

# COOMBE FARM BRIXTON DEVON

Results a Desk-Based Assessment  
&  
Historic Building Recording



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# **Coombe Farm, Brixton, Devon**

## **Results of a Desk-Based Assessment & Historic Building Recording**

*For*

Mr and Mrs Elloway & Mr Doug Packer

*By*



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## *Summary*

*This report presents the findings of a programme of archaeological building recording, including photographic and written recording, historic analysis and desk-based research undertaken on the farm buildings at Coombe Farm, Brixton, in South Devon. Coombe Farm, alias Combe Prior, appears to have been a grange belonging to the Priory at Plympton, and parts of the farm buildings and the farmhouse date to the late medieval period. As such, they represent both an unusual survival and a great research opportunity.*

*On the west side of the farmyard is a large 15<sup>th</sup> century threshing barn – the Great Barn – which has buttressed elevations of unusually high quality, with slit air-vents and large opposing threshing doors. This building was later expanded between the late 18<sup>th</sup> to late 19<sup>th</sup> centuries by the addition of a polygonal horse engine house and lean-to to the west and stables to the east. More recent structures, since removed, were added in the 20<sup>th</sup> century. The most definitive datable architectural feature – the arch-braced roof of the Great barn – was unsafe and had to be replaced in the 1970s.*

*In the later 18<sup>th</sup> century a shippon (later converted into a modern milking parlour) was built on the eastern side of the farmyard, and in 1840-80 a stable block was added. The farmyard side of both buildings was ornamented by openings with segmented arches and coursed dressed stonework.*

*The building recording has provided, through the development of the farmstead, an understanding of the conversion and re-use of earlier buildings within an increasingly sophisticated 19<sup>th</sup> century farmstead. The development of the farm, and the fortunes of the landholders, also reflect the cyclical pattern of agricultural prosperity and decline.*

## Contents

Page No.

List of Illustrations	6
Cover plate	6
List of Appendices	6
Acknowledgements	6
1.0 Introduction	7
1.1 Project Background	7
1.2 Location	7
1.3 Historical and Archaeological Background	7
1.4 Topographical and Geological Background	9
1.5 Methodology	9
2.0 Cartographic History:	12
3.0 Desktop Assessment	18
3.1 Medieval History	18
3.2 Dissolution	20
3.3 Post Medieval History	21
3.4 The Victorian Era	23
3.5 The 20 <sup>th</sup> Century	23
4.0 Building Survey	25
4.1 Summary of Building Survey	25
4.2 The Great Barn Complex	25
4.3 The Great Barn (external)	25
4.3.1 East-Facing Elevation	25
4.3.2 North-facing Elevation	26
4.3.3 West-Facing Elevation	26
4.3.4 South Elevation	28
4.4 The Great Barn (internal)	29
4.5 Lean-To	34
4.6 The Stables	35
4.7 Horse Engine House	37
4.8 The Shippon Complex	38

4.9	The Milking Parlour	39
4.10	The Shippon	40
5.0	Phasing	45
5.1	Summary	45
5.1.1	Phase One	45
5.1.2	Phase Two	45
5.1.3	Phase Three	45
5.1.4	Phase Four	46
5.1.5	Phase Five	46
5.1.6	Phase Six	46
6.0	Discussion and Conclusion	48
7.0	Bibliography & References	50

## List of Illustrations

Cover plate: the Great Barn, viewed from the north-east.

	Page No.
Figure 1: Regional location.	8
Figure 2: Location Map.	9
Figure 3: 1946 RAF aerial photograph of Coombe Farm and surrounding area.	10
Figure 4: The south-east corner of the Manor of Plymstock, as depicted on the estate map of 1755.	10
Figure 5: Coombe Farm, Plymstock, showing the layout of the farm and the location of the recorded barns.	11
Figure 6: Extract from the Ordnance Survey 'Old Series' one inch map surveyed c.1805, published 1809.	12
Figure 7: Extract from the Greenwood map of Devon published 1820.	12
Figure 8: Extract from estate map c. 1770 showing Combe Farm.	13
Figure 9: Extract from the Plymstock tithe map of 1842.	14
Figure 10: Extract from the Ordnance Survey First Edition map at 1:2500, surveyed 1862, published 1866.	14
Figure 11: Extract from the Ordnance Survey Second Edition map at 1:2500 revised and published 1905.	15
Figure 12: Extract from the Ordnance Survey Revised map at 1:2500 surveyed 1912, published 1913.	16
Figure 13: Extract from the Ordnance Survey Revised map at 1:2500 resurveyed and published 1933.	16
Figure 14: The farm buildings at Coombe Farm, during the later 1960s.	17
Figure 15: The farm buildings at Coombe Farm, during the early 1970s.	17
Figure 16: East elevation of the Great Barn, viewed from the east.	26
Figure 17: North and west elevations of the Great Barn, viewed from the north-west.	27
Figure 18: West elevation of the Great Barn, viewed from the west.	27
Figure 19: South elevation of the Great Barn, viewed from the south.	28
Figure 20: The west elevation of the Great Barn, from an early 20 <sup>th</sup> photograph.	28
Figure 21: The interior of the Great Barn, the north end of the west wall, viewed from the south-east.	29
Figure 22: The original roof of the Great Barn, the western truss-blades at the southern end.	31
Figure 23: The external elevations of the Great Barn.	32
Figure 24: The internal elevations of the Great Barn.	33
Figure 25: East-west cross-section through the Great Barn, viewed from the south.	34
Figure 26: North-facing elevation of the Stables.	35
Figure 27: North elevation of the Stables, viewed from the north.	36
Figure 28: The ground floor interior of the Stables, viewed from the north-east.	36
Figure 29: The Horse Engine House, viewed from the north-west.	37
Figure 30: The interior of the Horse Engine House, viewed from the north-east.	38
Figure 31: West elevation of the Milking Parlour, viewed from the south-west.	39
Figure 32: South Elevation of the Shippon, viewed from the south-east.	41
Figure 33: Floor of the stable in the Shippon, viewed from the west.	42
Figure 34: Roof structure of the Shippon, viewed from the west.	42
Figure 35: The west- and south-facing elevations of the Shippon complex.	44
Figure 36: Phased plan of the barns at Coombe Farm.	47

## List of Appendices

Appendix 1: Brief (Great Barn, Stables and Horse Engine House)	52
Appendix 2: Written Scheme of Investigation (1)	55
Appendix 3: Brief (Shippon and Milking Parlour)	58
Appendix 4: Written Scheme of Investigation (2)	62
Appendix 5: Text of the English Heritage listing documents	65
Appendix 6: Extract from the text of the DCHES records	66
Appendix 7: List of jpegs on the CD-Rom at the rear of this report	67

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The Staff of the Devon Record Office

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The Staff of the Devon County Historic Environment Service

## 1.0 Introduction

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**Location:** Coombe Farm  
**Parish:** Brixton  
**District:** South Hams  
**County:** Devon  
**NGR:** SX52745197

### 1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Mr and Mrs Elloway (Client 1) to conduct historic building recording and analysis at the Great Barn, Coombe Farm. This was in order to discharge the archaeological planning conditions on the barn in relation to the proposed conversion of the building to a dwelling (condition 19 of the planning application 07/2089/09/F and Listed Building planning application 07/2090/09/LB). This work comprised photographic and drawn recording, written description and historic analysis of the barn, with a desk-based cartographic study, commissioned to comply with a brief for historic building recording produced by Devon County Historic Environment Service (DCHES) (see Appendix 1). A Written Scheme of Investigation (WSI) was produced and agreed with DCHES before the commencement of works (see Appendix 2).

