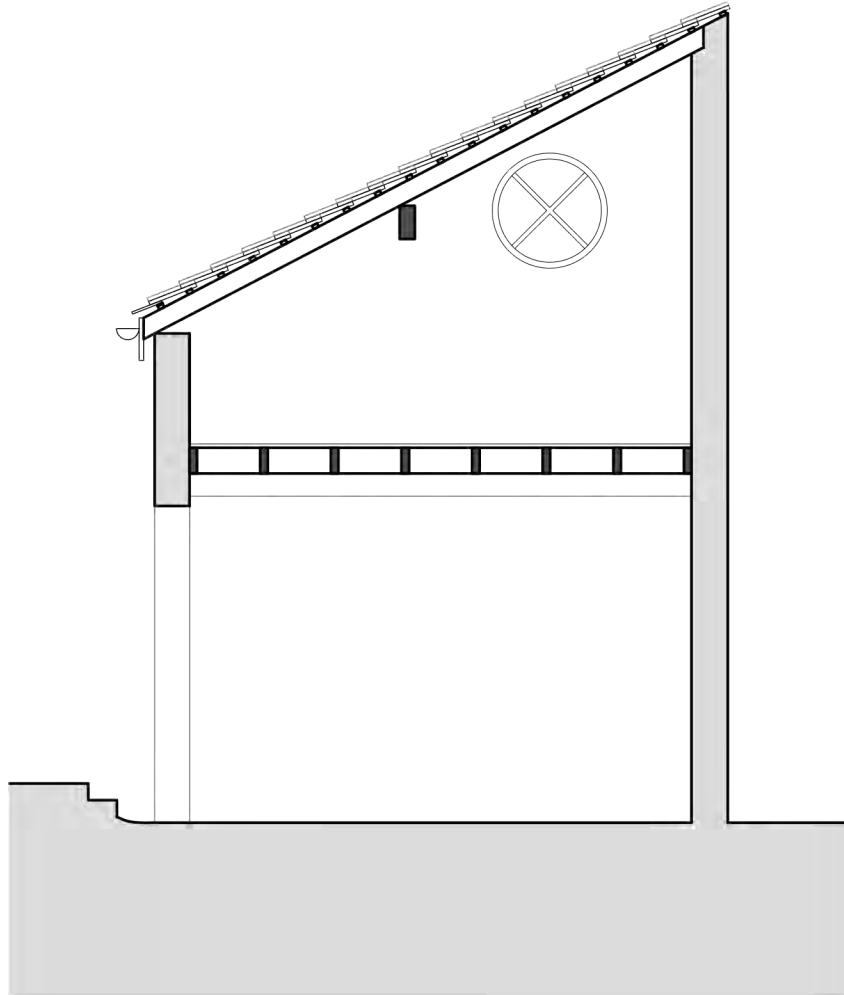
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East Elevation

Scale 1:50



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Section A-A looking south

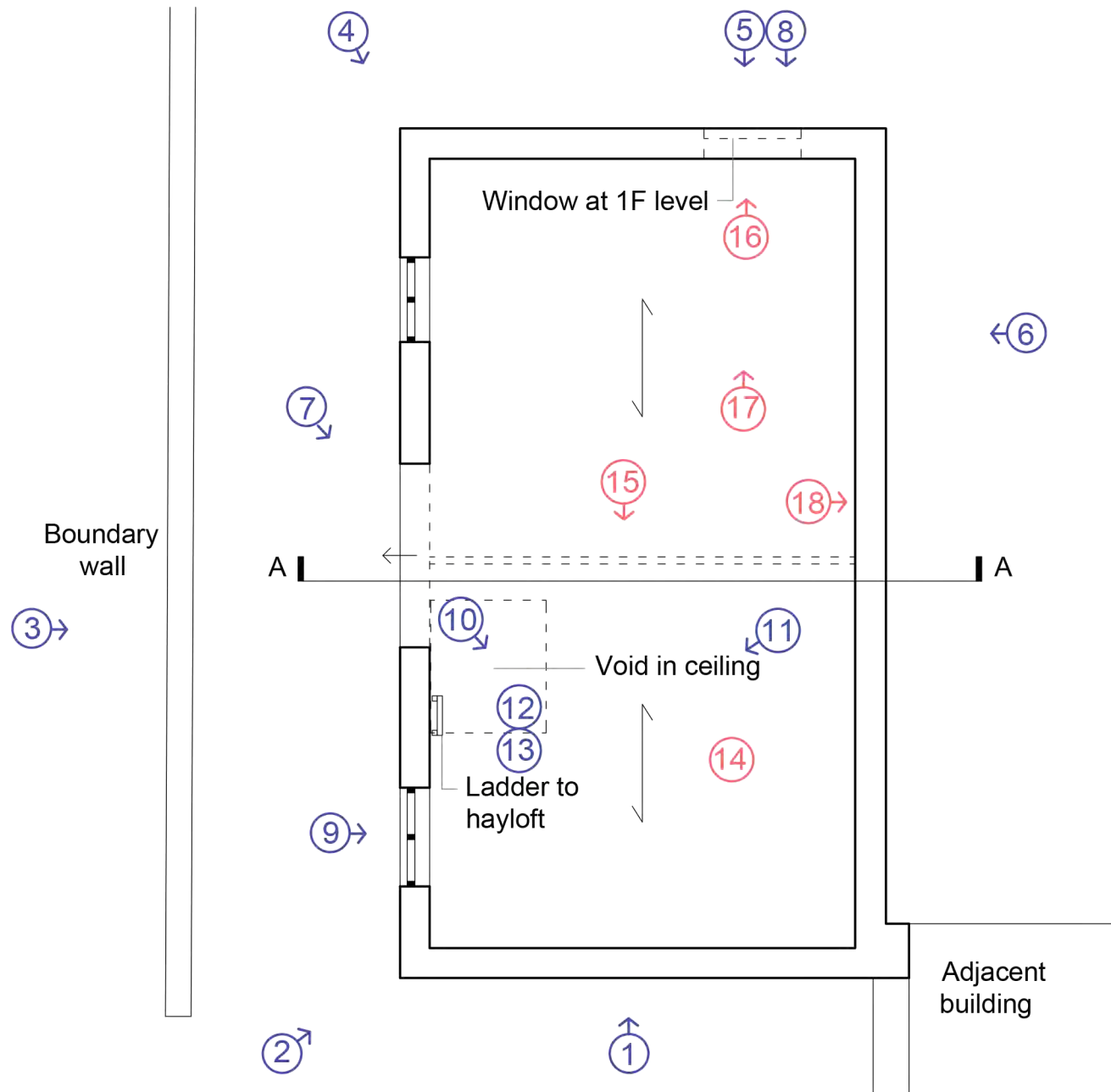
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— Ground floor
 — First floor

Building at rear,
 37 High Street,
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Surveyed: 11/01/2019
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Ground Floor Plan showing location of photographs

Scale 1:50



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