Historic Buildings Survey

of

FARM BUILDINGS AT BUTTERFORD,
NORTH HUISH, DEVON

By R.W. Parker

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Contents

List of Illustrations

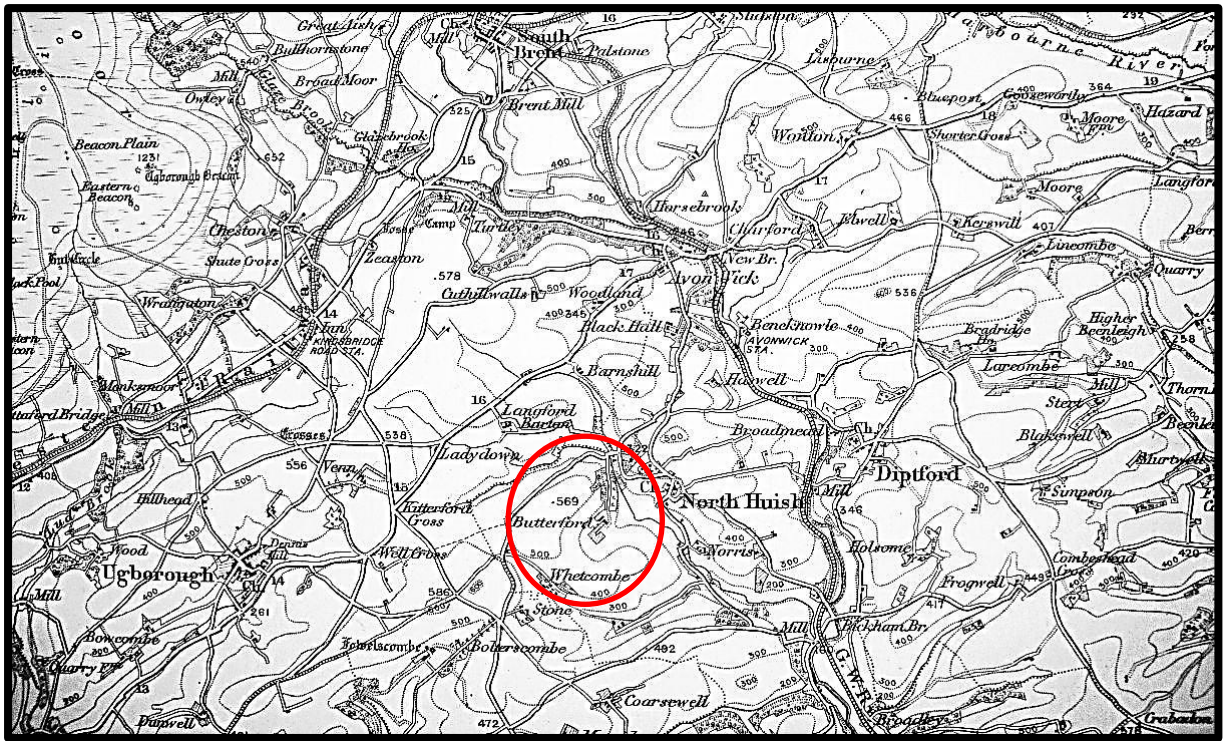


Fig. 1 Location of Butterford. Extract from the OS 1 inch to 1 mile map sheet 349, engraved and published in 1892 (Not to scale).

1. INTRODUCTION

This document presents the results of a programme of archaeological building recording of farm buildings at Butterford, a Grade II Listed mansion at North Huish, Devon (SX 70691 56172). The farm buildings are now in a very poor state of structural repair, due to storm damage in 2010-11. The greater part of the roofs have collapsed and the walls in many places are cracked and unsafe.

It is proposed to undertake phased repair of the farm buildings, for continued use as agricultural stores. The proposals are to partially demolish the most severely damaged barn (Barn 1) reducing it to a single storey structure; to re-roof and stabilise the long barn (Barn 2) and to re-roof and repair the third barn (Barn 3), as an intermediate stage before the complete reconstruction of all the farm buildings as and when finance will allow. This forms part of an ongoing project of the landowners, Mr and Mrs Pell, who aim to fully restore the 18th-century park and landscape and reinstate the 18th Century Mansion and its ancillary buildings in a form close to their original appearance.

1.1. **Aims of the Recording Project**

The work was commissioned by Mr Gerald Pell, the current owner of Butterford, to satisfy a condition attached by the Local Planning Authority, South Hams District Council (SHDC), to the grant of planning consent (Application Nos 38/1405/11/F & 38/1406/11/LB) for the building works. The aims of the archaeological recording were to produce a record of the historic fabric, especially of any historic building fabric or architectural detail that might be obscured, removed or otherwise affected by the demolition, reinstatement and repair works.

1.2 Method

The fieldwork was carried out in late August 2011 by Richard Parker, in accordance with a brief (Ref. No. ARCH/DM/SH18119) supplied by the Devon County Historic Environment Service (DCHES) and a 'Written Scheme of Investigation' approved by DCHES and SHDC. The recording works involved the following elements:

- A written description of the buildings in the form of manuscript notes (which form the basis of this report);
- A detailed photographic record of the buildings in digital format;
- Rapid study of historic maps in the Devon Record Office (DRO), Devon and Exeter Institution (D&EI) and the Westcountry Studies Library (WSL);
- Annotated drawings based upon the existing architects' plans.

Detailed documentary research was not undertaken as this has already been researched during previous phases of previous archaeological work at the site, including an Archaeological Appraisal of the remains of the mansion (Waterhouse 2007) and a Parish Heritage Appraisal undertaken by Exeter Archaeology and the Diptford and North Huish with Avonwick History Society in 2005-6 (Collings & Dyer 2008).

2 GENERAL DESCRIPTION

Butterford lies a short distance to the South West of the parish church of St Mary at North Huish (Fig 1) and occupies a hillside site facing south east. The house was formerly a large three-storey mansion dating from the late 18th century, but occupies the site of a much older building, parts of which may be incorporated within the surviving fabric.

2.1 Historical Background

Butterford was formerly two separate estates, which are recorded in Domesday as having been held before the conquest by Alric and Tovi, but afterwards by Judhael of Totnes. The estates were subsequently united and the medieval manor house is believed to have stood on the site of the present mansion (Collings & Dyer 2008, 7). The property was occupied from the middle of the 16th century by the Prestwood and Strode families, but may have been acquired by the Palk family in 1788, after which the house was rebuilt (*ibid*., 18).

The house was put up for sale in 1802 and again in 1827 and 1847, at which time it was still a prestigious property with extensive pleasure grounds, outbuildings and an aisle reserved in the parish church as a family pew (presumably the small north transept). In 1850, however, the house was unoccupied (White 1850, 522) and by 1851 the estate had been reduced to the status of a farm. The house subsequently suffered a process of decline which lasted well into the 20th century (Collings & Dyer 2008, 11-12). The greater part of the 18th-century mansion was demolished in the 1960s, having fallen into decay after being requisitioned for hospital use during the Second World War (Waterhouse 2007, 3).

The mansion

The existing house represents the fragmentary remains of the mansion and enjoys statutory protection as a Grade II Listed Building. The archaeological appraisal (Waterhouse 2007) attempts a reconstruction of the form and layout of the 18th-century mansion, based on early photographs and similar houses elsewhere. Butterford was a substantial house of three storeys with a seven-bay front facing south east, a central *risalito* crowned by a pediment and lesser façades to south west and north east. The building was arranged around a small rear courtyard serving the domestic offices at the rear, while the stables and associated agricultural buildings, which form the subject of this report, lay to the north west in a separate range, on a

terrace at a higher level than the main house. The current proposals for the reconstruction of the mansion, in a form very similar to its original appearance, are set out in the Butterford Design and Access Statement prepared by Jonathan Rhind Architects in 2009.

The farm buildings

The farm buildings to the north west of the house are considered to date in part from the late 18th century. At the sale of the property in 1802 the house had extensive outbuilding, which are described as including a 'double coach house and a stable with stalls for 18 horses', (Collings & Dyer 2008, 11). In 1827 there was stabling for 12 horses, and, when the house was again sold in 1847, the outbuildings included 'three stables, coach houses, harness room &c. &c'. The stable block may have been surmounted by a 'turret clock' (*ibid*,. 12).

In their fully-developed form the buildings were arranged roughly in an 'E'-shape surrounding two yards to south west and north east. These were presumably a farm yard and a stable yard respectively. The buildings may have been rebuilt in the late 19th or early 20th centuries, but the layout of the buildings and yards remained essentially unchanged.

This complex survived intact into the 1960s. The buildings surrounding the south-western yard were subsequently demolished (perhaps in the 1970s) and two of the three barns surrounding the north-eastern yard, having been structurally compromised by inappropriate agricultural development, were largely destroyed during storms in 2010-11. Two of the barns (Barns 1 and 2) are now completely ruined but the third, and oldest, barn remains roofed and in use. A brief report by the structural engineers Paul Carpenter Associates describes the condition of the buildings and makes recommendations for their repair (Carpenter 2011).

Historic maps .

A rapid survey of the historic maps held at local record centres reveals these anomalies:

- The Marley Map Book (DRO Z17/3/20-1) listing and illustrating the 'Lands of Walter Palk 1787-1808' contains no map or plan of the Butterford estate, despite the fact that this volume covers the period of the acquisition of the estate by the Palk family in 1788 and also the period of the rebuilding of the mansion.
- The North Huish tithe map, surveyed in 1839 (Fig. 2), shows an 'L' shaped mansion with a footprint markedly different from, indeed, the reverse of, that of the 18th-century mansion as known from later mapping and historic photographs. The farm buildings are also shown in a different position than those now existing.
- The owner and occupier of the estate in 1839 is given in the Tithe Apportionment as 'Whiddon, John' and not the Thomases Bewes or Kingwell identified by Waterhouse (Waterhouse 2007, 3). 'The representatives of the late T. Kingwell' owned the property in 1850 (White 1850, 522) and it is presumed here that Kingwell had purchased the estate in 1847 from John Whiddon, and not from Thomas Bewes.

The form of the 18th-century house is well known both from photographs and from the surviving structural evidence on site. Its architectural character is such that it is highly unlikely to have been erected after 1839, when Italianate influence might be expected and a more picturesque and irregular appearance was favoured for country houses. The building *must* have dated from the 18th century. The footprint of the building on the tithe map is therefore likely to be wrong. The buildings shown to the north west of the house, however, could have formed the nucleus of the ranges shown on the 1887 OS 1st-edition map as surrounding the south-western farmyard (Fig. 3). These anomalies in the mapping may perhaps be explained if the tithe surveyors are presumed to have been working from a (lost) earlier estate map pre-dating the rebuilding of the house; the tithe map may accurately show the footprint of the manor house and its ancillary structures, but perhaps as they were before the rebuilding of the house in *c*.1790.

The OS 1st-edition Map of 1887 (Fig. 3) shows the farm buildings in their fully-developed form, with a large, 'U'-shaped building lying to the rear of the mansion framing three sides of the north-eastern yard. Both of the projecting wings of this range have an identical internal layout. The formal layout of these buildings strongly suggests a structure with architectural pretensions, such as a stable and coach house block associated with the 18th-century mansion. To the south west the small 'L'-shaped building shown on the tithe map may have been rebuilt or extended to enclose the south-western yard. This yard had a gateway though its northern corner to an access road running at a high level along the rear of the buildings. A rounded element in the structure, near this gateway, may represent a horse-engine house, which survives in ruins at the junction of barns 1 and 2. This may reflect later 19th-century farm use and the decline of the status of the mansion.