SWARCH were also asked by Mr and Mrs Packer (Client 2) to conduct historic building recording at the Shippon Barns, Coombe Farm, to discharge the archaeological planning conditions on those barns in relation to the proposed conversion of the buildings to a dwelling. This work concerned the photographic recording, written description and historic analysis of the barns, and was commissioned to comply with a brief for historic building recording produced by DCHES (see Appendix 3). A WSI was produced by SWARCH and agreed by DCHES before works commenced (see Appendix 4).

### 1.2 Location

Coombe Farm sits in a sheltered valley just beyond the city limits of Plymouth, on the northern edge of the parish of Brixton (but formerly within the ancient parish of Plymstock) in the South Hams, Devon. The farm is now reached by way of a track leading east from Wembury Road and lies roughly 2.5km west of the parish centre of Brixton.

### 1.3 Historical and Archaeological Background

The buildings in question form a Grade II listed complex of rubble slate-stone barns of various periods, dating from the 15<sup>th</sup> to 19<sup>th</sup> centuries, forming part of a larger courtyard of historic farm buildings to the north of the Grade II listed farmhouse.

Coombe Farm was held by the Augustinian Priory at Plympton since the 13<sup>th</sup> century. From before the Dissolution it was the home of the Blake family, who lived there from 1511 to c.1724. The Blakes sold the farm in 1663 to Edmund Pollexfen of Kitley House in Yealmpton. The Pollexfens (later the Pollexfen-Bastards) owned the land until 1900, and the Harvey family leased the property for the whole of the 19<sup>th</sup> century.

No previous archaeological investigations have taken place on the property, or in the immediate area, but a short history of the farm was published by the local historian Ivy Langdon in 1995

as part of her study of the parish of Plymstock. An account of the Priory was recently published by Allison Fizzard (2008).

Much of the rural landscape in this area has been swallowed up by the urban advance of Plymouth. The Devon Historic Landscape Characterisation (HLC) defines the fields of Coombe Farm as modern enclosures adapting post-medieval fields, with the closes around the farm being listed as post-medieval in date. Yet Coombe Farm was located on the leading edge of intensive open-field medieval agriculture, as the field boundary morphology and intermixed landholding depicted on the 1755 map of the Manor of Plymstock (Figure 4) clearly demonstrates. This would imply the fields around Coombe, particularly the curtilage around the buildings, could be substantial older than previously thought.

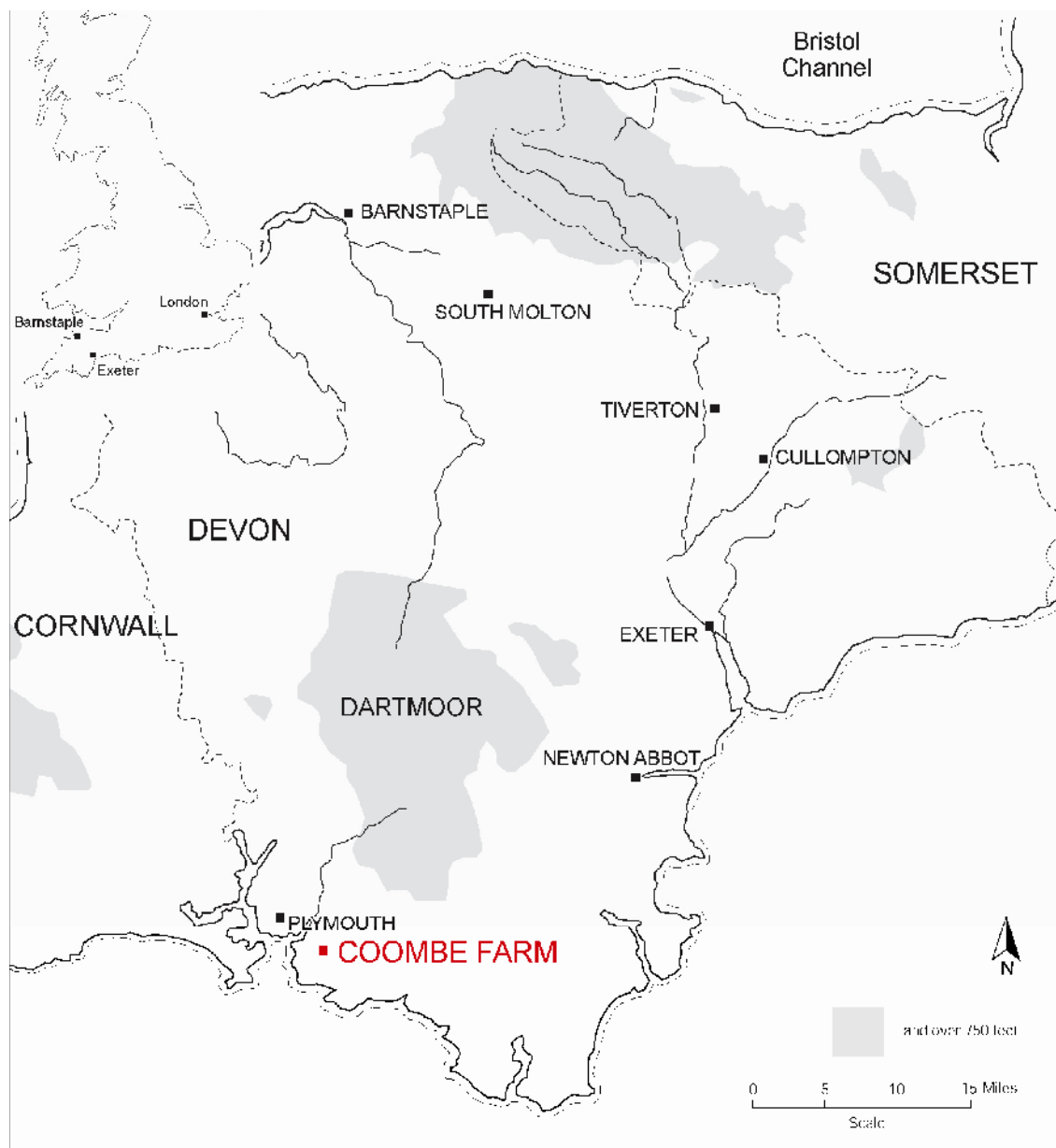


Figure 1: Regional location.



## 1.4 Topographical and Geological Background

The farmhouse, barns and shippens form a compact group around a central yard that nestles near the head of a narrow valley. The watercourse that flows through this valley heads north-eastwards, ultimately to join the River Yealm. The farm is sheltered by the lie of the land and by belts of trees to the south and the east. It is situated on or about the 60m contour in open and undulating countryside to the south of the heavily urbanised area of Plymstock, now a suburb of Plymouth. This is well-illustrated by the 1946 RAF aerial photograph (see Figure 3). The Soil Survey lists the soils as those of the Denbigh 1 Association, being well-drained fine loamy and fine silty soils (1983). The bedrock is comprised of Middle Devonian Slates, with an outcrop of Middle Devonian Limestone immediately to the south and west (BGS 1974).

## 1.5 Methodology

The Great Barn, Coombe Farm, was surveyed on Thursday 16<sup>th</sup> September 2010 by Dr N. Berry and E. Wapshott. A return visit was made on Tuesday 16<sup>th</sup> November 2010 by Dr B. Morris and Dr S. Walls to undertake further detailed elevation drawing and recording. The Shippon Barn, Coombe Farm, was surveyed on Thursday 25<sup>th</sup> November by B. Morris and E. Wapshott. The recording work was undertaken according to the agreed WSIs (Appendices 2 and 4), to conform to the recording levels as set in the briefs (Appendices 1 and 3; English Heritage 2006). Photographic and written records were produced.

