

# **GREAT HOUNDBEARE AYLESBEARE, DEVON**

**Historic Building Recording**

**February 2010**

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Project: GHA 182/2009

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Site survey and report prepared by

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## **HISTORIC BUILDING RECORDING OF FARM BUILDINGS**

### **Summary**

*A small corn barn and a lincay which form part of the west and north sides of a former farmyard at Great Houndbeare, Aylesbeare, were recorded prior to their conversion to holiday accommodation. The corn barn is perhaps of 17th century origin, but has been subsequently altered and partially rebuilt. The lincay, which is built of brick, is on the footprint of a 19th century structure, but appears to have been completely rebuilt between about 1890 and 1900. A former agricultural building attached to the east end of the lincay and a range that forms the south side of the farmyard have previously been converted to domestic and office use.*

### **Introduction**

The recording of a barn and a lincay at Great Houndbeare, Aylesbeare, East Devon, has been carried out at the request of the owner, as a planning condition, prior to conversion and re-use of the buildings for holiday accommodation.

Planning consent for the conversion of the buildings, which are part of Great Houndbeare Farm, has been granted by East Devon District Council under Planning Application reference 09/1450/FUL.

An initial site visit was carried out by Martin Watts in November 2009, to appraise the buildings and identify the extent of recording required. It was agreed with Devon County Council Historic Environment Service that a record of the cob barn and brick lincay should be made to English Heritage level 2-3, with a photographic record of the general layout of the former farmyard. This report is intended to be read in conjunction with the drawings and photographs attached.

A detailed visual non-intrusive survey was carried out by Martin and Susan Watts on 9 December 2009. Background and other relevant information have been compiled from a variety of sources, which are referenced and acknowledged. The building drawings are based on survey drawings prepared by David Shanly Architecture & Planning in 2009.

The recording brief prepared by Helen Rance of the Devon County Council Historic Environment Service is appended.

A copy of the site record and photographs will be deposited with the Royal Albert Memorial Museum, Exeter, under accession number 413/2009. A digital copy of the report will be uploaded onto the OASIS (Online AccesS to the Index of archaeological investigationS) database, under reference martinwa1-66545.

### **Location**

Great Houndbeare was historically within a detached part of the parish of Woodbury (see below). It is now part of Aylesbeare parish, located close to the parish boundary with Rockbeare, at SY 0474 9345. The buildings which are the subject of this record form part of the west and north sides of a former enclosed farmyard, with the farmhouse on the

east side. The building group is approached from the south along a surfaced track a little over 0.5km long and entry to the farmyard is at the south-west corner.

The farm buildings are located in an area of Permian/Triassic lower marls with occasional sandstone (Institute of Geological Sciences, Geological Map, 1:50.000, 1971, Sheet 325). The buildings and yard, which occupy an area of approximately 1000 square metres, stand about 70m above Ordnance Datum.

### **Historical background**

There is some confusion over the historical name of Houndbeare, which is variously referred to as Houndsbeare (Polwhele 1793, 211) and Roundbeare (Lysons 1822, 26-7). *The Place-Names of Devon* gives its origin as derived from *Hunteber(e)*, the earliest reference to which dates from 1219, but historically this was part of Aylesbeare, so does not appear to refer to the same place (Gover, Mawer & Stenton 1973, 581). Seymour cites two 13th century charters which refer to Huntisbeare in Aylesbeare, and concludes that they refer to a different property to Houndbeare, which was in Woodbury until the late 19th century (Seymour 1977, 142). There is no record of Houndbeare as a Domesday manor, although it has been suggested that it (or possibly Huntisbeare) may correspond to the small unidentified manor of *Landeshers*, in East Budleigh hundred, which was held by Earl Hugh at the time of the Domesday survey (1086) (Thorn & Thorn 1985, 14,3-4). The family of de Huntebeare was apparently well-established by 1230 (Brighouse 1981, 58). The historical descent of Great Houndbeare is further complicated by the proximity of Little Houndbeare (about 0.5km south-east by south). Only Little Houndbeare is marked on Benjamin Donn's map of Devon of 1765. Both Great and Little Houndbeare belonged to the Vicars Choral of Exeter Cathedral, who held the manor of Woodbury from the late 12th century (Boggis 1922, 109) and the two farms formed 'an island in the parish of Aylesbeare' until the late 19th century (Senar 1986, 29). This detached part of Woodbury was amalgamated with the parish of Aylesbeare in 1884 and was finally transferred by royal approval in 1931 (Brighouse 1981, 144).

In Polwhele's time, Houndsbeare belonged to a Mrs Vaughan (1793, 211). In c.1840, the Tithe Apportionment records that Great Houndbeare was owned by Sarah Cornish and occupied by William Symons. The total holding was then a little over 382 acres (154 hectares), of which about 45% was arable land, 28% pasture, 16% wood and just under 3% orchard. The remainder comprised a small amount of meadow, furze and waste land, lane, rick yard and the plot containing the house and garden. The emphasis at this time therefore appears to have been on crop production and the layout of the buildings shown on the accompanying Tithe Map shows what appears to be a barn with a roundhouse for a horse-gear to drive a threshing machine in the north-west corner of the plot numbered 2248, Higher Orchard. The small plot to the south of this, numbered 2247, is indicated as Rick Yard, where the harvested grain would have been stacked prior to threshing (Fig.1).

In 1866 the farm was advertised to let:

**T**o be LET, by Tender, from Ladyday next,  
for a Term of Ten Years, "GREAT HOUNDBEARE  
FARM," in the parish of Woodbury, containing 358 acres of  
Meadow, Pasture, Orchard, and Arable Land, and Coppice,  
the latter being about 40 acres. The estate is within two  
miles of Whimple Station, and is capable of great improve-  
ment. *(Exeter Flying Post, 6 June 1866, 1a)*

In August 1920 Great Houndbeare was put up for sale by auction as a stock rearing, corn and sporting estate of 350 acres (141ha). The farm buildings were described as follows:

### **THE SUBSTANTIAL FARM BUILDINGS**

Include FIVE-STALL STABLE with LOFT over, Cob-built, Wood-fronted and Slated SHIPPEN for FOURTEEN with TALLOT over, Brick, Cob and Iron-roofed ROOT and POUND HOUSE with Pound, and OPEN LINHAY at back; Stone, Brick and Cob-built, Tiled-roof SHIPPEN for Twelve with Head Walk and TALLOT over; Open Cob and Tiled FOUR-BAY LINHAY and THREE CATTLE BOXES, Brick, Cob and Tiled CIDER CELLAR with GRANARY over, Brick, Cob and Tiled CALVES' HOUSE in Two Divisions, Five-bay, Iron-roofed WAGGON LINHAY, Brick and Slated SIX-STY PIGGERY, Brick and Slated BARN with Horse-wheel and Gearing, Iron TRAP and IMPLEMENT LINHAY, and Iron-roofed WOOD LINHAY in Orchard

*(extract from framed sale particulars in the possession of the owner)*

There appear to have been considerable alterations to and demolition of some buildings since this time and it is difficult to reconcile the 1920 description with the standing buildings. Towards the end of the 20th century the site was used as a transport depot. The former agricultural buildings along the south side of the farmyard were converted for office use and a large steel-framed and clad shed was built behind them.