Comparison with the OS 2nd-edition map of 1906 (Fig. 4) reveals some slight differences: the south-western wing of the presumed stable range appears to have been demolished and the north-eastern yard has been enlarged and extended across its site. The south-western yard appears unchanged, though a narrow structure has been added to the south-western façade of its north-eastern wing. These alterations may reflect late 19th-century changes to the earlier structures.

A photograph in the possession of Mr Pell shows the complex in the 1960s, after the demolition of the greater part of the house. The farm buildings survived intact at this period and the buildings at the western angle of the south-western yard may be seen to have been a range of two-storey linhays. The horse-engine house is clearly visible. Soon afterwards this structure was to be demolished and silos were erected on the site, while the buildings in the western yard were either demolished or allowed to collapse.

3. BUILDING SURVEYS

3.1 **Barn 1**

This building forms a projecting wing lying between the two farmyards. It appears to lie to the south west of the projecting wing of the presumed stable block shown on the 1st-edition OS map and it may represent late 19th-century rebuilding. A large part of this structure has collapsed into the farmyard as a result of storm damage, and, perhaps, the structural strain caused by the grain silos erected on the side of the horse-engine house. Most of the ground floor and the whole of the first floor are now inaccessible.

North-eastern elevation

The facade to the farmyard or stable court is of local shale and slate, incorporating some large blocks of granite and limestone (Fig. 5). The upper part of the north-eastern elevation has a narrow ventilation slit near eaves level and a wide loading door. The lower part of the elevation has a pair of doorways, alternating with a pair of windows, though one of these is now wholly obscured by fallen rubble. The window embrasures have splayed interiors, but the doorways have rectangular jambs arranged in an unusual manner: one of the jambs is rebated so that the wall appears to be constructed in two skins, whereas the opposing jamb is not rebated in the same way, but has, instead, a single projecting block of granite forming a door-stop to prevent the door from swinging inwards. The doors to the loft on the upper floor have wooden frames and are hung to open inwards. The doors to the ground floor were arranged to open outwards, hung on pintles in the rebated jamb without frames and with long strap hinges. Several doors survive; these are of planked construction, each plank being cut to a narrower width near the head to provide a ventilation grille. The openings have brick-arched heads of bright red bricks, probably dating from the late 19th or early 20th century.

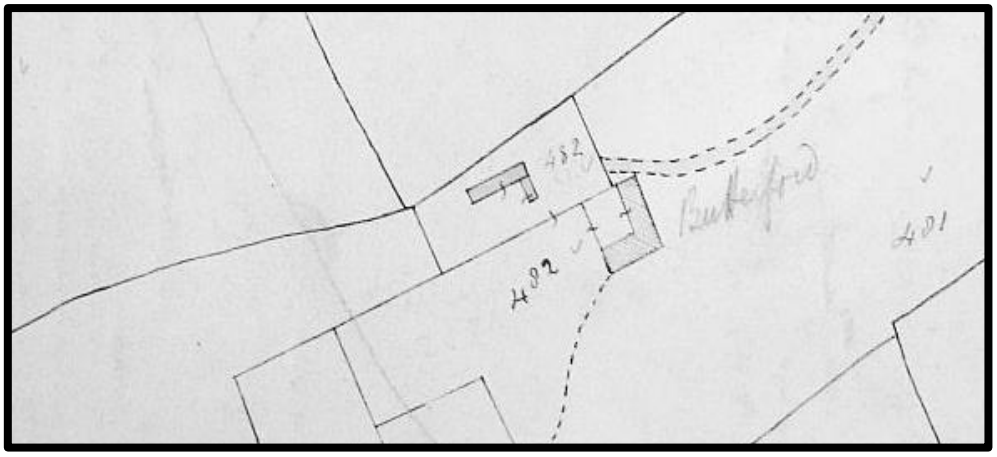


Fig. 2 Detail of the 1839 North Huish Tithe Map. This map shows the house as a left-handed 'L' Shape which cannot be reconciled with the form of the house as rebuilt *c*.1790. The footprint may have been derived from an earlier estate map.

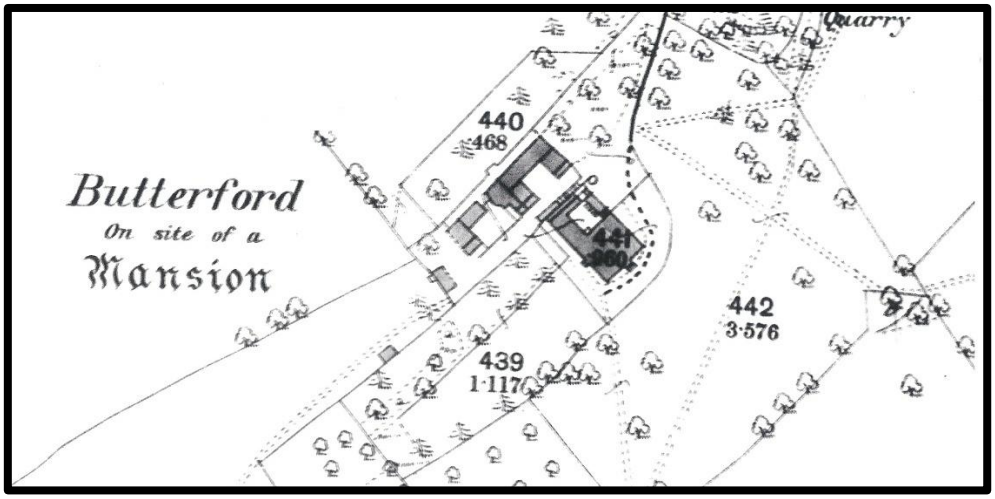


Fig. 3 Detail of the OS 1st-edition 1:2500 map Devonshire Sheet CXXVI.I, surveyed in 1887, showing the buildings at Butterford with fully-developed agricultural ranges, including a formal 'U'-shaped range, perhaps representing stabling.

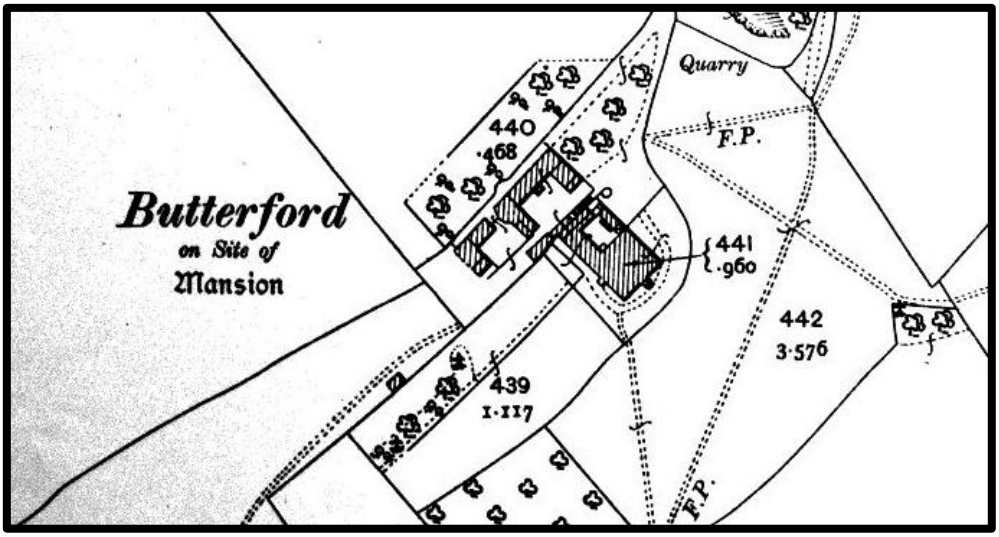


Fig. 4 Extract from the OS 2nd-edition map Devonshire Sheet CXXVI.I, surveyed in 1906, showing slight alterations to the footprint of the buildings, including the apparent enlargement of the north-eastern yard, possibly by the demolition of one of the projecting wings.

Fig. 5 View of the north-eastern elevation of Barn 1, showing the character of the window openings and masonry and the poor state of structural repair.

Fig. 6 View of Barn 1 from the south, showing the rising ground to the southwest and north west, the occasional granite quoins and the concrete buttressing of the gable end.

South-eastern elevation
The south-eastern gable end of the barn has a single large loading door at a high level, with details similar to the loading door previously described. A small window at a low level, offset to the south-west, is now blocked and obscured by a massive concrete buttress added after the building began to collapse, possibly bin the 1970s or 80s.

South-western elevation
The south-western elevation of this range is very plain and featured three ventilation slits at a high level under the eaves. Only two of these slits now remain intact; the central slit has either been enlarged to form a small window or has partially collapsed. The lower part of the elevation is buried in the raised ground of the south-western yard and is now covered in concrete render, as though it was formerly concealed by some sort of low lean-to shed, perhaps identical with the narrow building shown on the 2nd-edition OS map. This may conceivably have been a row of pig sties.

North-western elevation
At its north- western end the building joined onto the horse-engine house, but the end gable wall has now collapsed and the relationship of the two buildings is unclear. The photograph in the possession of Mr Pell shows that the roof of the horse-engine house rose to connect with the long barn (Barn 2) to the north east, and it is possible that there was no communication between the horse engine and Barn 1.

Interior: ground floor
The ground floor of this wing contained two rooms, which are dug into the hillside to the north-west. These rooms have been stripped of fixtures and fittings and one is almost filled with rubble from the collapsed walls and roof. The original joists survive in the southern room, running from south-west to north-east and are interrupted in the southernmost corner by a trimmer for a hatchway. The joists are further supported by a length of railway track which passes through the stone wall dividing the two ground floor rooms and thus appears to be a primary feature. At the base of the wall is a low plinth, perhaps for feeding troughs. There is no evidence of a head walk. A drain, laid with cast setts or metallic flooring, runs from the northern jamb of the doorway to the south-western wall; the rest of the floor is cobbled. Traces of a vertical post against the south-eastern wall, and of render running from this post along the south-eastern and south-western walls, may reveal that this room was partitioned off to form a loose box. No other features remain. The adjoining room is partly filled with rubble and no historic fixtures are visible.

Interior: first floor.
This room cannot be entered safely as much of its floor and roof have collapsed. It was a single large space with unrendered walls and an open roof (Fig. 7). The roof is of scissor truss form and plainly dates from the early 20th century at the earliest. The principals rest on angled timber wall plates and are halved and nailed together at the top. The scissor braces are applied to opposite sides of the principals and secured to them by bolts. There is a wooden spacer between the scissor braces at the point where they cross, secured with a further bolt. There is only one pair of purlins, on each side of the roof, and a plank ridge. The roof is raftered and battened, the slates apparently held in place by a wedge of mortar adhering to the underside, though this appears to supplement nailing as many of the fallen slates show signs of nail holes.

Barn 1 is believed to date from the late 19th or early 20th Century, though it may incorporate some earlier 19th century walling in the lower parts, particularly in the south-western wall, which lies partly below ground level.

3.2 **The horse-engine house**.

The horse-engine house was a circular structure at the western corner of the barn complex. It has been entirely demolished and only fragments remain. The building seems to have been lit by tall ventilation slits in its outer walls and was covered with a conical roof oversailing to the north east to meet the south-western gable of Barn 2. The gable wall dividing these buildings has completely collapsed. No evidence of machinery has survived the demolition of the building and the construction of the silo, though it is possible that traces of the bearing for the axle of the horse mill may survive below ground. Horse-engine houses are associated with mechanised threshing and commonly date from the 19th century.