The retrogressive cartographic analysis was undertaken by T. Green and the desktop assessment was undertaken by B. Morris, with reference to the IfA guidelines on the preparation of Archaeological Desk-based Assessments (2008). Printed and unpublished material in the Devon HER, the Devon Record Office (DRO), the West Country Studies Library (WCSL), and the Plymouth and West Devon Record Office (PWDRO) was consulted as part of this work.

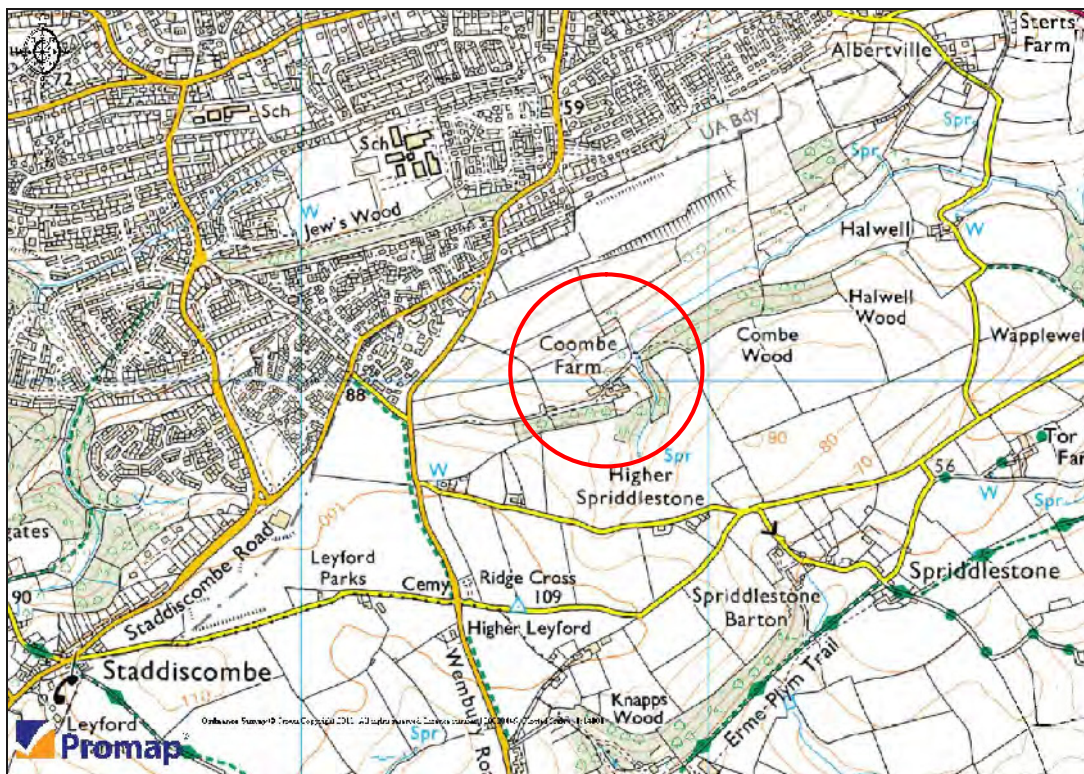


Figure 2: Site location (the site is indicated).



Figure 3: 1946 RAF aerial photograph of Coombe Farm and surrounding area (site is indicated). Note the rolling topography and the distinct linear comb the farm occupies (RAF).



Figure 4: The south-east corner of the Manor of Plymstock, as depicted on the estate map of 1755 (DRO).



Figure 5: Coombe Farm, Plymstock, showing the layout of the farm and the location of the recorded buildings.

The 'Old Series' Ordnance Survey one inch map surveyed around 1805 and published 1809 (Figure 6) provides only the location of the buildings, but does not represent them with any accuracy.



Figure 6: Extract from the Ordnance Survey 'Old Series' one inch map surveyed c. 1805, published 1809. The location of Coombe Farm is indicated (WCSL).



Figure 7: Extract from the Greenwood map of Devon published 1820. The location of Coombe Farm is indicated (WCSL).

The Brothers Greenwood map of 1820 is similarly sparing with useful information (Figure 7), and the earliest available map to show Coombe Farm in any detail is an estate map surveyed *c.*1770 (Figure 8), which appears to provide a relatively accurate depiction of five buildings. Figure 8 shows the Great Barn, with adjoining Horse Engine House (or perhaps a predecessor) and the Stables, but not the Milking Parlour or the Shippon. Other buildings are shown adjoining the Great Barn to the east, but these no longer survive.

At this date the domestic range (the southernmost building) had apparently already acquired additions to what the English Heritage listing document (see Appendix 5) records as a typical post-medieval farmhouse on the three-rooms-and-cross-passage plan. The map appears to show the house once possessed a north wing, a feature that disappeared by 1842.

Three other buildings are shown to the north and east of the farmhouse and Great Barn, one of which is still extant, but these do not correspond with the Shippon or the Milking Parlour.



Figure 8: Extract from an estate map *c.* 1770 showing Coombe Farm (DRO).

The Plymstock tithe map of 1842 (Figure 9) is very clear and detailed enough to illustrate the footprint of the buildings of Coombe Farm at that date. The cartographer has helpfully used the (semi-)standard colour coding, showing domestic buildings in red or pink and the non-domestic in grey. From the extract in Figure 9 it can be seen that in 1842 there were four non-domestic buildings, with that to the west corresponding to the Great Barn. The Milking Parlour had now been built, and is shown on the east side of the farmyard.

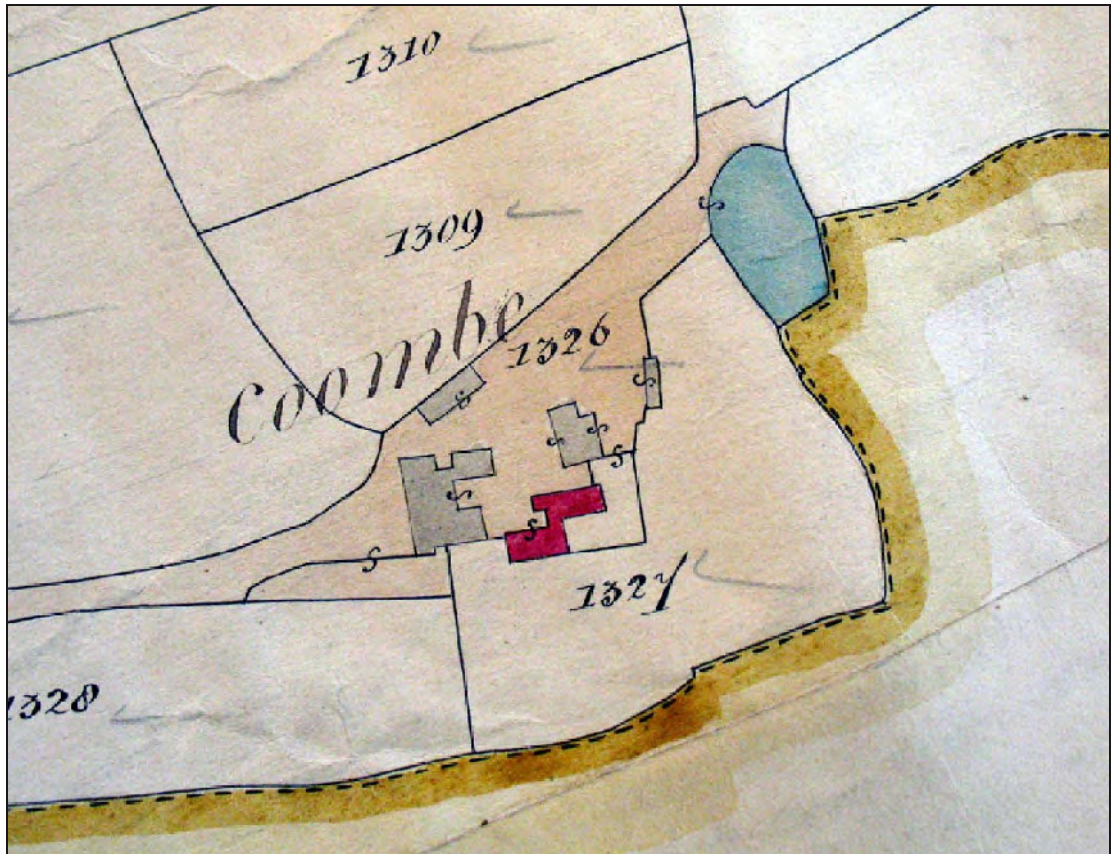


Figure 9: Extract from the Plymstock tithe map of 1842 (DRO).