#### **General description of the farm buildings** (for layout see Fig.1)

The farm buildings are grouped around a rectangular open farmyard, which falls from south to north, with the cob barn on the west side and the brick linhay along the north side. The barn formerly extended further to the north and there was an adjoining building between it and the west end of the linhay. This area is now a small open paddock. Two brick buildings that form the south side were previously converted for office use and are not described in this report, although photographs are appended. A small rectangular building or structure in the middle of the yard, which is shown on the Tithe Map (Fig.2) and the first edition OS 1:2500 map of 1889 (Fig.3) and which also appears on a 1947 aerial photograph (37/55. CPE/UK/1974) is no longer evident. It may have been a dung pit or dung house, placed conveniently in front of the linhay. The present farmhouse stands at the north end of the east side of the yard, facing west, and has been substantially rebuilt. To the north of the farmhouse a domestic building now called Mill Cottage appears to have formerly been the pound and cider house. Adjoining the south side of the buildings to the south of the yard is a large, modern steel-framed and clad shed.

#### **Barn** (Figs.5-6)

Exterior:

The barn is orientated almost north-south, with central outward-opening double doors on both the west and east sides. The south gable end has been rebuilt in red brick, in a regular bond with 1 header to every 3 stretchers. At the south-east corner a brick and timber 'arch' spans over the entrance to the yard. The south gable wall has been extended westwards, to form a single-story lean-to, its south end built with re-used bricks, mostly stretcher bond with occasional headers, this brickwork being keyed into the barn south gable every 4-5 courses. There are green painted timber barge boards to the eaves.

The west roof slope is clad with corrugated iron sheets, extending over a 3-bay open-fronted lean-to on the west side, 3 bays wide, the eaves being supported on timber posts. The roof to the central bay is cut back to form a part lean-to only. There are remains of a

concrete and blockwork tank stand at floor level at the north end of the lean-to. The north-west corner of the lean-to has brick pier with concrete blockwork behind and the north gable is clad externally with vertical green painted corrugated iron sheets on timber studs, set off the cob wall of the barn. There is a small high level window opening in the corrugated iron just west of centre. Some brickwork repair has been carried out to the lower part of the cob of the north-east corner.

The east roof slope is clad with red-painted corrugated iron sheets. The cladding overhangs the wall, with plastic guttering and a square brown plastic downpipe to the south of the central doorway. The east wall is built of cob and concrete blockwork (see interior description below), rendered and painted cream, with a black painted base. There is a full height cob pier on the north side of the central doorway, its bottom section rebuilt in brick. There is a horizontal timber-boarded panel infilling the space between the head of the double doors and the eaves on the east side. The doors are still hanging in a green-painted softwood frame. There was formerly a timber cill the full width of the door opening, which has now gone. The south door is a single leaf of vertical tongued, grooved and beaded softwood boards with 3 ledges and 2 braces, painted green, hung on 3 external strap hinges on pintles, with remains of wooden sliding bolts on inside. The north door is split, both leaves having vertical tongued, grooved and beaded boards, 2 ledges and 1 brace, hung on strap hinges and pintles, as the south door. There is a rough concrete ramp up to the doorway from the yard and, where visible, the floor of the barn is of compacted earth.

#### Interior:

The south wall is of brick, which returns at high level in the south-east corner where it was formerly built into the cob east wall. The south section of the east wall has been rebuilt in concrete blockwork (see below). There are four joist bearing holes in the brickwork of south wall, where there was formerly a first floor platform between the south gable and the cross beam. The west wall is of cob, with large pebbles and cobble inclusions, built on a low rubble stone base about 0.4m high. At about 1.2m in from the south-west corner is a vertical timber set into a recess in the cob wall, its foot standing on the stone wall footing. The timber, which has been sparingly converted from a small tree, is 19cm wide x 17cm deep. It rises to the wall head, its top leaning to the south. Some of the cob on the edges of the recess in which this timber is set has been patched with bits of brick and lime mortar. An oak cross beam built into the cob wall at 1.83m above floor level, just to the south of the central doors, spans the width of the barn. It is about 30 x 30cm cross section, again sparingly converted from virtually a whole small tree, with crude chamfers which are mostly due to the removal of bark and a slight natural arching upwards at centre span. It appears to be re-used, as there are joist pockets cut into both faces which are redundant as battens have been nailed to its south face to support the north ends of the joists that spanned from the south gable wall to this beam.

The central doorway on the west side has deep chamfered cob reveals internally on both sides. The door frame has the posts tenoned into the door head and there was formerly a central post, now gone. The joints on the door head were marked out in pencil. From above the door head to the eaves is lapped horizontal timber boarding, as on the east side. The south door is still in place, a single leaf with 4 vertical elm boards, butt jointed, with 4 nailed ledges. It has forged strap hinges at top and bottom, hung on pintles driven into the door post. The north door is now displaced, leaning against the inside wall to the north of the doorway. It is a single leaf with 4 vertical boards and 5 nailed ledges. There are remains of lime plaster on the face of the wall to the north of doorway and some

cracks in the cob have been patched using cobbles. A second vertical timber post is set into the cob 0.3m south of the north-west corner. It is 20cm wide x 15cm deep, with strong natural curves. Its foot stands on the stone wall base and it projects above wall head level, where it terminates in an open mortise (see photographs).

The north wall returns in cob, with a doorway in the north-west corner at ground floor level. The doorway has a pegged oak frame set on the outer face of the wall, with a vertically-boarded door with 3 ledges, similar in construction and appearance to the double doors on west side. The corrugated iron sheeting that covers the north gable is spaced some 0.95m beyond the outside face of the cob wall. There is some brick repair to the cob to east of doorway. At former first floor level (now inaccessible) is a timber-framed door opening; the door is missing. The cob of the north wall becomes thinner at side wall head height and between the upper purlins and the ridge the top of the gable is formed with horizontal timber boarding, where there presumably was originally a small hip.

The north section of the east wall is of cob, with a vertical trench, 31cm wide x 17cm deep, with rather ragged edges, 0.38m from north-east corner, which formerly held a timber post, as on the west side. The central doorway has a deep chamfered reveal on the north side, similar to the doorway on the west side. From the south side of the central doorway the east wall has been completely rebuilt in concrete blockwork, with blockwork piers which support the roof truss and the east end of the cross beam. A re-used window is set into the blockwork section, with 3 horizontal x 2 vertical panes, under timber lintel.

The barn roof has 5 uneven bays. Numbering from the south, bay 1 is slightly shorter than bay 2; bay 3 is about double width, with a truss each side of the wide central doors; bay 4 is average width and bay 5 is shorter. The 4 trusses that define these bays are basically of the same A-frame construction, with the feet of the principals bearing on timber blocks set on top of the cob walls. The principals are lapped west over east at their apexes and held with an iron strap on the north side. The collars are bolted to the north faces of the principals, with square-headed bolts and nuts. There are 3 rows of through purlins carried on cleats on the backs of the principals on both slopes and 2 ridge purlins. The corrugated iron roof cladding is fixed directly to the purlins. The feet of the principals of the present northern and southern roof trusses are placed close to, but not directly connected with, the vertical posts built into the cob walling (see discussion below).

### **Linhay** (Fig.7)

The linhay, which is orientated west-east with its south front facing the farmyard, is built entirely of brick. Its eastern end abuts a 2-storey brick building under a slated gable roof, a former agricultural building now converted to domestic accommodation with modern windows and doors. The eaves and roof of this building are higher than that of the linhay. At the west end of the linhay is a small single-storey lean-to, formerly with double outward-opening doors on its north side, with horizontal weatherboarding above. It has a small timber-framed window on its west side, 4 lights wide x 2 high. Its south wall is of brick with a 2 wide x 3 high timber-framed window and green painted barge board. The south wall is set back slightly from side wall and also that of linhay. The lean-to has a common rafter roof with a single purlin, battens over the rafters with a mixture of double roman tiles on the north and Bridgwater tiles on the south part of the slope. It is currently used for storage of building materials.