3.3 **Barn 2**

South-eastern elevation
This is a very large and handsome barn with an irregular façade towards the farm yard (Fig. 8). The upper storey has three small ventilation slits and two large loading doors, one of which is approached by an external stair at the centre of the façade. In its present form the stair is modern, but part of the structure is stone built, butting against the barn wall. This appears on the 1906 map and may be a late 19th-century addition. The doors may originally have provided a draught for hand threshing or winnowing, though the presence of a horse-engine house implies that mechanised threshing was also employed. The lower part of the elevation has two doors and two windows, alternating, and very widely spaced. The doors are of the unusual rebated form previously described, with projecting blocks forming doorstops. One door remains, simply planked and without ventilation slits.

North-western elevation
This part of the building is built into the hillside, with a raised access road along the rear of the elevation giving access to the interior of the first floor. There is only one opening in the rear wall of the ground floor; a steeply battered chute presumably once connected with a low opening at first-floor level in the north-western wall (Fig 9). It seems likely that this served a root store in the south-western end of this range.

The threshing barn on the first floor has a long, low elevation to the raised access road running along the rear of the building. At either end are groups of ventilation slits; one at the south-western end and two at the north-eastern end. In the centre are three broad archways, two of which oppose doorways in the south-eastern wall and have probably been designed to control the draught for winnowing. The central doorway only opposes a ventilation slit. All three doors may have been used for loading and unloading. All the openings have brick arches externally but massive timber lintels internally. One of the doorways has ‘1900 JB’ scratched in the jamb, but this is more likely to represent graffiti than a date stone. This must, in any case, show that the barns were in existence in this form by 1900.

North-eastern elevation
The north eastern elevation of the barn is its gable end. This has one low opening, partially below the level of the ground. This has a lintel of red brick, as previously described. The rest of the elevation is entirely featureless.

Fig. 7 View of the first floor room within Barn 1, (looking south-east)showing the early 20th-century roof structure.

Fig. 8 Part of the south-eastern elevation of the long barn or Barn 2, looking north-west.

Fig. 9 View of the north-western elevation, looking east, showing the chute to the root store in the foreground and the archways to the service road on the left.

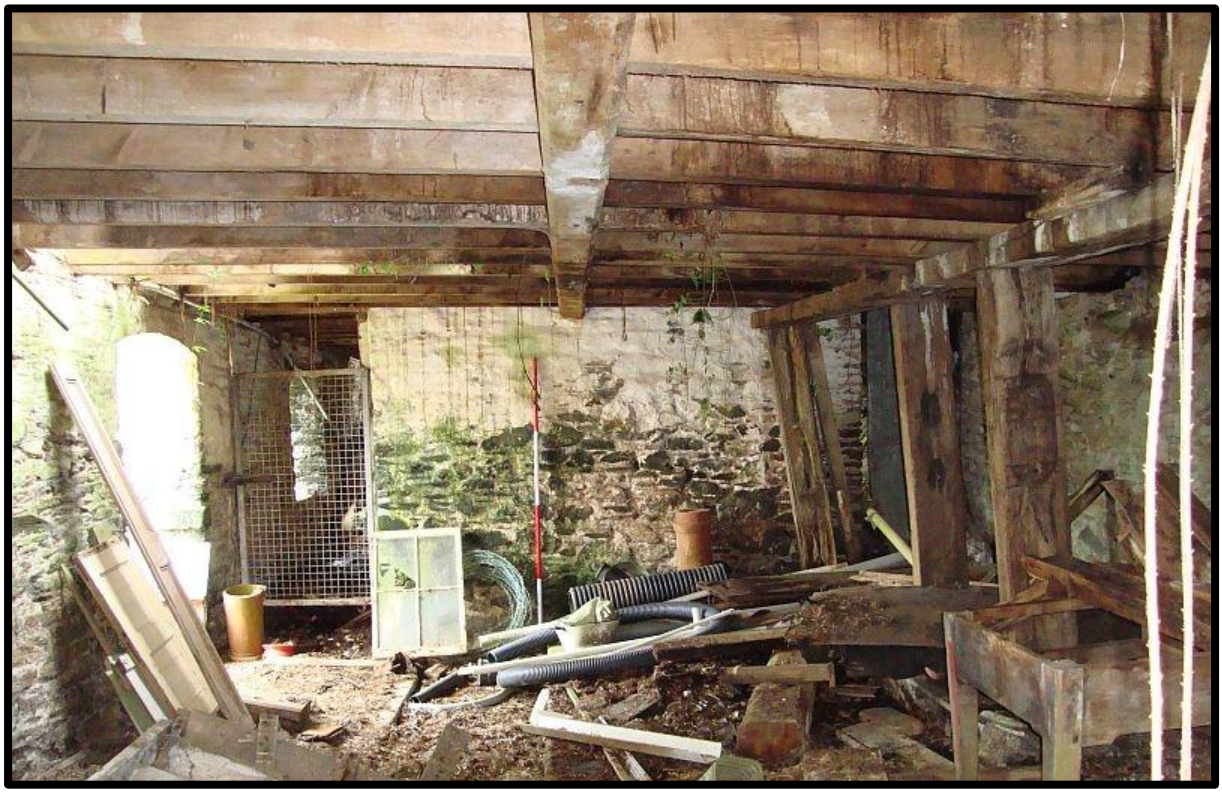


Fig. 10 View of the interior of the ground floor room, or shippon, within Barn 2, looking south west, showing the remains of the head walk on the right and sockets for stall posts in the central trimmer below the joists.

Interior, ground floor
The root store at the south-western end of the building could not be entered, as this end of the building has completely collapsed and the doorways have been barred. It has a ceiling supported by an 'I'-beam or rolled-steel -joist, and timber joists running from south-east to north-west, resting on the timber lintel over the chute from the roadway at the rear.

From this room two doorways opened onto the adjacent section of barn, which appears to have been designed as a shippon or cow shed (Fig. 10). One of the doors led to the head walk or feeding passage, and the other from the root store to the circulation area outside the cattle stalls. Neither opening retains a door.

The shippon is a long room at least part of which, at the north-eastern end, is wholly inaccessible due to fallen sections of roofing. The joists are of early 20th or late 19th century plank type and run from south-east to north-west, supported near their northern ends by a series of timber lintels supported on vertical wooden posts defining a head walk against the north-western wall. There was a further chamfered timber at the centre of the ceiling, under the joists, notched at wide intervals for timber posts, which do not survive. This seems to have defined the tail end of the cattle stalls. No traces of troughs or mangers now remain in place, though there are some loose fragments of moulded panelling, including shutters, which may have been derived from the demolished mansion.

Interior: first floor
The upper storey of the barn appears to have been utilised as a threshing barn, and consists of one long, unencumbered space with unrendered walls and an open roof of the type already described in relation to Barn 1. All the roofs appear to be of the same period and must have been replaced when the complex was rebuilt in *c.*1900.

3.4 **Barn 3**
This is the most interesting barn and also in better repair than the other buildings. It appears also to be the earliest of the surviving structures, perhaps representing a fragment of an ambitious 18th or early 19th-century stable block.

South-eastern elevation
The architectural ambition of the building is signalled by the pair of tall arches with impost blocks and keystones which survive in the south-eastern elevation (Fig 11). These retain some of their original render, which does not extend as high as eaves level. The early plaster stops at a horizontal scar across the façade, which may represent the line of a timber cornice. This may have extended across both this elevation and the north-east elevation, since these façades would be prominent in the view of the house from the village to the south-east. The original roof may have been hipped above this cornice. The gable above this is unclassical in its steepness and is obviously a rebuilding; the masonry is thinner than the walling below.

A doorway within one of the arches appears to have originated as a window, though this also appears to have been cut in and it is probable that both arches were originally blind. The window appears to have been cut down to create a doorway opening into a lower level, the centre of the ground floor having been at some point excavated to form a trench or inspection pit at a lower level than the original floor.

South-western elevation
The south-western wall contains evidence of a series of doorways and windows, six in number, more or less regularly spaced and opening into the yard (Fig. 12). The original openings appear to have had flat arches of radiating slate voussoirs; however, two of the doorways have had their stone arches cut out and replaced with concrete lintels. Two other

openings have breaks continuing to ground level and thus seem to be doorways which have been partially blocked and converted into windows. Another has been entirely blocked in stone rubble and is now very difficult to discern. Some of the openings are splayed and others have straight jambs internally. The original pattern is not easy to reconstruct due to extensive patching, but it seems likely that there were paired groups of doors and windows on the ground floor. This kind of elevation would be consistent with a stable block.

On the first floor are two tall openings: one with a brick flat-arched head and a central limestone block forming a keystone; the other with stone flat-arched head and a projecting limestone keystone. The reason for this variation in materials is unclear, but it may suggest that there have been several successive phases of remodelling. Any inconsistencies in the materials used are likely to have been disguised by render. There are other discontinuities in the masonry, only barely perceptible, which may suggest that there were formerly other openings at first-floor level, but this could not be confirmed without much closer and more detailed inspection of the masonry and bonding materials. There is a ragged joint at the junction with Barn 2, as though the buildings were formerly keyed together. The present relationship between the two buildings suggests that Barn 2 has been completely rebuilt.

North-eastern elevation

The north-eastern elevation of the building (Fig. 13) retains some original render, though this again stops short of the eaves, suggesting the scar of a timber cornice. Two broad, horizontal window openings have been cut into the walling, and their sills and jambs have been made good in concrete. A third window nearby is older, and lies at a higher level, with a flat-arched head of slate voussoirs. This may represent a primary window. It is possible that the windows previously mentioned were formerly at the same level as this, but that they have been lowered to their present position when the floor within the building was excavated to its present level. A doorway providing access to the first floor has been cut in above the window head and is approached by a small iron ladder. There appear originally to have been no windows at the first floor level in this elevation and access appears to have been from the adjacent building.

Interior: ground floor

The ground floor is occupied by a single large room with its floor at two levels, the centre of the floor having been excavated to provide a pit with a raised platform around three sides. The walls are rendered with a modern cement render to within a short distance of the ceiling and few early features remain. The ceiling joists appear to be of late 19th- or early 20th-century date and may have been renewed when the building was reconstructed at this time. Unfortunately it is impossible to rationalise the arrangement of the original façade to the yard by reference to the interior: some of the splayed openings (which might be interpreted as windows) have jambs extending to floor level, and other, unsplayed openings, which might be interpreted as doorways, do not. This may show that there have been several phases of alteration, which have obscured the original pattern.

The room is now utilised for storage, and the function of the building cannot now be determined since all of the early fixtures have been removed. It may have served as a milking parlour (Mr Pell, pers. comm), though the split level arrangement of the floor would surely have made access for cattle awkward. The smooth rendered surfaces suggest a concern for hygiene.

Interior: first floor

On the first floor the remains of plaster on the lower part of the walls reaches to within a short distance of the eaves (Fig. 14). This may imply that there was formerly a higher ceiling just below the tie beams or springing of the original roof. This would conflict with the level

Fig. 11 South-eastern elevation of Barn 3 showing the architectural treatment of the end wall and the original plaster, which appears to preserve the scar of a timber cornice below the later gable.