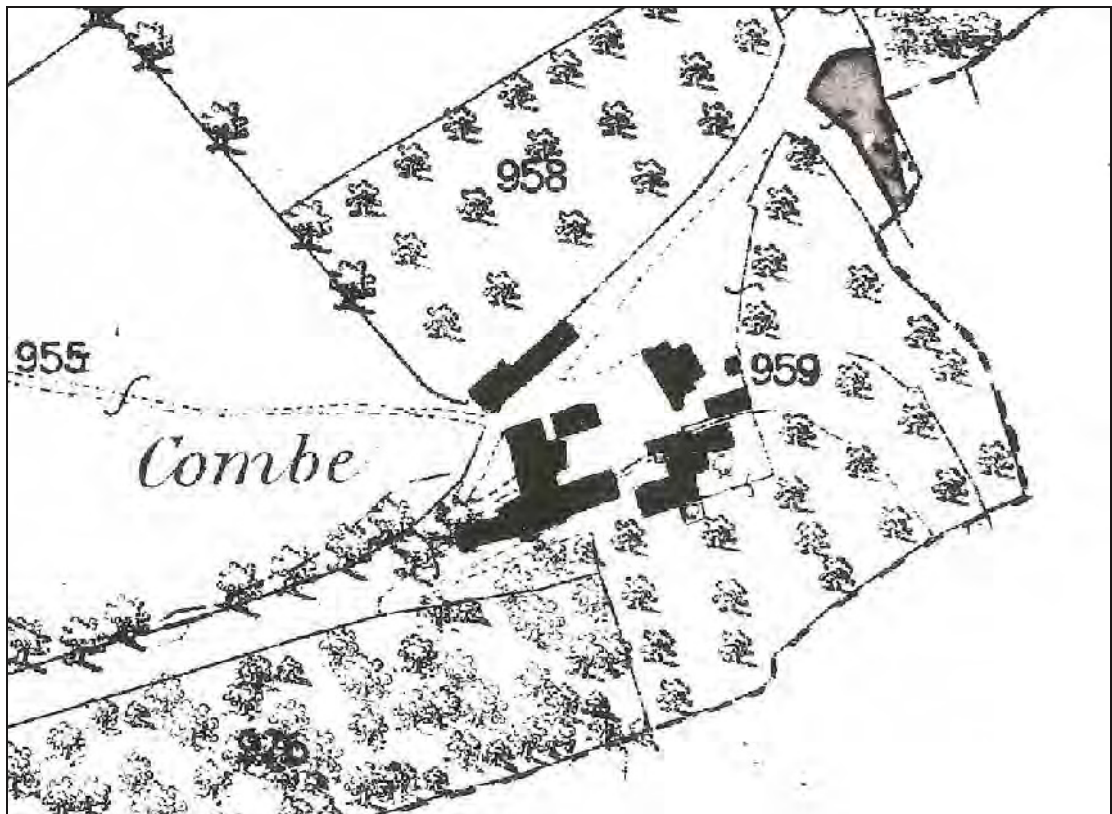


Figure 10: Extract from the Ordnance Survey First Edition map at 1:2500, surveyed 1862, published 1866. Devon sheet 124.14 (WCSL).

A comparison of the tithe map with later 19<sup>th</sup> century records indicates an era of change in mid-century. Figure 10 is an extract from the Ordnance Survey 1:2500 map surveyed in 1862 and published in 1866. From this it appears that in the 20 years since 1842, the building to the north-west had been extended, and the small building to the east had been replaced or reduced. Meanwhile, the Great Barn acquired a long east-west extension attached to its south-west corner and may also have had its south-east wing extended.

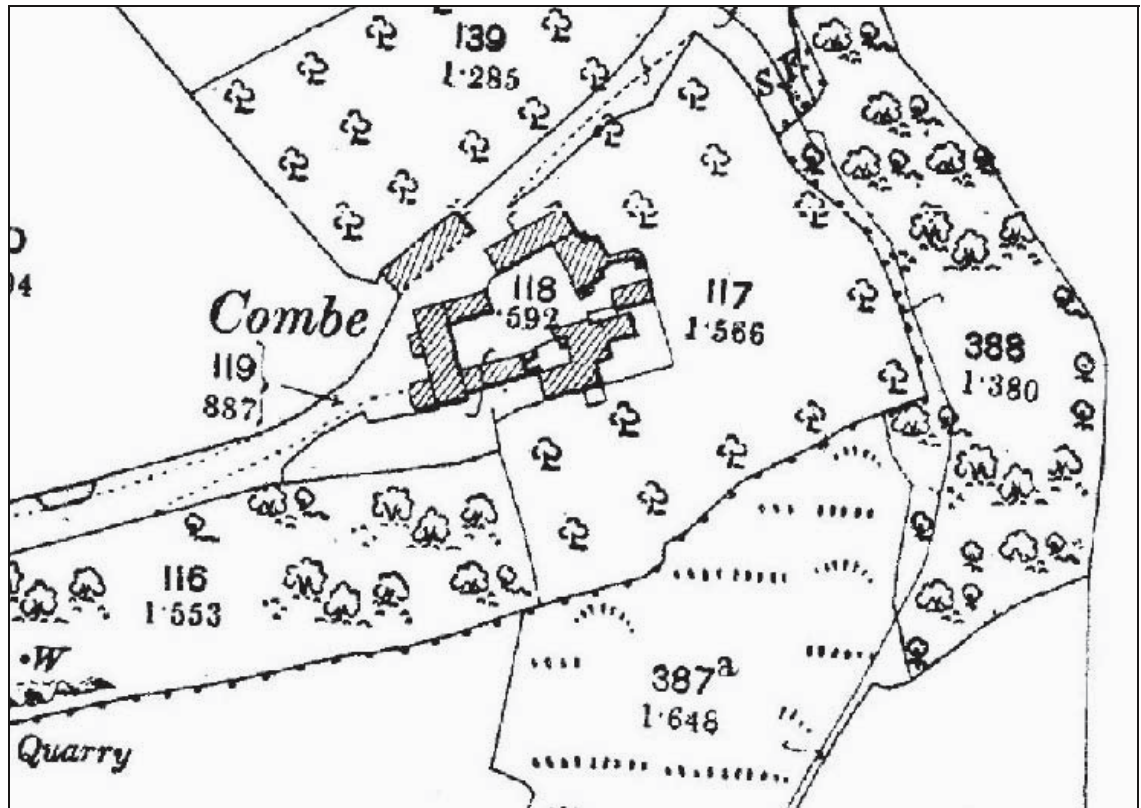


Figure 11: Extract from the Ordnance Survey Second Edition map at 1:2500 revised and published 1905. Devon sheet 124.14 (DRO).