#### Exterior:

At the west end of the south elevation, the front of bays 1 and 2 are closed to the eaves with green painted corrugated iron above a brick cill, with a pair of outward-opening doors in a timber frame on the east side. The west door is *in situ*; it is a split door of tongued, grooved and beaded boards with 2 ledges and 1 brace to each half leaf, hung on strap hinges on pintles. The east door, which is now lying on its side nearby, is a single leaf, with 3 ledges and 2 braces, strap hinges and pintles. To the east of the corrugated iron cladding is a brick buttress rising almost to the eaves and a brick and concrete mounting block with 2 granite steps. The south front of bays 3 and 4 are infilled with brick between ground and first floor level, generally alternate header and stretcher bond. There is a white-painted timber louvered opening in bay 3 and a timber window, 3 panes wide x 2 high, with a nosed brick cill and arched brick head, in bay 4. Bays 5, 6 and 7 are now used as garages, with modern up-and-over remote controlled doors fitted under galvanized steel 'Catnic' type lintels, which support vertical brick heads. The front of bay 8 is infilled with brick below a concrete cill at first floor level, with a vertically-boarded split (stable) door and a 2 wide x 3 high metal-framed window, with 1 opening casement, to its east, all under a green-painted timber lintel.

The five and a half first floor bays from the east end are open at the front, the brick piers between first floor and eaves level having nosed corners. There is modern guttering under the eaves, with a cast-iron pot head and downpipe at the east end of this elevation.

Much of the west gable and lean-to extension are overgrown with ivy. The north elevation is of brick, with several phases of infilling apparent and a number of openings at both ground and first floor levels, which are described under Interior, below. The guttering and downpipes are modern.

The linhay roof is clad with Bridgwater tiles on the south slope and slate on the north, with a plain clay tile ridge.

#### Interior:

The western end of the linhay is divided at ground floor level into 4 loose boxes, that at west end being the largest. They are separated by vertically-boarded timber stud partitions, with mesh panels above and half doors. A narrow passage runs east-west at the south end of bay 1, with a stud and vertically-boarded timber partition and a fixed rung vertical timber ladder which gives access to the first floor. The ground floor, including that of the loose boxes, is concrete.

The west loose box has a window under a timber lintel in the west gable and a projecting cill runs the length of the wall. There is also a window in the north wall of bay 1. A door has been inserted in the north wall of the loose box in bay 2; it is timber-framed, split, with framed ledges and a single brace, painted green. Box 3 is the smallest, and has only a vent in the north wall. The loose box in bay 4 has a timber-framed 2 x 2 fixed light window under a timber lintel in the north wall.

To the east of the loose boxes, three garages have been formed in bays 5, 6 and 7, each with a remote-controlled up-and-over door on the south side. The garage flooring is concrete. A doorway in the north wall of bay 5 has been closed in concrete blockwork, with a 4 wide x 2 high reused timber casement window inserted. This is hinged at bottom, but fixed shut. The original doorway formerly had a sliding door on the inside, the rail of which remains in place.



Between bays 5 and 6 the first floor is carried on a 20 x 10cm steel RSJ spanning north-south, its north end bearing on a brick corbel projecting from the inner face of the north wall. In the north wall of bay 6 a former doorway, with a timber lintel, has been closed with concrete blockwork. Between bays 6 and 7 the first floor is carried on a reused timber floor beam, which is supported by softwood timber props, the feet of which are cast into the concrete floor. Bay 8 is divided by a concrete block wall to form two small rooms, a tack room which is entered through a door on the south side, and a small store room behind, with a modern pine door. The brickwork of the interior walls is whitewashed.

The first floor of the linhay is a 7-bay structure, open from end to end, the two bays at the west end being wider than the other five. The floor is of timber boards on joists carried on top of the principal cross beams. The brick walls were whitewashed internally.

The west gable has 2 x 2 pane fixed light window set just south of centerline. In the north-west corner of bay 1 is an opening, now closed with corrugated iron sheet. The tie beam of T1 (from west) bears on the timber lintel of a two-light window in the north wall, which has a timber frame with 3 wide x 4 high pane timber casements with glazing bars. There is a full width opening on the north side of bay 3, now closed in an improvised way with three timber-boarded doors, two of which are fixed together. There are no openings or features on north side of bays 4 and 5, but there is a wide opening in bay 6, now closed with timber boarding and corrugated iron. Bay 7 has a similarly wide opening, now closed with corrugated iron sheet. Across the east end (the west gable of the 2-storey barn) are a series of joist holes in the brickwork, set about 30cm above present floor level.

There are 6 roof trusses which are all of similar appearance. While their construction is traditional, they are built of re-used timber, predominantly softwood. Some of the principals have regular joist sockets cut into them and where the king posts and truss principals join at the apexes there are gaps where the shoulders have not been re-cut from an earlier use. The tie beams are about 22 x 10cm, the king posts a maximum of 25.5cm wide at the foot, with sloping shoulders, reduced to 17 x 10cm above and the principals are 25 x 10cm. There is a single row of purlins to both slopes, the purlins being partly notched into and partly carried on blocks or cleats on the backs of the principals. Some of the purlins have been doubled up with new timber. The feet of the principals and the king posts are bolted through the tie beams. There are mortises for braces in the sloping shoulders at the bottoms of the king posts and in the underside of the principals, although no braces remain in place. The undersides of the roof slopes are clad with a white sheet insulation board material laid over common rafters, which have all been renewed, under tiles and slates. The north ends of the tie beams are built into the brickwork below the wall head and there is a continuous timber wall plate along the head of the north wall. The south ends of the tie beams sit on top of the brick piers at the front of the linhay, with cement benching covering them and the metal straps on both vertical faces which tie in the timbers which span east-west between the tops of the piers. That to bay 4 is relatively new, while those to bays 2, 6 and 7 are reused timbers. On the west face of the tie beam of T4 the numbers and letters "2 SR" and "No 3" have been boldly painted near its south end. Bays 2 and 3 have concrete cills to the opening on the south side. The floor is boarded north-south with 15cm wide softwood boards, nailed to the joists, which are set at about 40cm centres.

### **Dating and discussion**

The cob barn represents the oldest structure to survive in the building complex, and it retains some interesting features. The two pairs of doors positioned opposite each other on the west and east sides indicate it was used for hand-threshing, the doors being opened as required to provide a draught for winnowing (Child 1995, 64). The vertical timbers set in trenches in the cob wall on the west side and the corresponding trench at the north end of the east wall appear to have been posts forming part of a jointed cruck roof structure, although this is difficult to determine from the evidence that survives, there being no clearly visible evidence of peg holes (see Appendix A). The map evidence, and the truncation of the side walls at the north end of the building, show that this barn formerly extended further northwards and the present north cob wall is likely to be a later insertion. The barn appears to have been truncated at its north end and the north end of the roof had a small hip. The roof would originally have been thatched. There is no evidence of an earlier roof form at the south end, as the original gable wall has been completely rebuilt.