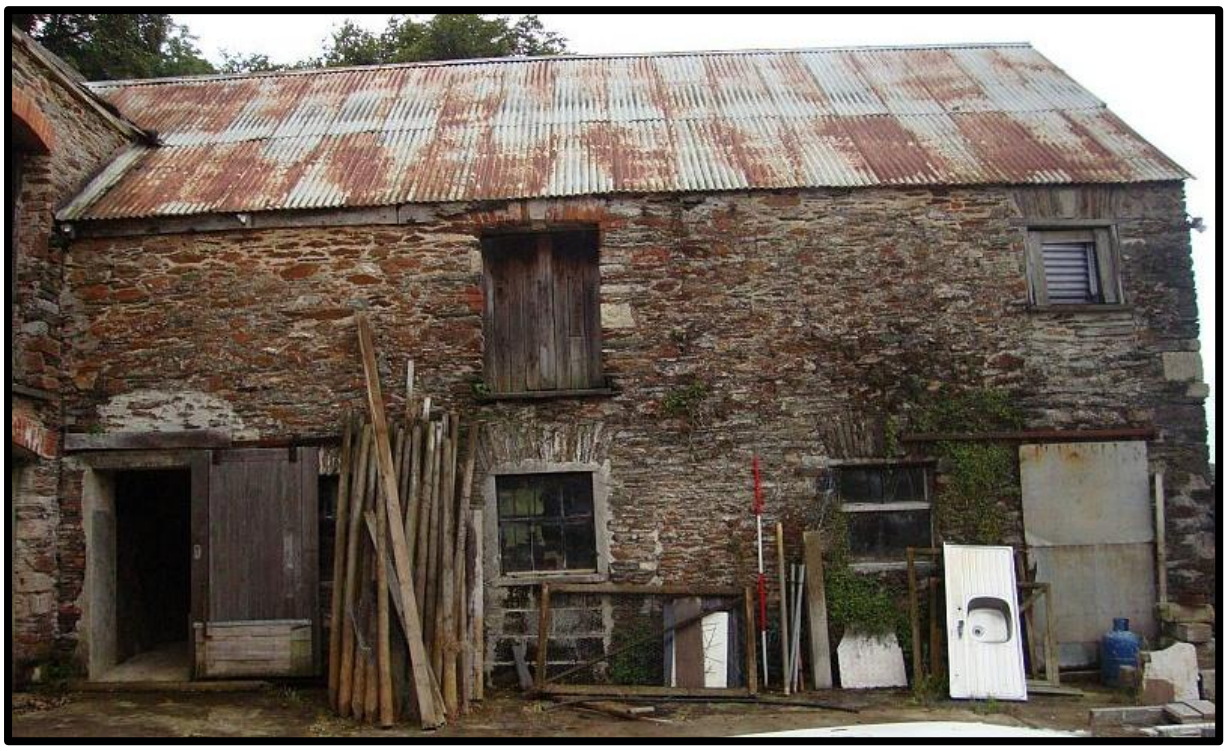


Fig. 12 South-western elevation of Barn 3, showing the irregular pattern of openings and variety of materials employed, which is perhaps the result of successive phases of alteration.

Fig. 13 North-eastern elevation of Barn 3, showing traces of early render and evidence of alteration to the window openings, which may have been repositioned at a lower level.

Fig. 14 Detail of the north-eastern wall, internally, at first-floor level, showing the discontinuity of the early plaster to the full height of the wall, implying a vanished ceiling, and traces of one of two internal partitions dividing the interior. The present first floor must be an insertion.

of the existing first floor. It is possible that the lower storey may originally have had a very high ceiling, possibly with a loft space above, within the roof. Traces of two vertical partitions are visible rising to the same height as the surviving historic plaster. These would have divided the room into three separate rooms and, if they continued to floor level, might represent stables, which may each have contained two or three stalls or loose boxes. The lofts may have been lit from small windows in the façade to the yard, or were perhaps accessed from the raised service road to the rear, via the lofts of the adjacent buildings.

At some point, perhaps in the mid 19th century, after the decline of the house, this floor may have been lowered and the original openings in the south-west wall were enlarged or reconfigured, perhaps to provide a hayloft at first floor level accessed by a large loading door in the centre of the elevation to the yard. The existing first floor and roof structure appear to represent a still later phase of refurbishment contemporary with the reconstruction of the other ranges, perhaps in the late 19th- or early 20th century.

4. CONCLUSION

The architectural treatment of the south-eastern wall of Barn 3 strongly suggests that the farm buildings at Butterford originated as a large and prestigious stable block suitable for a gentry mansion of the period. Of this grand building only a small fragment now remains; however, a possible reconstruction is possible by piecing together the surviving physical and map evidence and the descriptions of the buildings given in the documentary sources:

4.1 **The original form of the stables** (Fig 15a)

The stable block was already in existence by 1802, and is likely to be contemporary with the mansion of *c*.1790, despite its absence from the tithe map. Later map evidence shows a regular block of buildings surrounding the yard; the projection of Barn 3 being balanced to the south west by a second projecting wing with a similar internal layout. The site of this building lies within the yard immediately to the north west of Barn 1.

The surviving early plaster within Barn 3 may show that each of these wings was originally divided into three compartments. If each of these compartments contained three horse stalls, then each wing would contain stabling for nine horses, and the total accommodation for horses would add up to the eighteen stalls described in the sale catalogue of 1802. The subsequent removal of stalls from two compartments would reduce the accommodation to the twelve stalls described in 1827, and the abandonment of one whole wing for farm use, later in the century, would fit the description in 1847 of ‘three stables’ at Butterford.

The elevation of the north-eastern wing towards the yard retains a row of low openings which would be consistent with stabling. On the analogy of the 18th-century stables at Saltram, these rooms would have had high ceilings, almost at eaves level, and the harness rooms would have been located in the corners at the junction of the range. The central block between the wings, now represented by Barn 2, might have contained the ‘double coach house’, perhaps implying that it was divided internally into two separate sections.

The architectural treatment of the building seems to have matched the restrained classical style of the mansion. The blind arches in the surviving north-eastern wing were presumably matched by similar arches in the south-eastern wall of the corresponding wing, and perhaps also by further arches in the centre of the north-western range, which could have provided suitably large openings to allow carriages to enter the coach house. It is likely that the building was crowned by a turret clock, as described in the sale catalogue of 1847.

4.2 **Subsequent alterations** (Figs. 15 b, c)

The precise sequence of alterations to the building cannot be reconstructed from the surviving physical evidence, since so much of the original structure has been lost; however it seems likely that the stables in the north-eastern wing were the first to be adapted from stabling to agricultural use, and the following sequence is suggested:

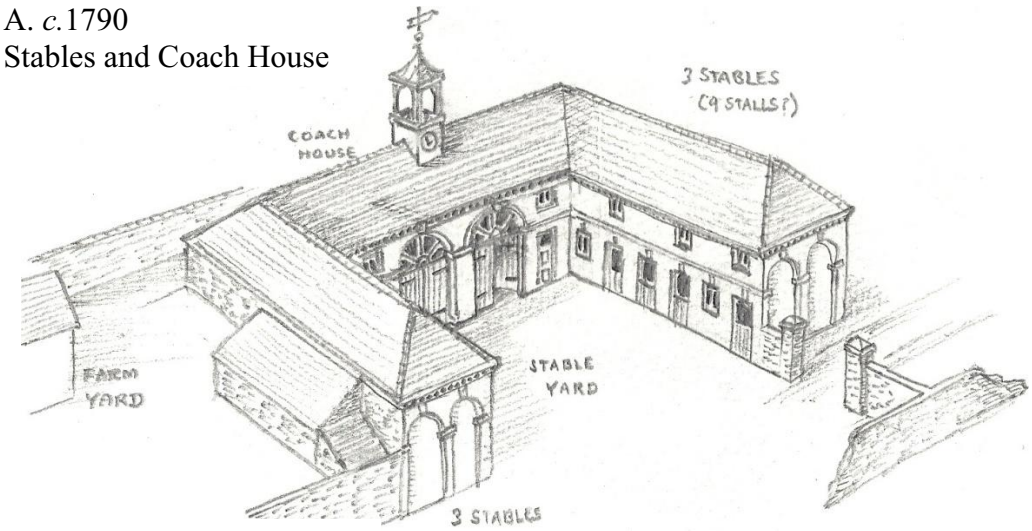
Before 1827
At some point before 1827, two of the three stables in the north-eastern wing may have been converted to another use, reducing stable accommodation to twelve horses. Several of the stable doors on the ground floor were either completely blocked or partially blocked, to convert them into windows, and it is possible that the window piercing the blind arcade in the south-eastern wall was inserted at this same period (this window has a flat-arched head of stone, and later alterations appear to have employed brick).

Before 1847
At some point before 1847 the whole of the north-eastern wing may have been converted for agricultural use, reducing the stable accommodation again (the horses were presumably now housed in the three remaining stables within the south-western wing). A first-floor was inserted within the north-eastern wing at a lower level than the original ceiling and the internal partitions were removed to create a loft storey entered by the central first-floor opening in the south western elevation, which has a brick head with a limestone keystone. The façades appear to have been re-rendered to disguise these alterations. As the estate remained a prestigious property at this time it is possible that the other ranges remained unaltered. Thomas Kingwell's death before 1850 seems to have precipitated the subsequent decline of the property, and the conversion of the remaining ranges to agricultural use.

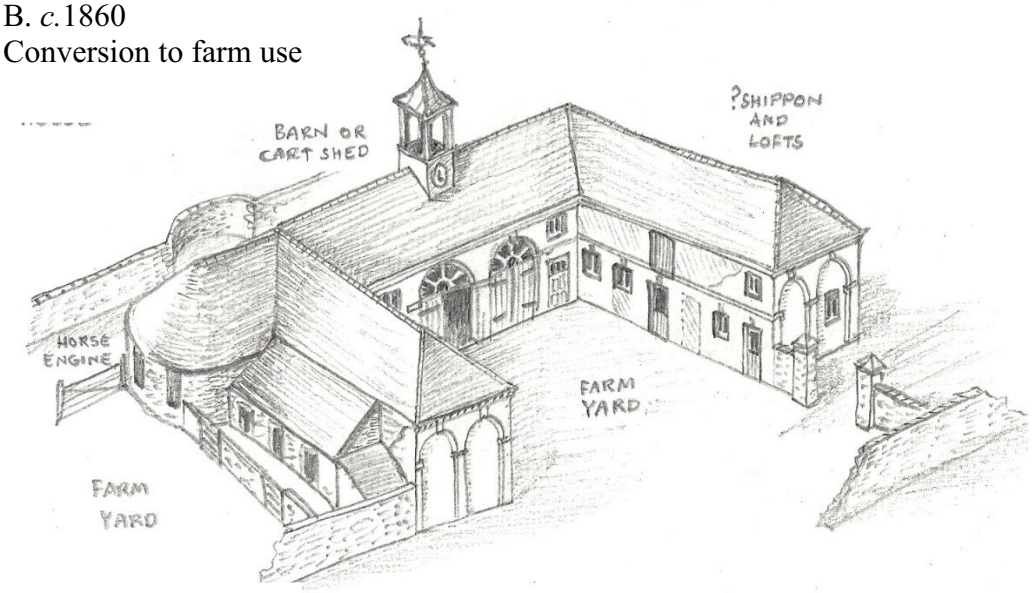
Before 1887
After the property became a farm in the late 19th century the grand stable block may have become redundant or underused. Though it is easy to see how the stables might continue in use, and to imagine the coach house in use as a cart shed, there is some evidence that the presumed coach-house range was in fact converted into a threshing barn in the mid to late 19th century. The 1st-edition OS map of 1887 shows that a horse-engine house had been added to the south-western end of the building. This presumably drove a threshing machine at this end of the structure. As the horse-engine house lies at first-floor level it seems probable that a first-floor structure had been inserted within part of the volume of this building and that threshing took place on the upper floors. A small recess is shown in the revetment wall to the higher ground northwest of the barns; this still survives in part today and may represent a turning circle for carts, possibly to allow unloading into the chute serving the root store at the south-western end of the range. This may imply that the ground floor was already in use as a shippon.