Revised maps of 1905 (Figure 11) and 1913 (Figure 12) indicate loss of the east-west extension of the Great Barn. This appears to have been replaced by – or to have revealed – what must be the Horse Engine House which is still present today. The main north-south range of the building had also by 1905 acquired a small outshut on the west. Quite new on the map of 1905 is a long building to the north of the complex – the Shippon – which effectively created an enclosed yard around which all but one of the buildings are ranged. The map of 1905 (Figure 11) clearly indicates that the building to the north-west was open-fronted for its entire length. The revised Ordnance Survey map of 1913 however (Figure 12) indicates that in the intervening years the building had been divided, with only the north-eastern half remaining open-fronted.

Developments between 1913 and 1933 (Figure 13) include a substantial eastwards extension of the farmhouse (the ‘studio’ of Miss Clay – Macbean *pers. comm.*) and small additions on the east side of the northern group, including a ‘sheepwash’. The Great Barn remained unaltered at this date, but an enclosed yard appears to have been created within the angle formed by the main range and the north-east wing. The Shippon and Milking Parlour also appear largely unchanged, with the exception of the addition of several small buildings to the north-east.

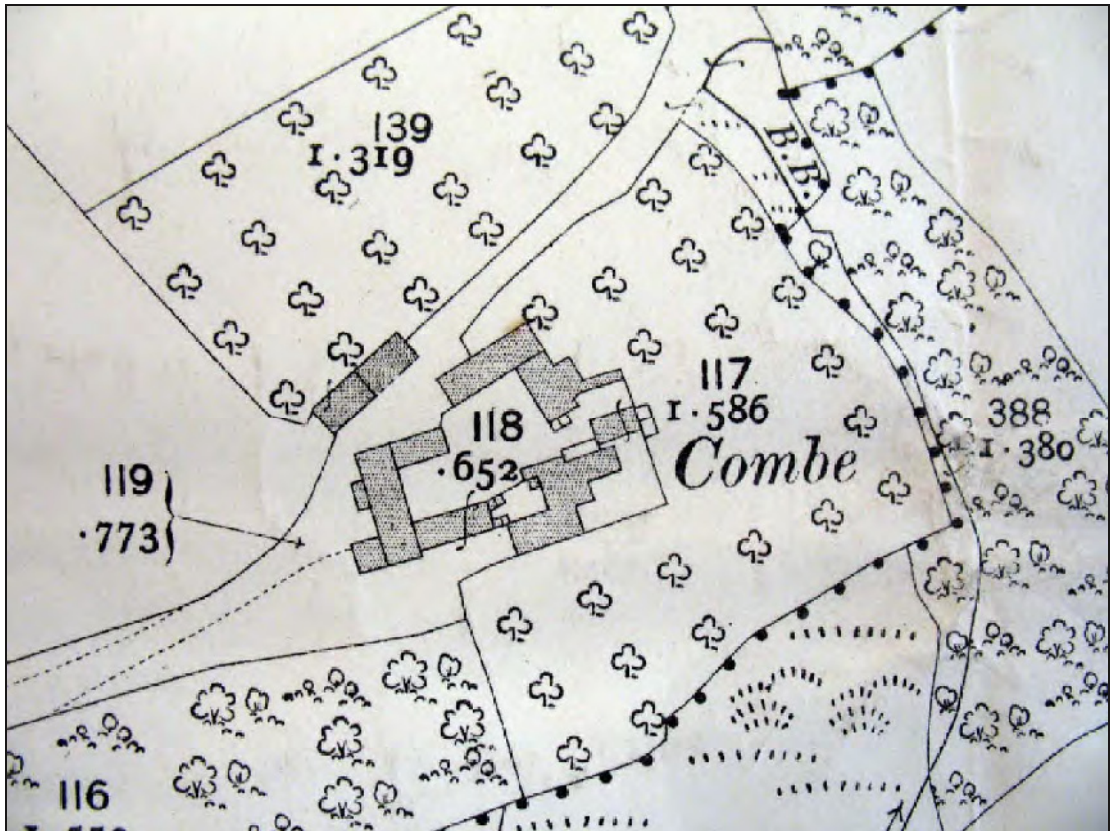


Figure 12: Extract from the Ordnance Survey Revised map at 1:2500 surveyed 1912, published 1913. Devon sheet 124.14 (DRO).

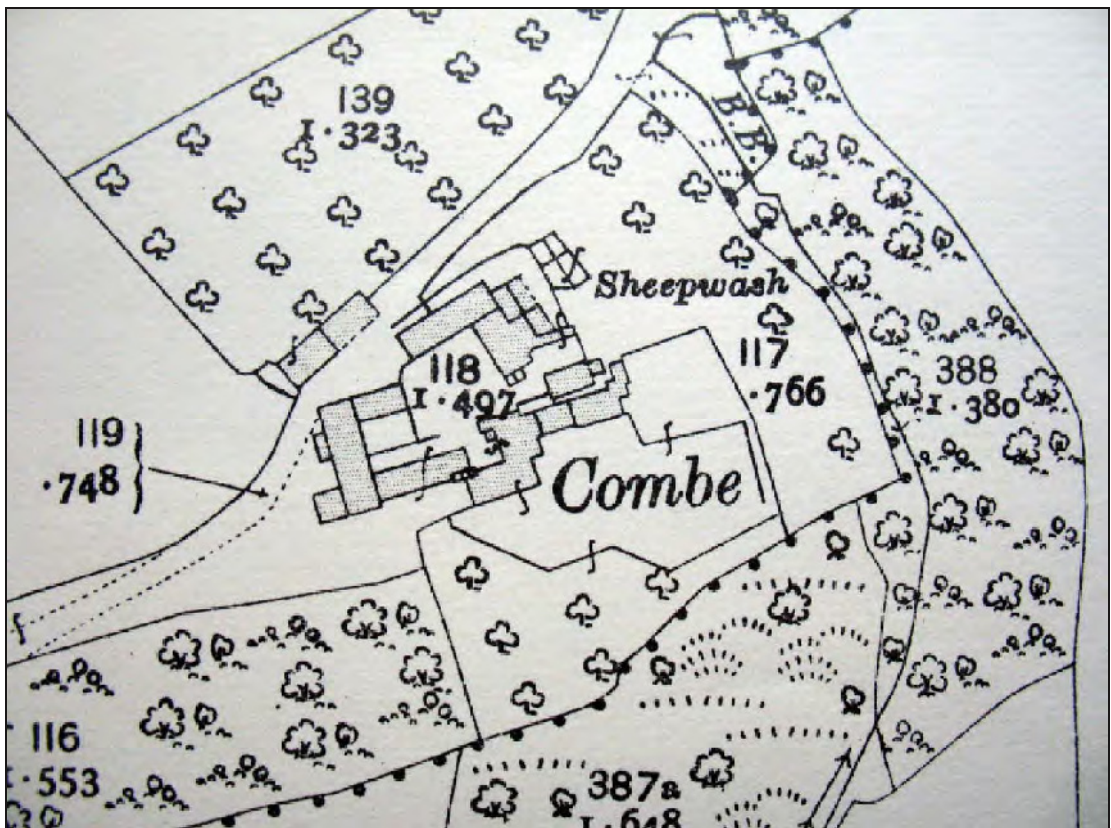


Figure 13: Extract from the Ordnance Survey Revised map at 1:2500 resurveyed and published 1933. Devon sheet 124.14 (WCSL).



Later 20<sup>th</sup> century developments include the erection of a large double-pile building to the west and two buildings to the east. Some roofs have been replaced with modern materials. The historic core remains however essentially unaltered (see Figure 14 and Figure 15 ).



Figure 14: The farm buildings at Coombe Farm, during the later 1960s (MacBean family).



Figure 15: The farm buildings at Coombe Farm, during the early 1970s (MacBean family).