The Ordnance Survey maps show a building break north of the present gable end, which is confirmed by the more recent aerial photograph (see photograph appended). The condition of the cob of the present north wall, and the amount of rebuilding at the south end, suggests that this building had become in poor condition, with the northern section being demolished in the later 20th century. It is difficult to identify the function of this building from the 1920 sales particulars, but by then it appears to have been superseded as a threshing barn by the 'brick and slated barn with horse-wheel and gearing'.

From the limited evidence available, it is possible that the core of this barn, the cob walls and former jointed cruck posts, dates from the 17th century. The present roof structure is perhaps mid-19th century, with later corrugated sheet metal cladding. The brick south gable end represents a later, probably 20th century, rebuilding phase, undoubtedly replacing decayed cob walling, and the south end of the east elevation, which has been rebuilt in concrete blockwork, is a similar, but later 20th century, replacement.

The lincay represents a distinctive type of Devon regional farm building (Child 1995, 71), although the standing building must be considered a very late example. A long, narrow building is shown as occupying its site on the Tithe Map (Fig.2) and an open-fronted shed is shown on the 1st edition Ordnance Survey 1:2500 plan (Fig.3). The present building appears to have been constructed between 1888 and 1904, when the Ordnance Survey plan was revised (Fig.4). While reflecting the basic design of a traditional Devon lincay, facing a yard in which cattle ran in the winter, with fodder storage on the floor of the loft or tallet above, the height of the floors is more generous than comparable earlier structures. There were several openings in the north wall at both levels, those at ground floor level being wide enough for livestock to use. The two wider bays at the west end, in which four loose boxes have been inserted, are presumably the result of the barn on the west side of the yard abutting the building. Much of the timber used in the construction of the lincay, in particular the first floor structure and the roof trusses, is re-used, the joints, mortises and possibly the painted letters and numbers all being from an earlier, 19th century, structure. The garages and a small tack room and store at the east end appear to have been inserted in the late 20th century, after the buildings stopped being used for primarily agricultural purposes.

## Conclusion

The small cob barn and brick lincay are survivals of two elements that once formed part of many Devon farmsteads, each serving one aspect of convertible husbandry – grain processing and livestock – that was an essential element of Devon’s agriculture. The barn appears to be an early survival, on a small scale, of a corn barn, where crops were threshed by hand, subsequently being used for more general purposes. The lincay is a late example, somewhat unusual in being entirely of brick, and its layout and construction suggest that it was intended to reflect the appearance, rather than strictly the function, of a traditional Devon lincay.

Martin Watts

February 2010; Appendix A added 27 January 2011

## Acknowledgements

I am grateful to the property owner for the loan of drawings and providing background information about the site; to Peter Child, for useful discussion about the timber posts in the barn walls, and to Sue Watts, for her help with the site survey and in the preparation of this report.

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Farm index, *Exeter Flying Post*  
Photographic index