The extent to which the 18th-century building was converted in this phase, rather than replaced must remain unknown; however, the formal layout of the building seems to have survived at this period, which may suggest that the 18th-century buildings had been adapted rather than replaced. The greater part of the original structure seems to have been swept away during a later and more comprehensive phase of rebuilding in the late 19th or early 20th century.

A. *c.*1790
Stables and Coach House



B. *c.*1860
Conversion to farm use



C. *c.*1900
Reconstruction and
re-roofing

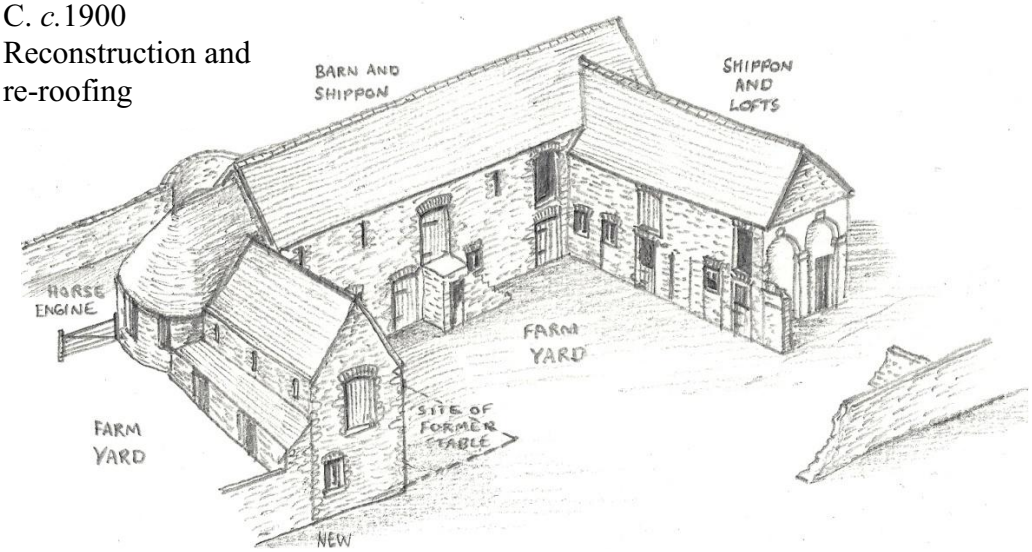


Fig. 15 Sketch reconstruction drawings by the author showing three of the probable phases of development of the farm buildings at Butterford.

Before 1906
The farm buildings owe their present appearance and much of their fabric to a late 19th- or early 20th-century phase of rebuilding. The 2nd-edition OS map of 1906 shows that the south-western projecting wing of the original stables had been demolished by that date. It was then presumably replaced by the existing Barn 1, on a site slightly to the south west of its former position. The south-eastern wall of Barn 2 may have been rebuilt after this, removing any surviving evidence of the buildings former character as a prestigious stable block. New floors and roofs were provided throughout the buildings.

These alterations seem to have been very extensive, effectively replacing the earlier buildings with new structures, and all trace of any earlier internal divisions, fixtures and fittings were presumably removed. Some evidence of the earlier buildings may survive at a low level in the outer walls, particularly where these are buried below ground level, but only the north-eastern barn (Barn 3) which, having already been previously converted, had less need of alteration to fit it for its new use, now reflects anything of the original architectural treatment and status of the complex.

ACKNOWLEDGEMENTS

This report was commissioned by Mr Gerald Pell, the current owner of the property. The survey was carried out on the 23rd of August 2011 by R.W. Parker, in accordance with advice given by Graham Tait of the Devon County Historic Environment Service. The author wishes to thank Mr Pell and his family for their assistance on site. Fiona Knott typed up the manuscript and Robert Waterhouse kindly gave permission to include his report as an appendix, in accordance with Mr Tait's brief. The author is also grateful to the staff of the Devon and Exeter Institution, the Westcountry Studies Library and the Devon Record Office.

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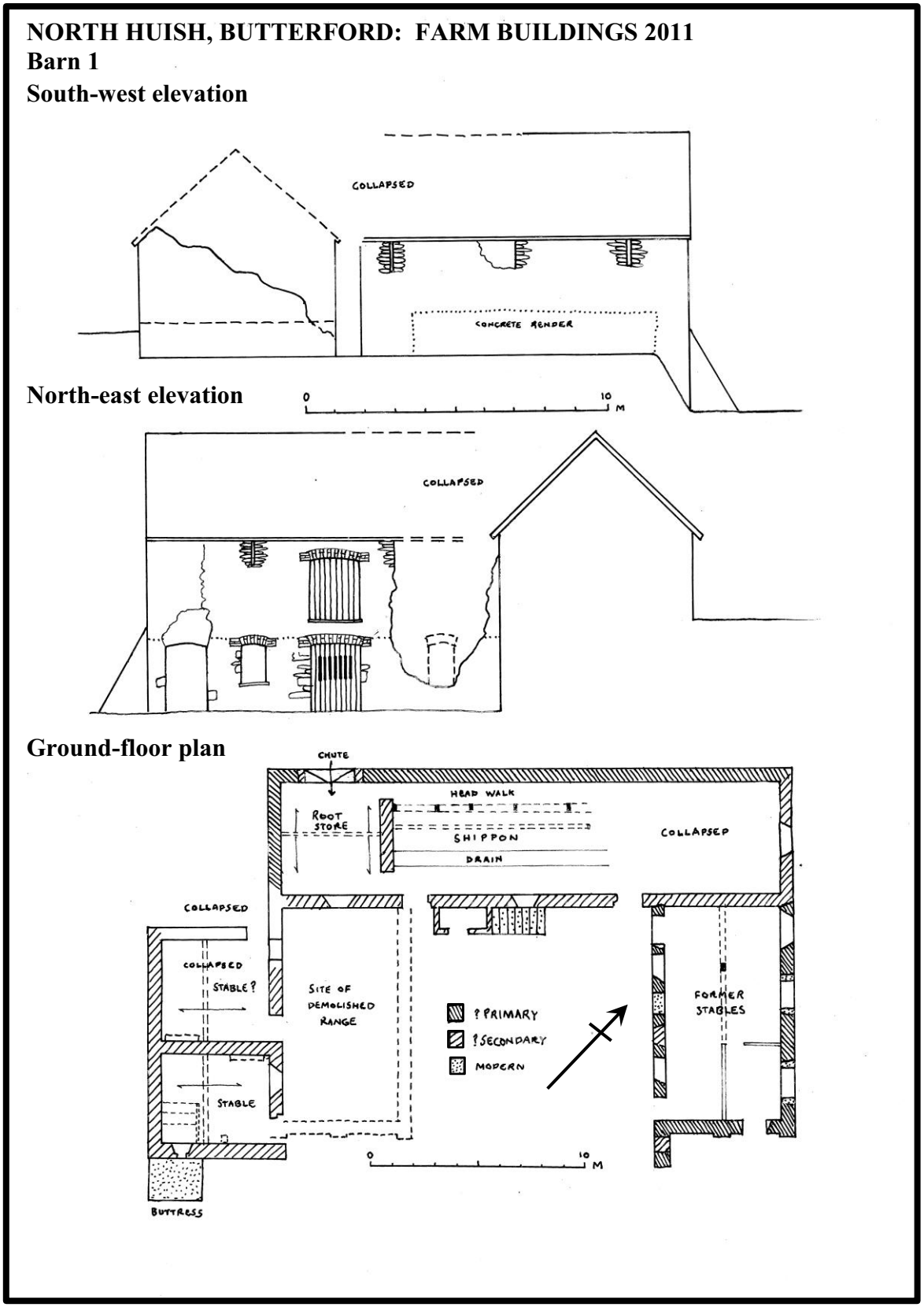
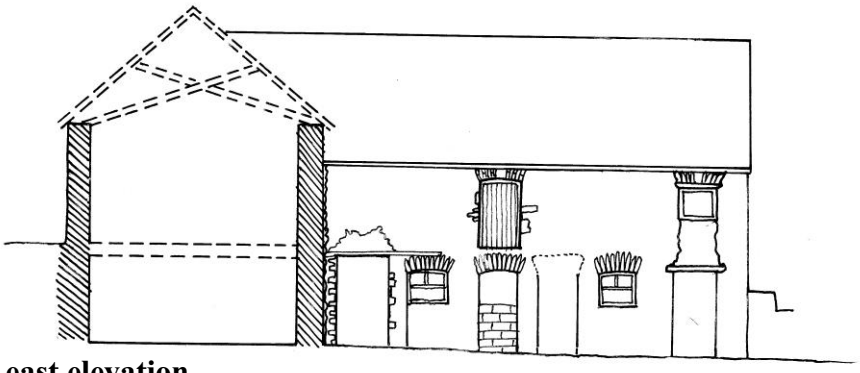


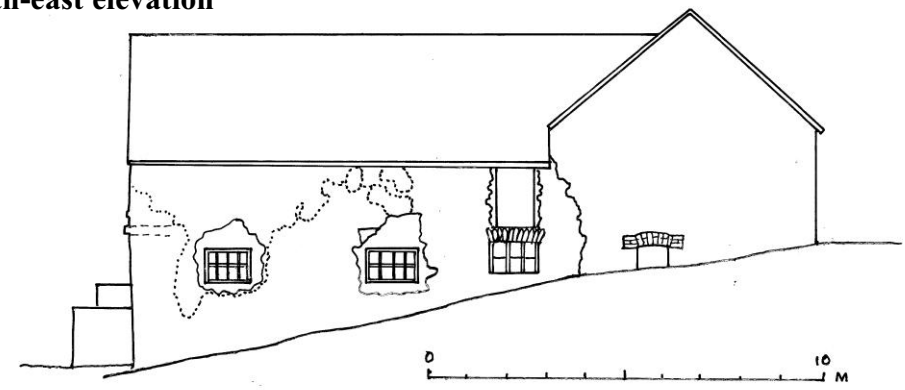
Fig. 16 Elevations of Barn 1 and plan of the complex at ground-floor level. Based upon survey drawings by Jonathan Rhind Architects