Much of the early history of the farm is summarised in a document drawn up for or by Edmund Pollexfen “about the 15<sup>th</sup> of March 1693” (PWDRO 74/96/10). The pre- and post-Dissolution history is complicated by the succession of John Blakes who held the farm, of whom there must have been at least four. The contribution of Ivy Langdon’s work (1995) is gratefully acknowledged, as is the help of Mr. and Mrs. R. MacBean.

### 3.1 Medieval History

#### **Early 13<sup>th</sup> century**

The first reference to Coombe Farm is held to be the grant of *duo feorlingas terre de Cumbe* (two furlongs), given to Plympton Priory by Hugo (Hugh) Peverell. While the charter itself is undated, its palaeography suggests it dates to the 13<sup>th</sup> century (Langdon 1995, 149).

It is of particular interest that in a different (and undated) charter we find Hugh confirming donations “which the lady Matilda Peverel had given before” at “Buelle”. Matilda Peverel, the wife of Robert Fitz Martin of Dartington, was an important 12<sup>th</sup> century benefactor of the Priory, and this could imply the original grant of the land at Coombe was made earlier in the 12<sup>th</sup> century. If so, one would have expected Coombe to appear in the confirmation charter of Henry II dated to 1155, but it does not.

Yet it is not clear precisely how the Peverell family were in a position to grant *duo feorlingas* in Plymstock. There is no other record that they held land in the hundred of Plympton during this period, though Hugh Peverell did briefly hold an estate in the neighbouring Hundred of Roborough at Weston Peverell (later Pennycross) for one Knight’s fee in 1241 (Reichel 1942, 126).

The Peverell family held most land in the Hundred of Ermington, along with the important manor of Ermington itself. Richard Peverell is recorded in 1201, succeeded by Hugh before 1228. By 1275, John Peverell was the lord of the manor (Reichel 1942, 320), and was the last of that line (Pole 1791, 333).

The land at Ermington included ½ knight’s fee in *Cumb Spridel* (Spriddlescombe in Modbury parish), and in 1346 the Prior of Plympton is recorded as holding 2 furlongs of land there in perpetual alms. Reichel (1942, 323) argues these lands appear in the charter of 1155 as “fee lands in the township of Ermington, *Swineston*”. This strongly suggests the undated charter of Hugh Peverell does *not* refer to Coombe Farm.

Yet it is clear that some confusion remains. ‘Swineston’ is associated with a place called *Halswill* in 1303, 1346, and 1428; *Combe Pridel* was held by Ralf [Spryde(l)] in 1303, and he also held Spriddleston in Brixton Parish, of which the Prior held three furlongs of land (Reichel 1942). Further research may yet clarify the matter.

Plympton Priory was an Anglo-Saxon collegiate church re-founded in 1121 by Bishop William Warelwast of Exeter as a house of Augustinian Canons. Confusingly, while Plympton did hold some land in Plymstock (including Coombe Farm and Hooe Barton), as well as the chapel and the tithes, the *manor* (comprising perhaps a third of the parish – see Figure 4) was held by the Abbey at Tavistock. The revenues arising from the manor, the chapel, and the tithes were considerable, and the two monastic institutions jealously guarded their rights (see Fizzard 2008, 120-7).

### **11<sup>th</sup> November 1227**

The Easter 1228 sitting of the Curia Regis heard a case concerning the land of the Priory in Plymstock. Ada Forestarius alleged he had been assaulted by Geoffrey le Hostiller (the King's serjeant) and Walter de Durevill, and that they had stolen nine shillings, his horse and a sword and placed him in the stocks. Geoffrey and Walter, together with Thomas Splot, testified that Ada and others had previously torn down a legal enclosure around a curtilage the Priory owned. On the 11<sup>th</sup> November 1227 Ada returned to destroy the enclosure a second time and was intercepted by Walter and the men of the *uthesium* (hue-and-cry) and apprehended at a church (Fizzard 2008, 122-4).

While this incident makes no reference to the location of the said curtilage, the Augustinians do have something of a reputation as agricultural improvers (Fizzard 2008, 71-2). It is possible that, given the peripheral location of Coombe within the parish (and see Figure 3 and Figure 4), the original grant of two furlongs was of unenclosed common pasture which they then subsequently enclosed. Such a move would have enraged those people with an existing right to the land – including the manorial lord, the Abbot of Tavistock – and this could have prompted Ada's direct action.

### **1264**

In a charter of this year Walter de Cumba, Lord of the manor of Spriddlestone, granted the Priory a right to “take water from Cullewelle Lake through his land of Spridelstone to their land of Comb”.

### **1291**

The *Taxatio* of Pope Nicholas IV lists the extensive properties belonging to the Priory, and several places named *combe* are mentioned. Reichel (1942) suggested *Combe Rowaldon* may refer to Coombe Farm, but given its high valuation (18 shillings) compared to Halwell (5 shillings), Coombe Farm is more likely to be listed as simply *Cumbe* (4 shillings).

### **1481**

A (now lost) Priory rental of 1481 contains a short list of *grangia*, farms run directly by the Priory for the Priory. Coombe is *not* on this list, even though the physical and documentary evidence suggests it *should* be a monastic grange.

### **1511**

The Priory probably oversaw the management of the farm directly for most of the medieval period, and the next reference to Coombe is in 1511, when the Prior John David leased the “Manor of Combe Pryor” to John Blake and his wife for £6 a year. A John Blake is listed in the rental of 1481 as a tenant in South Wembury, with a Johannes Blake recorded as holding four acres at *Widcombeheade*. When the Abbot of Tavistock leased the grange of Werrington, the leaseholder he chose was his bailiff, John Clotworthy (Finberg 1951, 256), so we may surmise on that basis that John Blake was a known and trusted tenant, and perhaps even the former bailiff or steward at Coombe.

The shift away from direct management in favour of leasing properties is a distinctive feature of this period, as the great monastic landowners found it increasingly difficult to generate an income from farming. Tavistock Abbey, for example, leased out all but one of its granges during the period 1497-1525 (Finberg 1951, 256).

## 3.2 Dissolution

### 1534

In the *Valor Ecclesiasticus* – the comprehensive survey of church estates and income drawn up by Henry VIII's commissioners – the *Firma de Comb Prior* is listed among the possessions of Plympton Priory, with a yearly income listed at £6. It is of note that Coombe is the only *firma* to receive its own entry – all the others listed are manors, even where the actual income is comparable – which would imply Coombe was regarded as being something a little different.

### 3<sup>rd</sup> May 1536

Aware that Dissolution was imminent and unavoidable, and for a consideration of £20, the last Prior at Plympton, Prior John Howe, issued a 96 year lease to John Blake and his wife Elizabeth for the farm at Combe Prior. This lease explicitly excluded “the Prior's mansion place called lower Comb with the apull gardyn and a lytle arber to the same mansion place adjunct and a dove-house to the same mansion place belonging and all the wood, groves and quarrys there with free libertye for the Priors, their servants, workman and labourers to goe and to come at all tymes with all manner of carriages for their business necessary and profitable at their will and pleasure”.

When the Tavistock grange of Werrington was leased in 1500, the Abbot there retained the use of the manor house, but at Coombe the wording strongly implies the farm possessed two houses: the farmhouse of Lower Combe and the ‘mansion house’ reserved for the Prior. These buildings need not have been separate structures, but the existence of separate holdings does account for the profusion of names for the farm.

The 96 year lease on Coombe Farm is a reflection of wider trends. The inevitability of the Dissolution encouraged many monastic authorities to issue generous annuities (pensions) and corrodies (food and clothing allowance) in the foreknowledge that the Crown would ultimately be responsible for honouring these agreements (Fizzard 2008, 238-9). Perhaps John Blake realised this and sought to secure his leasehold against future uncertainty.