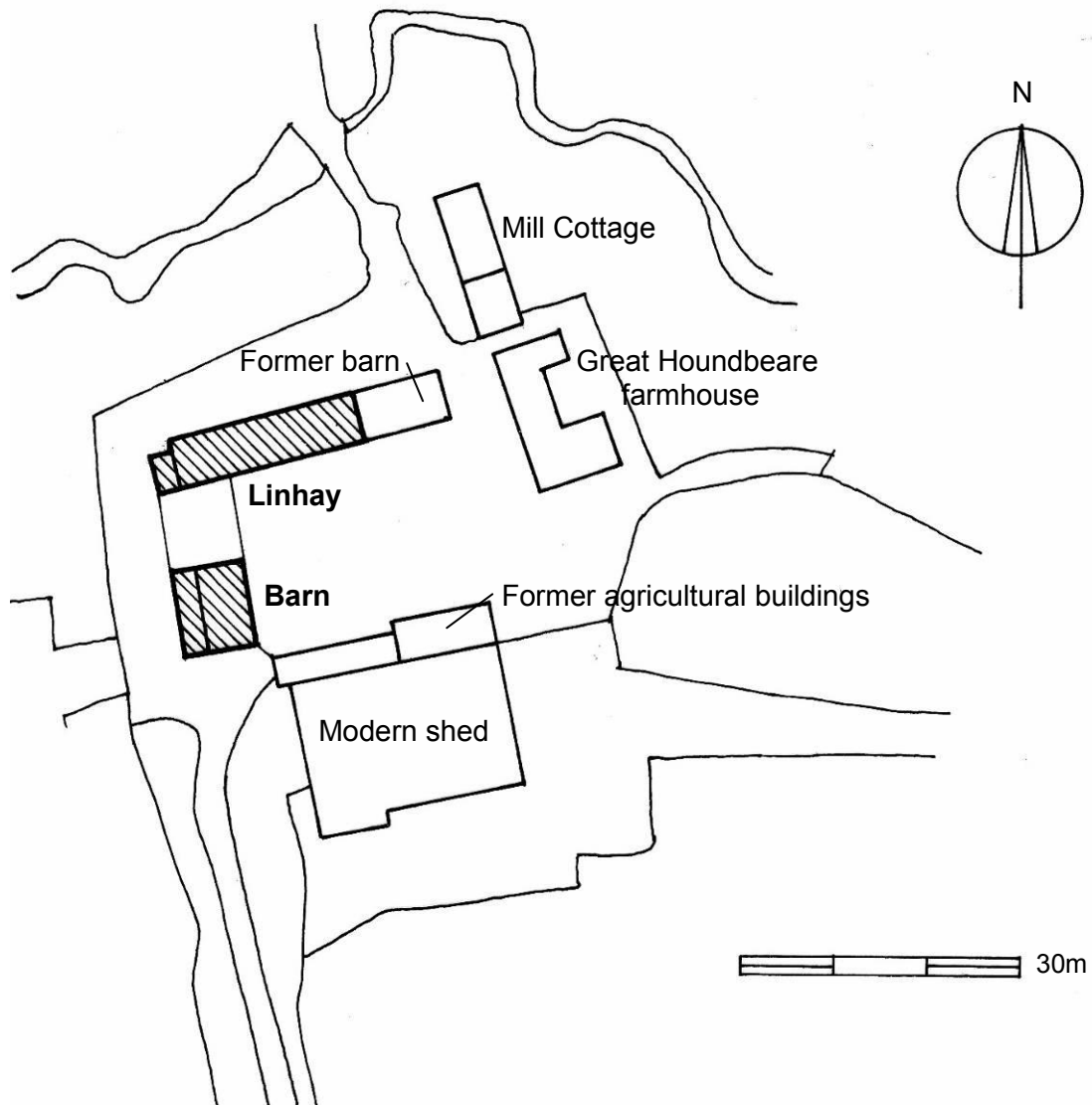


Figure 1. Great Houndbeare, Aylesbeare, Devon. Layout of buildings

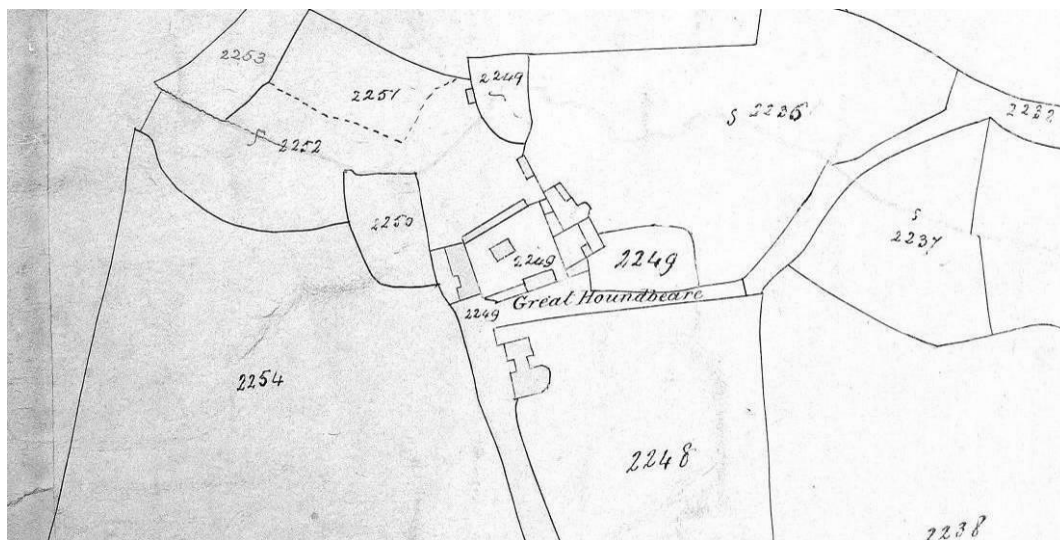


Figure 2. Great Houndbeare, from the tithe map of c.1840 (Devon Record Office)  
 Note the building with a roundhouse to the south of the farm complex