NORTH HUISH, BUTTERFORD: FARM BUILDINGS 2011
Barn 3

South-west elevation



North-east elevation



First-floor plan

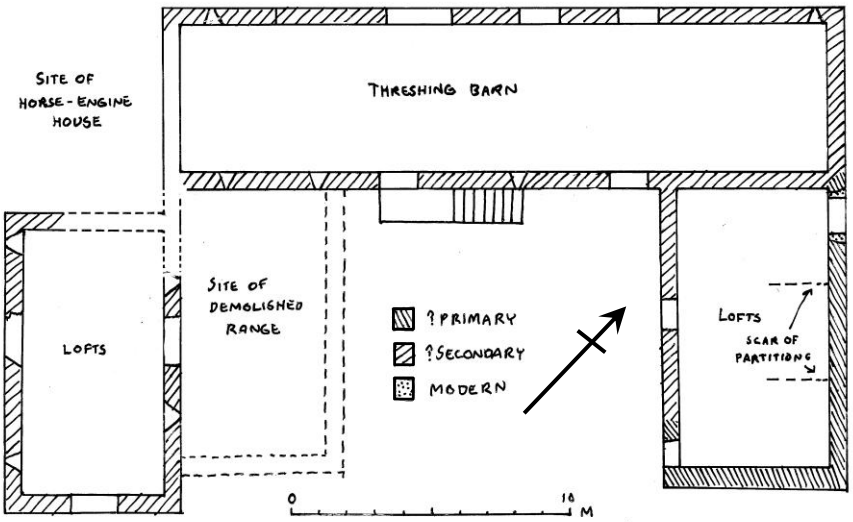
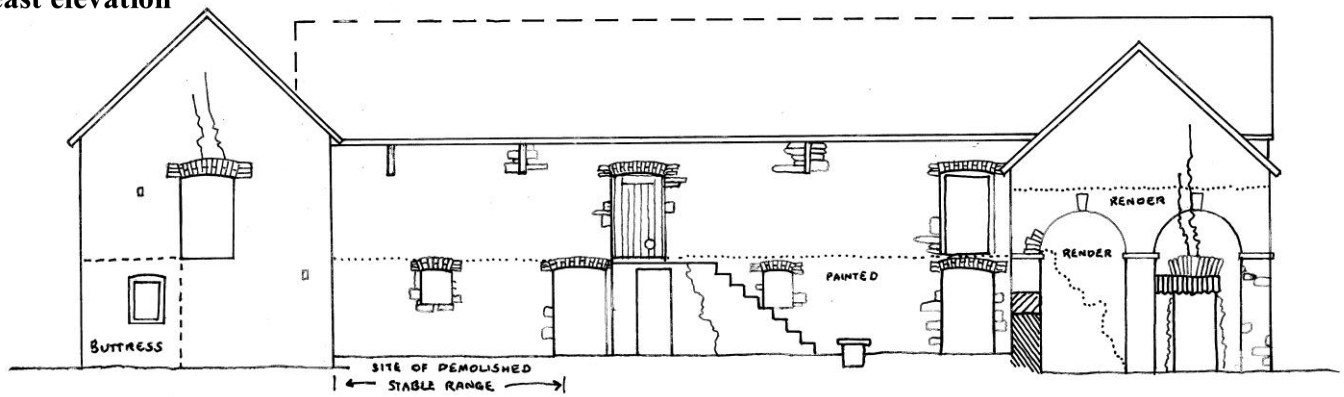
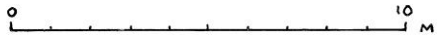


Fig. 17 Elevations of Barn 3 and plan of the complex at first-floor level. Based upon survey drawings by Jonathan Rhind Architects

NORTH HUISH, BUTTERFORD: FARM BUILDINGS 2011
Barns 1, 2 & 3
South-east elevation



North-west elevation



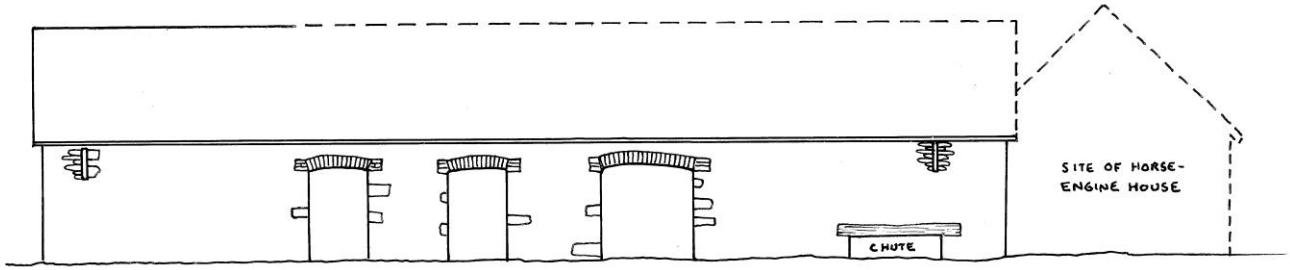


Fig. 18 Elevations of Barns 1, 2 and 3. Based upon survey drawings by Jonathan Rhind Architects

APPENDIX I

The following appendix includes the text and illustrations
of the 2007 assessment report by Robert Waterhouse.
It remains in the copyright of the original author
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BUTTERFORD HOUSE, NORTH HUISH
An Archaeological Appraisal

By Robert Waterhouse BA AIFA

July 2007

Butterford House, North Huish

Archaeological Assessment in support of Restitution

Brief

Mr & Mrs Gerald Pell, the owners of Butterford House, asked the author to prepare proposal drawings and this supporting report, assessing the importance of Butterford House and suggesting possible designs and plans for its restitution.

Site

The partial remains of Butterford House stand on a level platform on the north-west side of a narrow valley, 560 metres south-west of North Huish church. On the site of a Domesday Manor, the present structure which incorporates parts of an earlier 18th century building, comprises the truncated south-west end of a three-storey Georgian mansion of c.1792, with a small courtyard of lower, two storey service buildings to its rear. These are of two phases, the earliest being of c.1792, with alterations and extensions of c.1810-25.

The main house survived, albeit in a dilapidated condition until the 1950s-60s, when it was largely demolished down to its ground floor level (pers. comm. Robert Savery). The remains consist of the Portland stone plinth of the north-eastern part of the demolished house, with the ground and first floors of the south-western part minus their second floor, re-roofed at a lower level. The service buildings survive intact and are currently in residential use with the vestigial remains of the main house. A cellar is believed to survive under the demolished part of the building, but its extent is not known.

A late 18th century stable range with a blind arcaded end facing south-east sits on a terrace overlooking the house to its north-west. Adjoining buildings include a threshing barn and a shippon with hayloft over; these date from the mid-19th century, after the house had fallen to farmhouse status.

Walled gardens with evidence for a terraced, formal layout, survive to the south-west, while a ha-ha encloses the lawns surrounding the house to its south-east.

The semi-parkland landscape surrounding the property is retained to its original extent in the current ownership and contains many surviving specimen trees from 19th century plantings, particularly to the north and south-east of the house (see Maps 1 & 2).

History

The place-name Butterford has been in existence since at least the late Anglo-Saxon period. Two estates called Butreforde were listed there in the Domesday Book of 1086, both being held from the King by Judhael, Lord of Totnes and tenanted to one Thorgils (Thorn, C&F, eds. 1985, Vol 1; 17, 61-2). The name seems to refer to rich pastureland whose cows produced good butter. The ford was presumably near the current entrance gate to the approach drive, where the lane from North Huish to Ugborough now crosses a bridge.

Butterford subsequently gave its name to the de Boterford family who lived there from the 12th to the late 14th centuries. In the 15th and 16th centuries, it passed by successive female heirs to the Mey and Gibbes families, the latter having their main seat at Venton near Dartington.

The last of the Gibbes family sold it in about 1560 to the Prestwoods; in which family it continued until about 1740, when it was sold with Whitcombe (the Prestwoods' seat) to the Strode family of Plympton. They lived at Butterford until about 1788, when on the death of Richard Strode, it was sold to Thomas Palk Esq, who is said to have taken down the old mansion and built a new one on its site. This new house was completed by 1792 and is the one which is the subject of this Appraisal.

Despite spending a considerable sum on the house and grounds, the collapse of agricultural prices at the end of the Napoleonic Wars in 1815 may have affected the Palk family's fortunes, as by 1822 it had been sold to Thomas Bewes, Esq, who subsequently resold it to Thomas Kingwell. It remained in the Kingwell family throughout the 19th and early 20th centuries, but was let as a farmhouse (Lysons 1822, 273-287). It was used as a hospital during the Second World War, but fell into disrepair afterwards.

Owing to extensive failure of the roof and lead gutters in the period after 1945, it was decided to demolish the majority of the main block and concentrate occupation on the lower and more easily maintained rear service ranges. Uren Brothers of Kingsbridge were hired to carry out the demolition work which is though to have taken place between about 1950 and 1965. Much of the carved Portland stone quoins were left on site, but it is not known what became of the majority of the rubble or the fine marble fireplaces and other internal fittings at this time. However, it is understood that some fireplaces and mahogany doors were removed to Marley House, also owned by the Palk family, in the 19th century.

Previous Archaeological Work

A short survey report on Butterford and its surrounding landscape was produced in 2006 as part of a county-wide survey of manor houses by the author for the Devon Rural Archive (DRA).

The survey identified well-preserved remains of mid-18th century formal gardens to the south-west of the current house. These appeared to be aligned with it, suggesting that the 1789-92 building was substantially on the site of an earlier mansion.

This possibility was confirmed by the discovery of a thicker, earlier wall at the rear of the 1792 house. This wall which was retained in 1965 as a boundary wall between the inner court and the site of the demolished house, contains several large blocked windows which do not appear to relate to the 1789-92 design and may have looked across a courtyard or garden pre-dating the present service court.

The wall is also thicker than those of the later mansion and is considered to belong to an earlier house, perhaps built by the Strodes in the 1740s.

Evidence for the 1789-92 house

A photograph (see Plate 1) apparently of the 1930s and in the possession of Mr & Mrs Pell, shows the appearance of the house from the south-east before its partial demolition. This was the principal frontage, having a classic although plain, tripartite layout of 2+3+2 bays, with the central bays in a slightly projecting full height console. The ground and first floors clearly had ceilings of identical height, while the second floor was probably servants' accommodation and was commensurately shorter, with virtually square windows.

From the photograph the external faces of the house appear to have been remarkably plain and unadorned, with lined stucco surfaces, evidence for which survives in several places on the surviving structure. At all four corners of the building and flanking the southern projecting console, were quoins of tooled Portland stone, projecting slightly from the wall faces, with edges angled back to these faces. No firm evidence for additional features such as string courses or surrounds exists, although it is not impossible that these were removed later.

Truncated quoins survive in-situ on the north-east, north-west and south-west corners of the building and show the blocks to have been of consistent size and shape. A continuous chamfered plinth, also of Portland stone, ran round all wall-faces except the north, again suggesting that the rear wall is earlier, although this of course was the service side and would not have required unnecessary decoration.

A shallow flight of Portland stone steps approached a door, placed centrally on the south-east front and visible in Plate 1. This had a classical portico, which may have been a later addition. These steps and the threshold of the door survive in association with the Portland stone plinth, although this is extensively frost-shattered and disturbed by roots.

Only one string-course is evident in the photograph, at the eaves of the house, and surviving fragments suggest that this may have been formed with stucco, rather than carved stone. This supported a plain parapet which disguised a lead gutter at the foot of the roof. A downpipe from this gutter can just be seen at the south end of the west facade on the left of Plate 1 and it seems possible that downpipes were partly concealed in both returns of the south front console, although these may be subsequent modifications, as the stone plinth seems crudely cut away to take them.

This may indicate that the gutter and rainwater arrangements were unsatisfactory and that later modifications were made in an attempt to overcome these problems, evidently without success.

It is perhaps surprising that there are no surrounds to the windows or platbands to the first or second floors. This makes for a rather plain and simple appearance, but comparison with other examples shows that such austerity was perfectly normal in small country mansions of the period. This austere appearance was relieved slightly by a Doric pediment on the console, whose sides were partly abutted by the eaves parapets. This seems to have had a short section of ridged roof behind, mitred into the main roof of the front range, suggested by a semi-circular loft light in the pediment.

The roof layout seems to have taken the form of an east-west ridged roof of shallow pitch, whose rear slope fell into a central valley formed by two parallel roofs projecting to the rear, with fully hipped north ends. There seems therefore not to have been a lantern lighting the rear stair-well, which would instead have been served by a large window in the rear wall, traces of which survive.

While the side elevations are not shown in any photographs prior to 1965, sufficient survives to show that both elevations were five bays long, being as plain as the south front, but without consoles. Both had doors, but these were offset to the north of centre in both cases, the western one surviving with an early 19th century stone portico on Doric columns.

Reconstructing the plan & layout

The surviving structure suggests that the basic plan of the main block was one of three parallel cells with north-south solid dividing walls which contained all the chimney stacks. This layout would have been found on all three floors, but the lateral subdivision of these cells into usable spaces is likely to have varied from floor to floor.