### November 1544

In 1544 the body set up to deal with confiscated monastic properties – the Court of Augmentations – received a request from a George Keynsham of Brixton to purchase the farm of Comb Prior (leased to John Blake) with the mansion house called Lower Combe and its orchard, garden, dovecote, woods, groves and quarries. “The yerelye valowe of one ferme called Comb Ferme with a mancion called Lower Combe parcel of the possessions of the late monasterie of Plymton ys £6 10s.” (Yoiungs 1955, 49-50)

### 6<sup>th</sup> December 1544

The King, by his letters patent, granted “combe farms old comb Pryor together with lower combe to Keynsham and his heires” for the consideration of £118 14s, together with an annual sum of £13 in substitution for knight service (Yoiungs 1955, 49-50).

### June-August 1546

Only two years later, George Keynsham obtained a licence to alienate Coombe to John Blake (senior), for the payment of £146.13s.4d. This was by virtue of the fact that as the Blake family possessed a strong legal tenacy at Coombe – wisely extracted from Prior John Howe before the Dissolution – Keynsham could not legally take possession of the property (Langdon 1995, 150; Yoiungs 1955, 49-50).

### 8<sup>th</sup> July 1555

John Blake drew up a deed setting out the ownership of Coombe for himself, John his son, and thereafter any legal heirs. Despite this attempt to settle the legal status of the farm, various

gentlemen at various times made several attempts at a *common recovery*. These attempts are listed in a document drawn up for or by Edmund Pollexfen “about the 15<sup>th</sup> of March 1693”.

Common recovery was a litigious ‘collusive action’ that took advantage of an insecure conveyance. Essentially, common recoveries were used to break entails (i.e. the conditions stipulated in wills or settlements that limited the descent of freehold land to certain individuals) and allow land to be sold, mortgaged, or transferred according to the wishes of the litigant (see <http://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/deedsindepth/freehold/commonrecovery.aspx>). Such legal measures could and did take place in collusion with the sitting tenant or owner, in order to break unfavourable outcomes.

### 3.3 Post Medieval History

#### **1581**

Thomas Barkley, later of Downhorn in Plymstock, attempted a common recovery of Combe Pryor and Lower Combe.

#### **June 24<sup>th</sup> 1606**

John Blake issued a covenant regarding the conveyance of Coombe, and sundry lands called Birchland in Plympton St. Mary, to his wife Eliza for her life, and thereafter to their heirs.

#### **1607**

Richard Waltham, Thomas Barkley, Humfry Southcott and John Stanning attempted a common recovery for Combe and other lands in Plymstock and Plympton St. Mary.

#### **12<sup>th</sup> February and 20<sup>th</sup> March 1639**

Nicholas Pearse and Daniel Werring attempted a common recovery of Combe Pryor, with a deed defending the recovery issued by John Blake. This recovery seems to have been issued in collusion with John and George Blake, as the deed is signed by “the said Mr John Blake, Mr Pearse and Daniel Waring”, and as a result John Blake became tenant in fee simple, with an annuity of £50 a year to Joan Blake (wife of George) should she survive both John and George. This document was witnessed by Edmund Pollexfen (PWDRO 74/96/4).

#### **20<sup>th</sup> May 1654**

The last will and testament of George Blake, leaving Combe to his wife Joan(na) for her life, and then to William Corham his nephew and his wife and heirs for 99 years, reverting to Ferdinando Blake and his heirs in the event of the death of the other beneficiaries. There are two copies of George Blake’s will (PWDRO 74/96/2).

#### **11<sup>th</sup> January 1663**

Following the death of George Blake, and probably that of his widow Joan, his heir Ferdinando Blake and his wife Ruth sold “the capital message, Barton farm and demesne lands commonly called or known by the name or names of Combe als Combe Prior and Lower Combe” for a “competent sum of money” (otherwise listed as £300) to Edmund Pollexfen of Kitley in the parish of Yealmpton (PWDRO 74/96/9). The Blakes remained tenants at the property, and a John Blake was churchwarden at the church in Plymstock in 1703 and 1704 (Langdon 1995).

Given that Edmund Pollexfen appears as a signatory on the common recovery of 1639, it seems likely the Pollexfens were an important local patronal family. Unfortunately, prior to the failure of the male line in 1710, only four generations of Pollexfens are known at Kitley – Thomas, John, Nicholas and Edmund (Risdon 1970, 359). It seems that before the marriage of Anne Pollexfen to Sir William Bastard of Gerston, the history and lives of the family is obscure.

### **February 1673**

A brief survey of the lands of the farm in 1673 notes “that the great Old Orchard and some other parts of the Barton are tythe free”, which may well reflect those parts of the farm reserved to the Prior in the 1536 leasehold agreement (PWDRO 74/298/5).

### **Lady Day 1674**

The Hearth tax, first introduced in 1662, placed a fine of 2s per hearth per year on most householders; for Devon, the 1674 returns are the most complete. Unusually, the Blakes of Coombe refused to provide a written statement of liability, forcing the three parish constables – Thomas Cole, William Candish and Daniel Candish – to visit and count the number of hearths themselves. They found that George Blake’s house possessed six hearths, and Mrs. Joanna Blake’s house had five hearths (Stoate 1982, 159).

This extra detail is of especial interest as it suggests the house at Coombe was very large: a nine-hearth liability was the same as Radford Barton. This might account for the reticence of the Blakes, who may well have occupied a disproportionately large dwelling they could ill-afford to maintain. Alternatively, such a large number of hearths could imply the house contained heated lodgings.

The division of the house between George and Joanna Blake also implies the house was in multiple occupancy. This was a noted contemporary phenomenon where single siblings, widows or cousins inhabited the same property, each renting their part (perhaps only a single heated room) from the current patriarch. This implies the division between Combe Prior and Lower Combe was still in effect.

### **25<sup>th</sup> August 1713**

Inside a second copy the will of George Blake is a letter addressed to Sir William Bastard. This copy of the will sports marginal notes on John Blake’s common recovery of 1639, and the author of the letter is concerned William Corham or his heirs may still have rights over the property. Clearly the legal status of the farm remained in doubt (PWDRO 74/96/2).

### **12<sup>th</sup> February 1724**

By this date the Blakes had finally left Coombe Farm, as a messuage, barn, gardens etc. in Combe, alias Combe Prior were leased to John Finch, a yeoman of Plymstock, for 99 years and an annual rent of 50 shillings. Six fields belonging to the Barton of Combe were leased separately to Silas Bickford, yeoman, for 99 years and a rent of 30 shillings (PWDRO 74/447/12-13).

Thirteen years later those six fields are recorded as being leased to a Josias Willing, yeoman, on 7<sup>th</sup> November 1737 for 30 shillings per annum, by Sir William Morice of Werrington. Presumably these six fields were then permanently alienated from the farm.

### **21<sup>st</sup> & 22<sup>nd</sup> June 1754**

In an abstract to title “Combe, otherwise Combe Prior & Lower Combe” is still referred to as two properties (PWDRO 74/185/2/7).

### **12<sup>th</sup> November 1767**

William Bastard of Kitley leased the capital messuage of Combe Tenement to Alexander Edwards of Plymstock, yeoman, for an annual rent of £63 (PWDRO 74/447/5).

### 3.4 The Victorian Era

#### **23<sup>rd</sup> December 1800**

John Pollexfen-Bastard leased “Coombe Barton” to John Harvey, initiating the century-long tenancy of the Harvey family (PWDRO 74/449/7). This lease was renewed in 1815, 1828 – when the Harveys also leased the Elburton Tenement – and 1860 (PWDRO 74/389/8; 74/449/7; 74/449/19-20).