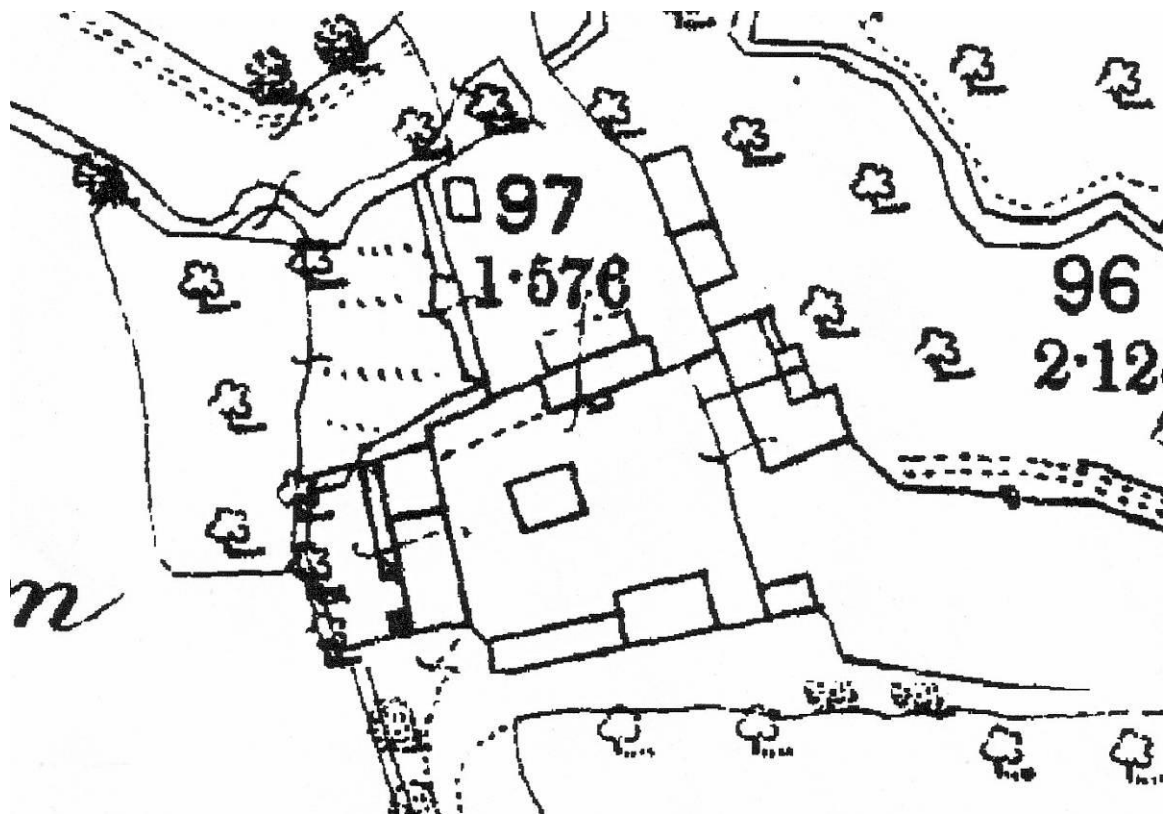


Figure 3. Great Houndbears. Ordnance Survey 1:2500, 1st edition 1888-9

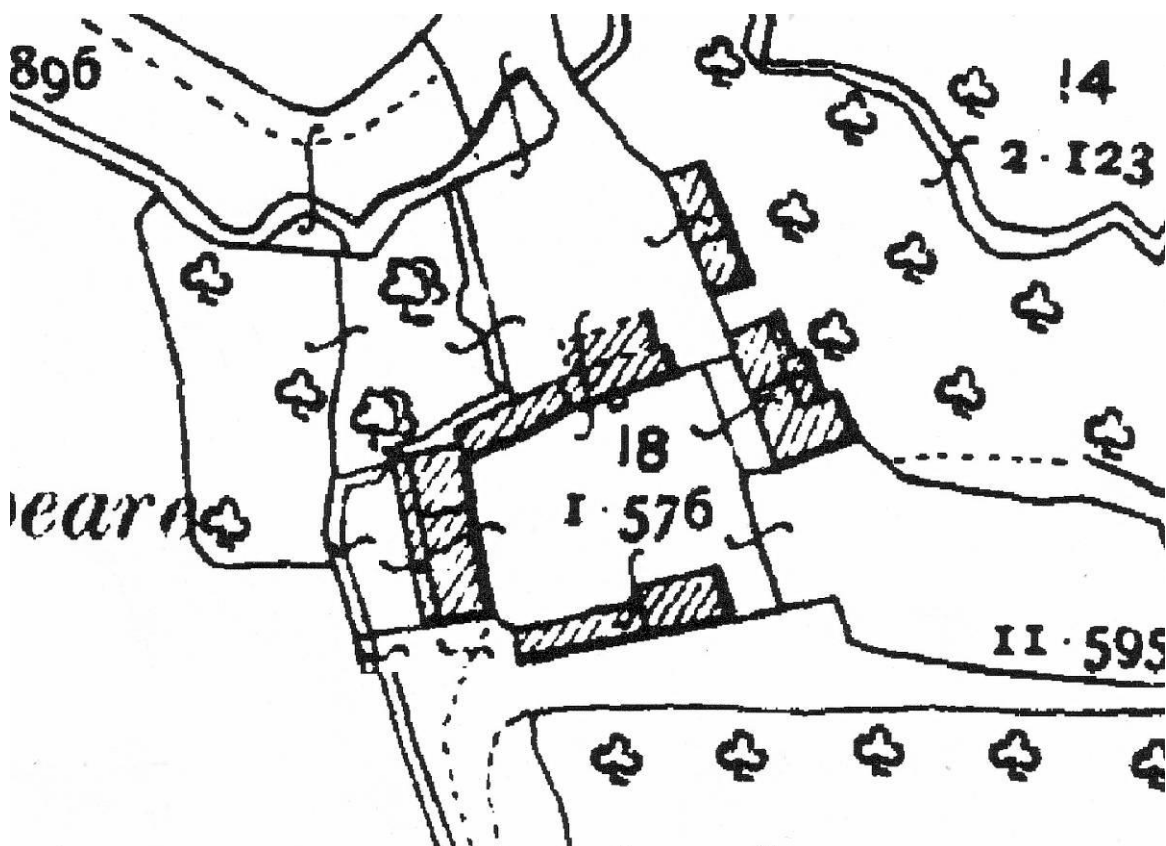
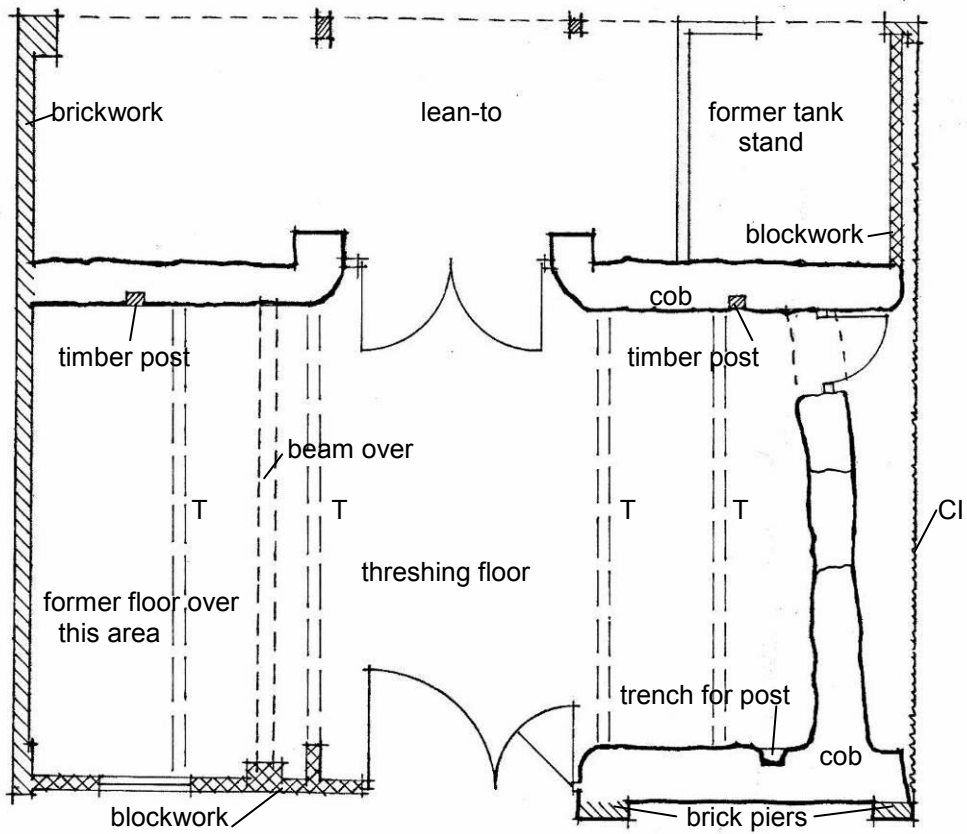
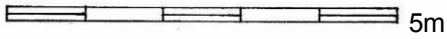


Figure 4. Great Houndbears. Ordnance Survey 1:2500, 2nd edition, 1904-6



Plan



- T = truss
- CI = corrugated iron
- BI = concrete blockwork
- B = brick
- C = cob
- S = stone