Reference to Figures 1-4 will show that this tripartite plan was common in the later 18th and early 19th centuries in both small and large country houses, having its origins in the availability of timber for floor and roof structures. Large open structures were not possible where the available timber was not of great length and building designs had to change to reflect this. While architectural forms changed, so did construction techniques. From the late 17th century, common joists started to replace heavier beam and joist structures in flooring. This was partly for financial reasons, but was also due to the increased scarcity of large timber trees.

From the later 17th century, imported softwoods from Scandinavia and to a lesser extent the North American colonies, were used in large building projects, in preference to native hardwoods. This was in part due to the continual rebuilding of Britain's housing stock from the 16th century onwards, but also seems to have been affected by the explosion in ship building during the 18th century for both naval and civilian markets. Softwoods such as pine and larch, being relatively tall slim trees, were well-suited to common-joist floors and common-rafter roof structures. They could easily be converted to standard sizes due to to their straightness and relative softness in comparison to oak and elm, the traditional English constructional timber species.

We are fortunate in that a sale document which describes the house in 1827, has survived in the Devon Record Office and gives ground floor room measurements. This shows that there was a hallway crossing the house from side to side, to the north-west of centre, fronted by offset doors in the side elevations. This odd arrangement allowed for large rooms on the south-east front of the house, comprising a substantial drawing room and dining room on either side of a central entrance hall. The rooms on the north-west side of the hallway were correspondingly smaller and included a breakfast room and a housekeeper's room.
This offset arrangement can be seen in the south-west side elevation (Figure 9).

Architectural Comparisons, local and national

As noted above, the tripartite plan was a common one in the later 18th and early 19th centuries, being promoted by designs published in pattern-books and journals, such as that shown in Figure 3. The Adam brothers were keen on such methods of dissemination, especially after 1782, when they set up an iron foundry in Scotland to produce architectural fittings for such houses (Owen 1978).

Plans 1-4 show variants of this layout in houses from various parts of Britain from 1776 to 1789 and illustrate how common the basic plan was, while a wide variety of internal layouts and external projections were possible. The slightly projecting console to the front, as seen at Butterford, is a recurrent theme, but so are projecting dining rooms and stair turrets, neither of which are present at Butterford. The impression given is that while Butterford is certainly a pattern-book house, it is a relatively plain and simple one.

What is unusual is the presence of such a house in an area where such compact 'new-build' mansions are relatively rare. The closest local comparison is at Whiteway, near Chudleigh of c.1785, and it is perhaps pertinent to note that the Palk family's principal mansion of Haldon House near Whiteway also had a simple central block, although this was of the earlier 18th century.

Another feature of note when comparing Plans 1-4 is the wide variety of room uses and arrnagements within the standard plan. There is little consistency beyond the use of the console for the entrance hall or porch, suggesting that the basic design was seen as a 'blank canvas' onto which the client could put whatever suited them. The reconstructed ground plan of Butterford (Figure 5) compares favourably, with the entrance hall placed behind the console on the south-east front and the grand staircase immediately behind it.

The offsetting of the side entrances at Butterford is seen as a means of ensuring that the front rooms were of sufficient size and fits in with the notion of the plans of such houses being movable to suit the client's needs, even if that meant that the side elevations were not fully symmetrical.

The 'pattern book' design of the house is further supported by its external appearance, which follows classical ideas about the dimensions and layout of facades. The view of the intact house in Plate 1 and the reconstruction elevations, Figures 8-10 show that the ground floor, which was raised slightly above ground level, and the first floor above it, had tall sash windows, while the second floor where the servants would have been housed had smaller, almost square windows. This has the effect of making the house look narrower at the top. This artifical 'battering' effect is added to by the low eaves parapet, the shallow-pitched roof and the rather squat chimney stacks.

These reconstruction elevations were created by comparing the window arrangement in the surviving portion of the house with the photograph, and taking exact measurements of the quoin stones, 30 of which can be made out between the plinth and the eaves cornice on Plate 1. The relationships of the windows to the quoin stones on the surviving fabric were also used to confirm the measurements.

As noted before, the building is relatively plain, lacking the string-courses and window surrounds found on other houses of this design, such as Abbey Leix in Ireland, seen in Plate 2. This is of slightly earlier date than Butterford but is of very similar external appearance, as are many of those in Figures 1-4. The lack of these decorative details at Butterford could mean that they once existed and were removed later (see above), or that the house was being built to a tight budget and they were never put on, or that the external details were never completed. It is difficult to form a clear opinion as the photograph in Plate 1 was taken from a distance of about 250 metres and is not in perfect focus.

It is quite possible therefore that such evidence was subsequently rendered over or lost through lack of maintenance, particularly considering the less than prosperous circumstances of the house after the mid-19th century.

The surrounding landscape

Maps 1 & 2 show the results of a survey carried out by Mr & Mrs Pell under the author's guidance in May 2007. The 1884 Ordnance Survey First Edition 25 inch map is used as a base, as it marks isolated trees in their correct location; it is particularly good for identifying ornamental plantings.

The area shown within the blue line is the current extent of the property. This was the core holding of a once larger agricultural estate, which is known to have included Whetcombe to the south-west. This may explain the rather incoherent south-eastern edge of the holding, which almost certainly once included the field immediately south-west of 420, and may not have originally included fields 373 and 407.

Map 1 records the survival rate and period of trees on the surrounding estate. Where trees marked on the base map are not coloured, they may be assumed to have gone. Even allowing for hedgerow trees which have been allowed to grow, there are many more trees in the immediate vicinity of the house than one would expect around a farm. It would appear therefore that plots 439, 440 and 442 were deliberately planted up with ornamental trees, while the presence of a beech eyecatcher plantation 421 at the crest of the hill to the south-east of the house may suggest that the sloping field 422 once contained more specimen trees (as against naturally occuring species). The woodland blocks flanking the drive to the north of the house occupy steeply sloping ground, unsuitable for any other use, but plantations flanking drives are not unusual on the approaches to country houses.

Map 2 identifies the tree species and shows the presence of a wide variety of species, some of which are clearly specimen trees such as the Scots Pines in plots 439 and 440, both of which are part of the grounds immediately surrounding the house. Two limes also remain from ornamental planting schemes south-east of the house, while a solitary chestnut grows by the gate at the outer end of the drive. The majority of the ornamental trees however are beech, either solitary ones in the valley east of the house, or in plantations which set off the house against its surrounding landscape. Most of these trees seem to date to the early-mid 19th century - only a few, such as the limes potentially dating from the late 18th century.

The only pre-1788 woodland on the property lies on steeply sloping ground alongside the stream on the north-eastern edge of field 421, Broad Park. This contains a mix of ash, oak and holly, the latter two being typical indicators of 'ancient' woodland, ie: from before c.1600. The presence of oak and ash in some of the hedgerows elsewhere on the estate may suggest hedges colonised by formerly woodland trees, although the

hedge between 424 and 436 (Great & Little Bottom Parks) was almost certainly deliberately planted with ash as these are the only trees in it.

Summary

The evidence shown in Map 1 shows clearly that although many of the mature trees extant in 1884 no longer exist, the programme of replacement initiated 12 years ago by Mr & Mrs Pell has been successful in revitalising the semi-parkland landscape surrounding the house. This is of some importance as it means that if the house were reconstructed, it would sit within an established landscape rather than one eroded by years of n

Suggestions for the restitution of Butterford House

Not all of the features described and discussed above are favoured by the current owners, either due to impracticality of use or to a desire for a more sustainable building. The plans and elevations below therefore show in outline what is proposed. If outline planning permission is granted, these would be redrawn in detail.

The main departures from the original plan and layout are summarised below:

> The desire to have a symmetrical north-east front means that the original off-centre portico here has been placed at the centre. That to the south-west will remain where it is, preserving the original layout on this facade.
>
> It is considered that the use of an eaves parapet in this tree-filled valley would rapidly cause problems with dead leaves in the lead gutters. In order to avoid this threat to the sustainability of the house, it is therefore proposed that these are not reconstructed and internal shallow gutters should be formed in the leadwork above the cornices. Alternatively the roof should be brought over the cornicing with external cast iron gutters of appropriate profile placed under their outer edges.
>
> The internal layout at first and second floor levels has been modified to include a number of bathrooms and utility rooms. Notwithstanding planning issues, reference to Plans 1-4 shows that small rooms were often found in these houses, being used as stores for bedding and cleaning equipment. It is thus not considered that these are inaccurate layouts.

Conclusions

In 1789-1792, a fine pattern-book house in the later 18th century Georgian tradition was built at Butterford for Thomas Palk. Such houses though relatively common nationally were rare in Devon, where modification of existing houses rather than new-build was the norm. The loss of this fine house in the mid-20th century can be viewed by us as a criminal act, although the economic reasons for its demolition were no doubt very significant at the time.

A similar situation existed at Shilston Barton, near Modbury until 2003. A large two-storey Georgian house of plainer design than that at Butterford, but somewhat larger, was built between 1810 and 1812 for Christopher Savery. This survived just 22 years before being part-demolished for economic reasons. While being rather less architecturally important than Butterford, listed building consent was granted for its restoration.

The body of evidence presented here suggests that it would be highly desirable to reconstruct Butterford House. The survival of the house and its setting is highly fortunate given its history during the later 19th and 20th century.

If there is a choice between total accuracy and an interpretation of what has gone, it would seem advisable to go with the latter course of action, so long as the outline design is respectful to its setting and secures its sustainability in the long term.

Any reconstruction should be in keeping with the surviving remains, although it is accepted that modern materials would be used for the majority of the hidden structure. Enough Portland stone quoins appear to have survived on the site to be re-used in a reconstruction, but inevitably not all will be found intact.

Suitable stone to match the colour and texture of the original should be used, either from Portland or from France, where geologically identical deposits are known to exist. Other traditions, in terms of materials, techniques and external finishes should be followed. These should include the use of flush-pointed lime mortar, limewash or mineral paint, slate and lead roofing and good quality timber from renewable sources for window and door frames.

I therefore commend this proposal to restore one of the South Hams' lost architectural gems and look forward to the re-interpretation of a fine Georgian mansion in the landscape for which it was designed.

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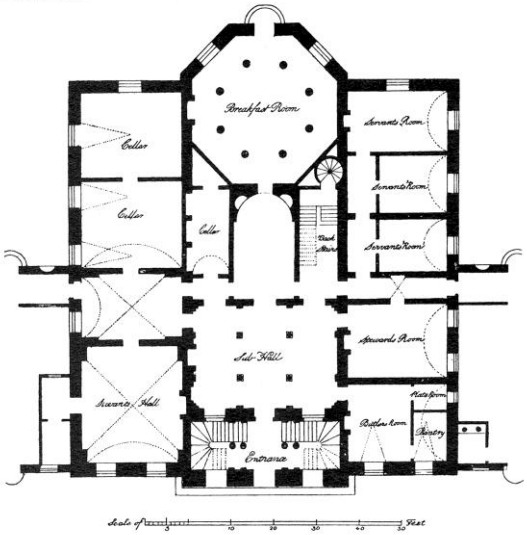
Figure 1: Basildon Park, Berkshire

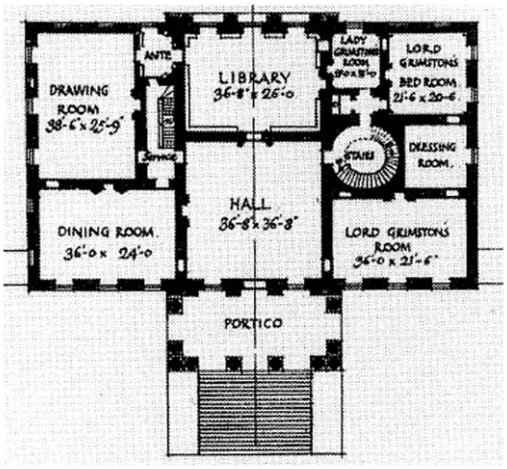
Built 1776



This clearly illustrates the standard late 18th to early 19th century tripartite plan with the main entrance in the slightly projecting console at the bottom and the principal chambers beyond. In this example, most of the servants' accommodation is at ground floor level and the main rooms of the house are above, on the first floor. This mirrors earlier 18th century houses such as the Palk family's Haldon House, near Exeter.