East elevation

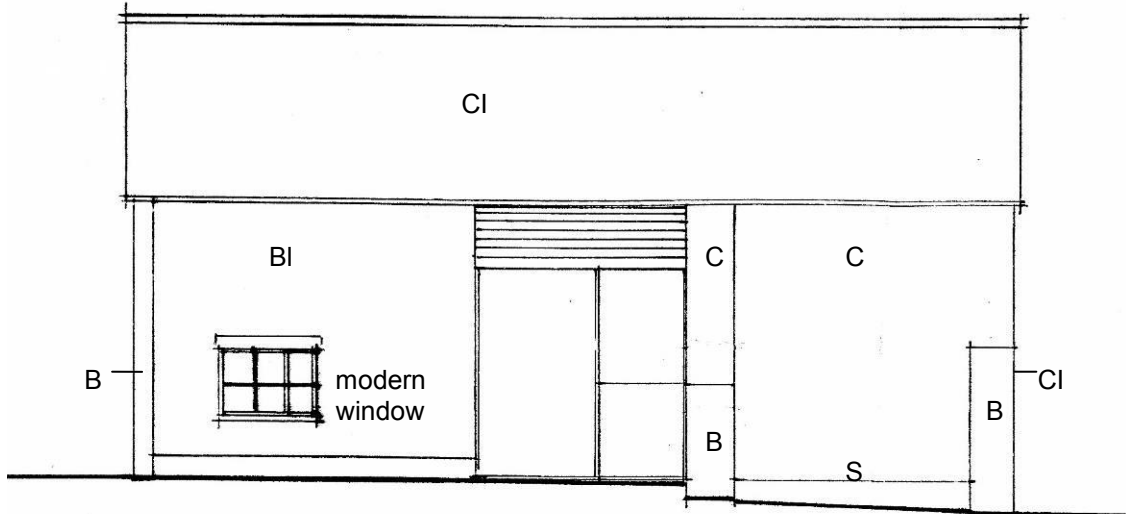


Figure 5. Great Houndbeare. Plan and east elevation of barn

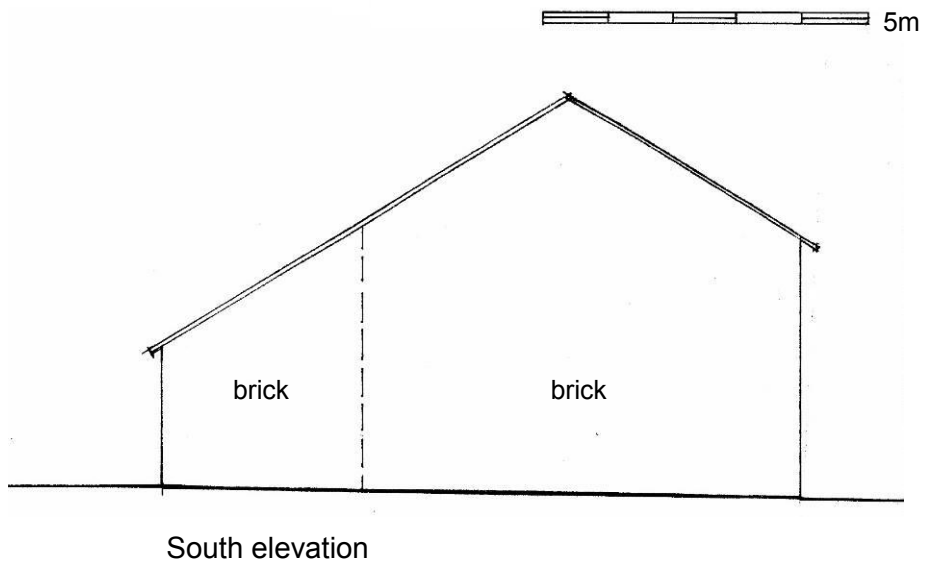
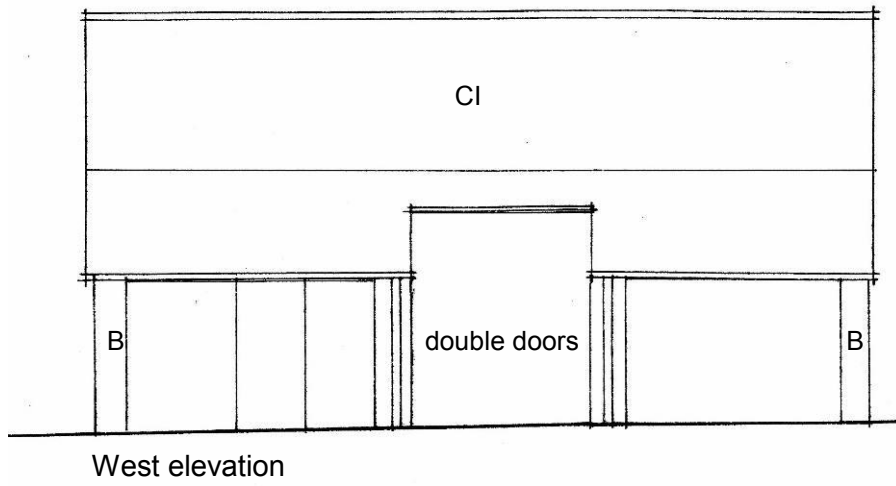
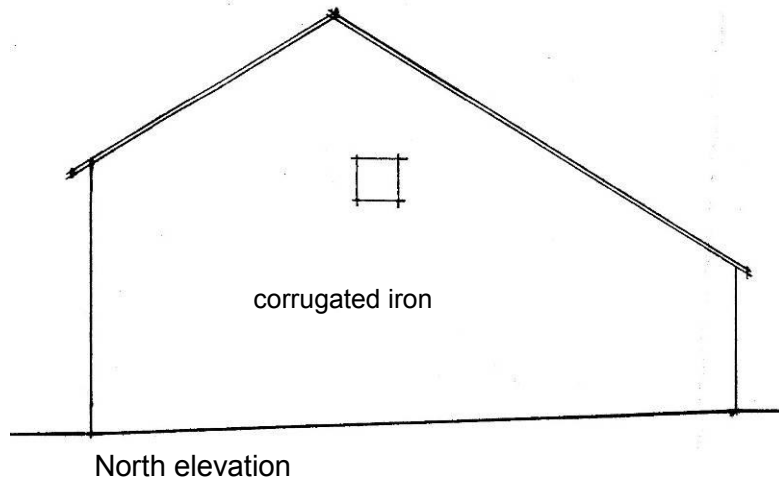
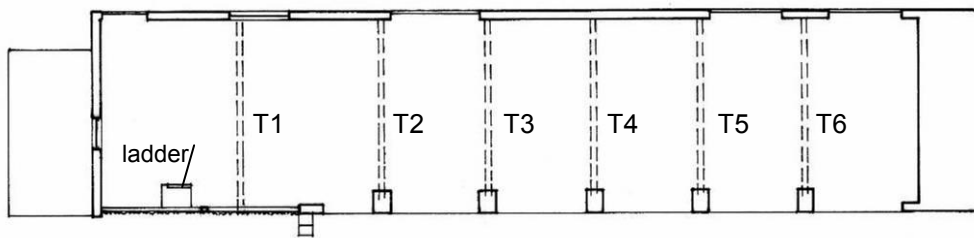
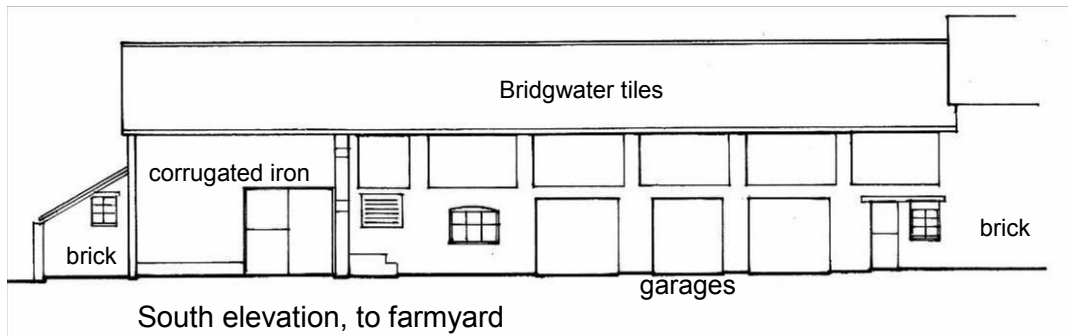
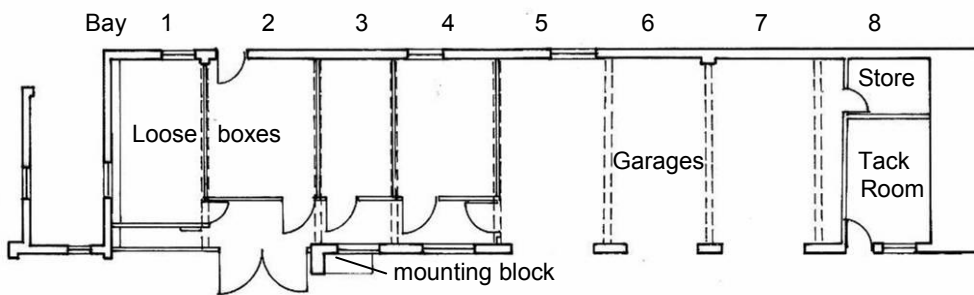


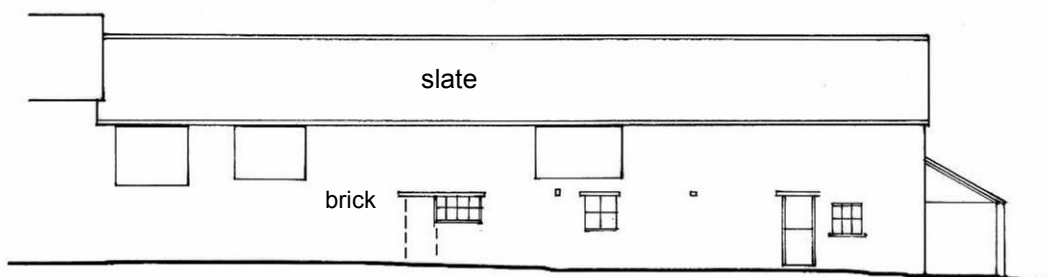
Figure 6. Great Houndbeare. Elevations of barn



First (tallet) floor plan



Ground floor plan



North elevation

West elevation

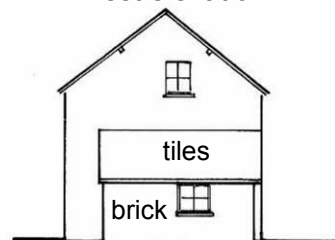


Figure 7. Great Houndbeare. Linhay







The approach from the south



Barn, north gable



Barn from south-west



Barn, east elevation to farmyard



Barn, west elevation, lean-to



Brickwork repair at north-east corner of barn, with corrugated cladding to north gable



Barn from north-west





Brickwork repair to pier, east doorway



West doorway



Barn roof, looking south



Timber door in north-west corner



Looking to south-west corner, showing beam formerly carrying first floor at south end and west central doorway