Figure 2: Gorhambury, Hertfordshire

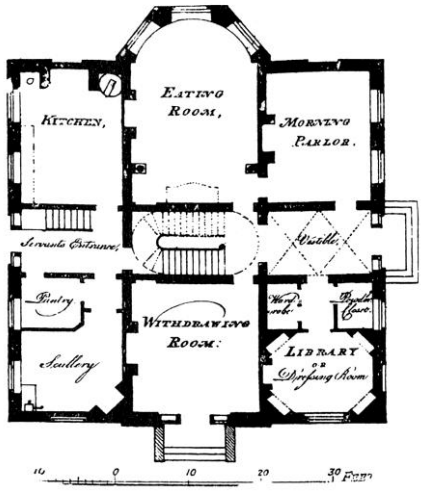
Main floor plan, 1771-1784



In this smaller example, the main entrance is on the opposite side to that with the projecting console. This is a good example of a house with an irregular layout and several small rooms within, not necessarily evident from the outside.

Figure 3: Pattern-book plan of a small country house

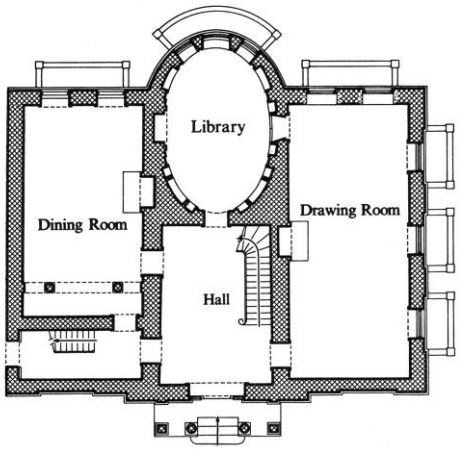
Circa 1785



Despite its projecting dining room, this design has strong similarities to Butterford, notably the use of side doors leading to linked hallways across the centre of the house. A very slight console is visible at the bottom, fronting the withdrawing room with a door into a porch.

Figure 4: Stouthall, Glamorgan - Ground floor plan

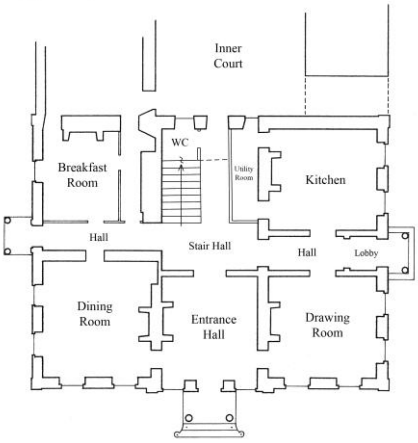
Probably completed 1789



This small tripartite house is perhaps the simplest of those shown here, clearly showing the astonishing variety of internal plans possible with the three part plan. Again. a console is present, though here it is hidden behind a colonnaded portico. The stair hall is particularly sparse with a relatively small staircase for the size of the room. The external structures are balustrades surrounding light wells for the cellar below.

Figure 5: Butterford - Ground Floor Plan

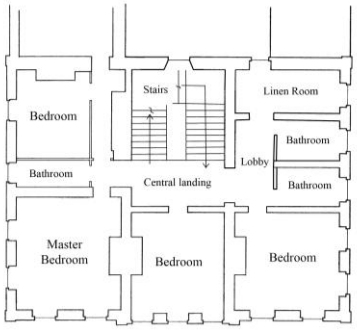
Suggested layout



Not to scale

Figure 6: Butterford - First Floor Plan

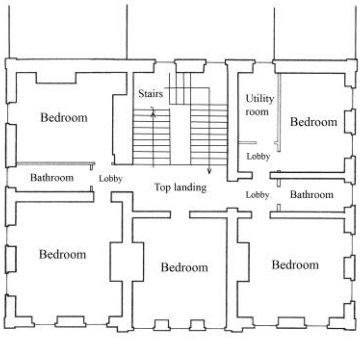
Suggested layout



Not to scale

Figure 7: Butterford - Second Floor Plan

Suggested layout



Not to scale

Figure 8: Butterford - South-East Elevation

Suggested appearance

Figure 9: Butterford - East & West Elevations

Suggested appearance

East side elevation

West side elevation

Figure 10: Butterford - North-West Elevation

Suggested appearance

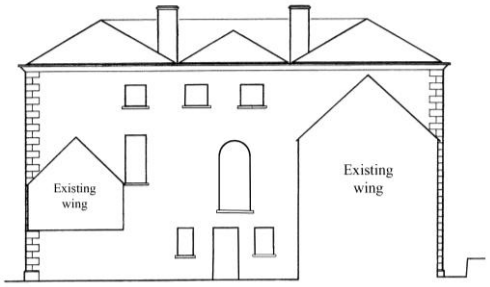


Plate 1: Butterford House, circa 1935

Built 1789-1792 for Thomas Palk

The plain design of the house is most evident in this view from the south; the only extant photograph known of the house before its demolition. Note the imbalance of chimney sizes, not followed in the reconstruction drawings. This is due to the irregular layout of the ground floor fireplaces. Note also the plain facade, without the window surrounds and stringcourses to be seen in Plate 2.

Plate 2: Abbey Leix, County Laios, Ireland

1773 onwards

A house with a strong resemblance to Butterford, though the chimneys are on a considerably larger scale. Note the use of a slightly projecting console in the centre of the facade and a Doric pediment above. This house is more flamboyant than Butterford, perhaps due to its Irish location, where country houses were often more decorative than their English counterparts.

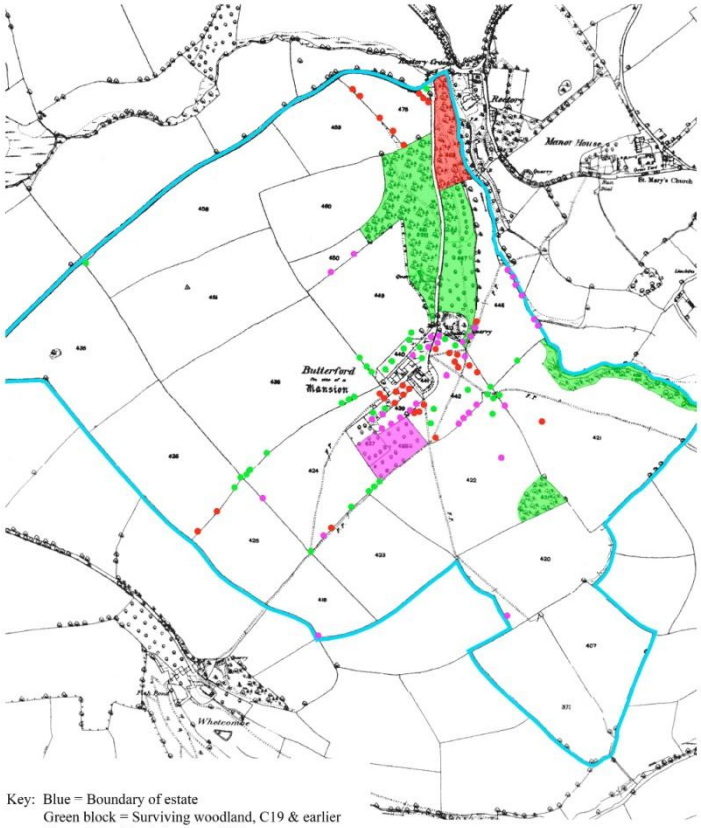
Plate 3: Butterford House in 2007

Surviving remnant wing and plinth, looking west

The Portland stone plinth and steps of the south-east front are clearly visible in the foreground, with the truncated ground and first floor of the south-west part of the 1792 mansion behind. The cut stone quoins are clearly visible. The chimney stack in the foreground heated the entrance hall; the upper is a 1950s-60s reconstruction. Note the late 18th and early 19th century rubble and brick service wings behind, which survive to their original height. Compare this view with the complete house in Plate 1.

Figure 1: Tree Plantings, Past & Present

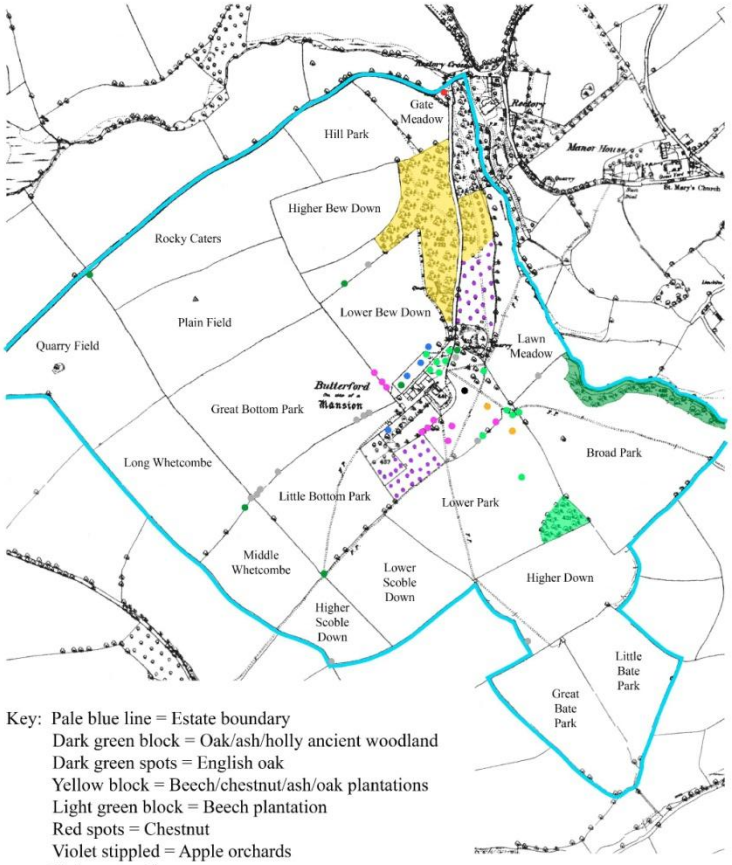
Using 1884 Ordnance Survey 25in map



Key: Blue = Boundary of estate
Green block = Surviving woodland, C19 & earlier
Green dots = Surviving trees, C19
Red block = Woodland lost, C19
Red dots = Trees lost, C19
Pink block = Replacement orchard, later C20
Pink dots = Replacement trees, later C20

Map 2: Tree Species - Present

Using 1884 Ordnance Survey 25in map



Key: Pale blue line = Estate boundary
Dark green block = Oak/ash/holly ancient woodland
Dark green spots = English oak
Yellow block = Beech/chestnut/ash/oak plantations
Light green block = Beech plantation
Red spots = Chestnut
Violet stippled = Apple orchards
Pink spots = Sycamore
Blue spots = Scots pine
Orange spots = Lime
Black spots = Holm oak
Grey spots = Ash