Cob north gable wall of barn





Head of post in north-west corner, with later roof truss principal to left



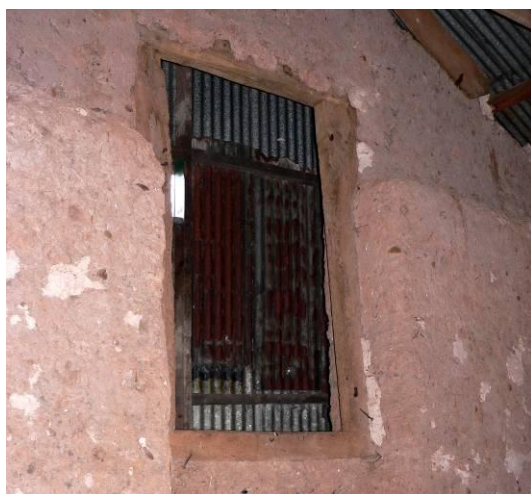
Cob repair and north side of central doorway on west side



Post set in cob wall in north-west corner. Displaced central door to bottom left



Timber cladding over west central doorway



Upper doorway in north gable



Roof structure, looking to south-east





Barn at west end of yard and linhay to right



Extension on west end of linhay



Linhay, south elevation from south-east



North side of linhay from north-west



South front of linhay



North elevation, west end



South-west end of linhay



Former openings in north elevation of linhay





Loose boxes at west end of linhay



Re-used timbers supporting tallet floor



Loose boxes through doorway at west end



Linhay, first floor, bays 1 and 2, north wall



First floor doorway, bay 3, north wall



Inserted door in north wall of loose box,  
ground floor, bay 2



Closed openings in north wall, bays 6 and 7





Tallet floor, looking east. Note joist holes in wall above present floor level



Tallet floor, looking west



Tie beam support, south side, bays 1-2



T5, from west, showing painted numeral



Tallet floor, looking from west end



Looking up into roof of bay 5 from west



Roof truss, showing re-used timbers



Roof truss apex, showing re-used timbers





Modern shed and west gable of outbuilding, with farmyard entrance to left



Converted outbuilding at east end, south side of farmyard



Farmyard through entrance, farmhouse on right



Converted buildings on south side of farmyard, from linhay



Converted outbuilding on south side of yard, west end



Converted barn at east end of linhay



Converted outbuilding on south side of yard, east end

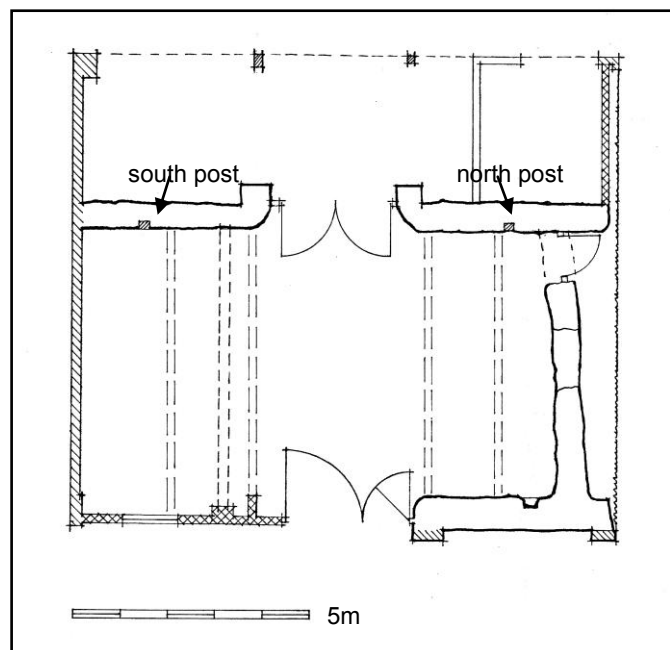


Aerial view of site, from south-west ?1970s

## Appendix A

Further to the historic building recording undertaken by the writer in February 2010, a return visit was made to Great Houndbeare on 7 January 2011, when access to examine the heads of the two timber posts set in vertical trenches in the inner face of the west cob wall of the barn became available. The construction of the barn is described in the report (above).

The northern post is an oak timber with an axe-hewn east (outer) face; it is approximately 27cm wide x 13cm thick at the head, with a 7.5cm wide open mortise which is 14cm deep on the east face. The bottom of the mortise slopes down to the west at an angle of approximately 45 degrees. There is a 3cm diameter peg hole through the timber on the south side of the mortise; on the north side the timber has broken away. The presence of the mortise with an angled shoulder and peg hole confirms that this timber was the upright or leg of a jointed cruck, the curved blade of which has been removed, as conjectured in the report. The head of the southern post, which is about 23cm wide by 15cm thick at the top, has been sawn off just above wall head level, but a fragment of the angled shoulder has survived on the back (west) side, indicating it was similar in appearance to the north post. Both posts appear contemporary.



Great Houndbeare: plan of barn, showing positions of cruck posts

27 January 2011





Detail of head of north post, showing mortise and remains of peg hole on left side



Sawn off head of south post

## Appendix B

### BRIEF FOR HISTORIC BUILDING RECORDING

Location: Great Houndbeare Farm  
Parish: Aylesbeare  
District: East Devon  
County: Devon  
NGR: 304746.93454

Planning Application no: 09/1450/FUL

Proposal: Conversion of 2 no. barns and office/barn to 6 no. holiday lets

Historic Environment Service ref: Arch/dc/ed/15169

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of the owner of Great Houndbeare Farm, with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

*'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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.'*

1.3 The principal objectives of the programme shall be to investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development and

1.4 The proposed development will have an impact upon the appearance and character of the historic farm buildings associated with Great Houndbeare Farm. The northernmost building is shown from the supporting information to be a brick-built lincay, probably dating to the late 19th century, and has the appearance and layout that suggest it was part of a model farm. The cob barn has parts of its original timber frame surviving within the cob itself and, as such, may be of some antiquity.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

## 2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

## 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

### 3.1 *Desk-based assessment*

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

This information will be presented as part of the final report along with the results of the fieldwork.

### 3.2 *Appraisal of historic building*

An appraisal shall be made of the standing building; this will endeavour to broadly determine the extent, quality and nature of surviving historic building fabric. The results of this appraisal will be made known to the HES in an agreed format to allow the appropriate level of building recording to be determined.

### 3.3 *Historic building recording*

Following the appraisal of the historic building and with consideration of the results, record shall be made of the historic fabric of the building affected by the development. I would anticipate that the works shall conform to Level 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described below:

Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and

structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

3.4 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.5 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IFA and scientific guidelines for the analysis and dating of the historic buildings.

3.6 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the East Devon District Council Conservation Officer, Kate Baxter- Hunter and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

#### 4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds.

#### 5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their

location, description of the historic building fabric, architectural features of interest, below-ground archaeological deposits and artefacts together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

A copy of this brief shall be included in the report.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the East Devon District Council's Conservation Officer, Kate Baxter-Hunter - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.6 The archaeological consultant shall complete an online OASIS (*Online Access to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. The report or short entry to the Historic Environment Record will also include the OASIS ID number.

#### 5.7 *Publication*

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

## 6. PERSONNEL

6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a specified person of equivalent standing and expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.



6.3 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

6.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

6.5 The work shall be carried out in accordance with *IFA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

## 7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

7.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

## 8. CONTACT NAME AND ADDRESS

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Tel: 01395 516551 Fax: 01395 517509 E-mail: [kbaxter-hunter@eastdevon.gov.uk](mailto:kbaxter-hunter@eastdevon.gov.uk)

11/08/09