The official Census returns supply much more detail about the Harvey family. In 1841 John Harvey (aged 68) – either the original tenant of the 1800 lease or else his son – is resident with his three sons William (28), Henry (24), and Edward (22). The tithe apportionment lists Coombe as a farm of 155 acres, 3 rods and 23 perches, with over 80% of that land listed as arable. By 1851 William was the head of the family, and was running the 170 acre farm with his two brothers, and living alongside Edward’s wife Maria (30) and their three children (John, Edward and Richard). There were also three house servants (one of whom, Elizabeth Harvey, was a cousin) and three agricultural labourers.

In 1859 Maria gave birth to her fourth child, James. In 1861 there were no house servants, but still three agricultural labourers, with two sisters, Hannah and Prescilla Lavers, employed as dairy maids. Despite the presence of dairy maids, a small notebook relating to the lease of 1860 records all the fields on the farm (total area being 171 acres and 25 perches) and the state of cultivation, which, like in 1841, is overwhelming arable (PWDRO 74/389/8).

The Census of 1871 records that the farm was 184 acres in extent, and that Edward Harvey (52) had become the head of the household – having outlived his two older brothers. Edward Harvey lived at Coombe with his wife, his three sons and four servants.

By 1881 Edward was dead, succeeded by his son Edward (now aged 31). Only Maria (“widow, mother”), his brother James and a single agricultural young labourer lived on the farm. In 1891 they were joined by Edward’s brother Richard, and there was again a general house servant. By 1901, the widow Maria had moved in with her daughter and son-in-law at Pomphlett Farm, leaving only Edward (now aged 52) and his nephew Warwick Harvey (9) to be cared for by a housekeeper and two servants.

The biography of the Harvey family at Coombe suggests the heyday of the Victorian farm was 1851-81, under the care of John, William and the first Edward. The latter years of the 19<sup>th</sup> century appear to have been ones of decline or change, overseen by a bachelor and his few servants. In 1900, Robert Clay renewed Edward Harvey’s lease for the sum of £160 for only single year – after which, we may presume, the Harveys left Coombe altogether.

#### **June 10<sup>th</sup> 1821**

On this date, Edmund Pollexfen Bastard and Jane Bastard (widow) entered into a mortgage agreement with Sir Charles Morgan (Bart.), Richard Clark Esq., Richard Trewin Esq., Sir John Silvester (Bart.) and Robert Ray Esq. for Coombe. This marks the first in a long sequence of indentures and transfers of mortgage, during which period Coombe passes in trust to Edmund’s heirs following his death in 1838. These mortgage agreements last until 18<sup>th</sup> May 1899, when an indenture of reconveyance was issued (MacBean title deeds).

### 3.5 The 20<sup>th</sup> Century

#### **April 27<sup>th</sup> 1900**

Following the indenture of reconveyance issued in 1899, and with due recompense to his brother William, Baldwin John Pollexfen-Bastard sold Coombe to Robert Hogarth Clay of Wembury House for £8823. Robert Clay purchased “all that the messuage or farmhouse barns

and other buildings farm lands and heredit commonly known as Coombe Farm”, a farm of 157 acres, together with Halwell Farm, borrowing £10,000 for the purpose from William Henry Earl of Mount Edgcumbe. This sum had been repaid by 1<sup>st</sup> July 1905 (MacBean title deeds).

#### **7<sup>th</sup> September 1909**

Robert Clay mortgaged Coombe Farm to the solicitors Harry Davies Bewes and Godfrey Nix Dickinson of Stonehouse for the sum of £2000, to be repaid on the 7<sup>th</sup> March 1910. On 1<sup>st</sup> November 1909 an additional £1000 was added to the mortgage, another £1000 on 30<sup>th</sup> November 1909 and another £1000 on 7<sup>th</sup> December 1909. This money, with interest, was repaid by 3<sup>rd</sup> May 1910.

#### **15<sup>th</sup> October 1910**

Robert Clay mortgaged Coombe Farm to Mr Alnod John Boger of Wolsdon in the parish of Anthony in Cornwall for the sum of £8500.

#### **27<sup>th</sup> October 1910**

Robert Clay took out a second mortgage on Coombe Farm, this time with his wife Mary, for the sum of £1500, an additional of £5500 in 27<sup>th</sup> September 1912, and an agreement to lend him further sums if necessary (PWDRO 81/c/51-2; 81/c/68). It is clear that Robert Clay was in some financial difficulty at this time, as a proposal for the sale of Coombe and Halwell was drawn up in August 1912. Lot 7, Combe Farm, is described as “a very useful farm and includes a quantity of useful timber” with a reserve price of £2850 (PWDRO 81/C43). Between 1906 and 1921, Robert Clay leased the shooting rights at Coombe and Halwell every year for between £10 and £20, to gentlemen of Plymouth, including at least one naval officer (PWDRO 81/c/35; 81/c/38-41).

#### **25<sup>th</sup> March 1922**

Following the death Robert Hogarth Clay on the 24<sup>th</sup> December 1921, his executors (his wife Mary and daughter Alice Mildred) used his estate to pay off the remaining £2500 owed to Alnod Boger (MacBean title deeds).

#### **28<sup>th</sup> December 1925**

Following the death of Mary Hogarth Clay on the 6<sup>th</sup> March 1923, the Robert Clay’s estate was divided between the three daughters: Alice Mildred, Katherine Maud and Margaret Audrey. For the sum of £7400 paid to their fellow beneficiary, Alice Mildred and Katherine Maud Hogarth Clay (spinsters) settled at Coombe (PWDRO 2777/153(1)).

#### **25<sup>th</sup> November 1930**

Katherine Maud died and bequeathed “all her real and personal property to Godfrey Nix Dickinson” – the family solicitor. Dickinson died 2<sup>nd</sup> February 1940 (MacBean title deeds).

#### **31<sup>st</sup> October 1931**

Mr George Trevor Carroll borrowed £2500 from Lloyds Bank Ltd. to buy Coombe Farm from Dickinson and Margaret Audrey Jones (née Hogarth Clay), for the sum of £4000 (MacBean title deeds).

#### **1940**

Mr. Jonathon Harris MacBean – the grandfather of the current owner – entered into a tenancy agreement for Coombe Farm (PWDRO 114/48/30). After a short period of occupancy (1940-44), one Roger Griffiths held the tenancy from the Macbean family (MacBean *pers. comm.*).

#### **1966**

The tenancy of Roger Griffiths came to a close, and the Macbean family resumed direct management of the property (MacBean *pers. comm.*).



### 4.1 Summary

The Great Barn was surveyed initially over one day with the written description, historic analysis and photographic recording being undertaken; a return visit was required to produce the detailed elevation drawings. The Shippon was also surveyed over a single day with the written description, historic analysis and photographic recording all undertaken.

### 4.2 The Great Barn Complex

Rubble slate-stone buildings under corrugated asbestos or 'slurried' slate roofs, set into the slope of the valley side. The Great Barn dates from the 15<sup>th</sup> century, having undergone gable reduction and the replacement of the historic arch-braced roof, with steel trusses and asbestos sheeting in the 20<sup>th</sup> century. The modern roof came from the former army camp and refugee hospital Plaisterdown Camp, near Tavistock which was being demolished in the 1970s (MacBean *pers. comm.*). The Great Barn exhibits the sophisticated use of buttresses in its construction. The Stables and Horse Engine House appear, on the basis of the cartographic evidence, to be later 18<sup>th</sup> in date, and the other additions are of 19<sup>th</sup> century date. The individual buildings within the barn complex display a number of specific agricultural uses: the Great Barn would originally have been utilised for the threshing of grain and grain storage, the Stables for the housing of horses or livestock with hay loft above, and the Horse Engine House would have contained a horse-powered engine system used to run a threshing machine(s) in the neighbouring Great Barn. The use of the barns has changed over the course of the 20<sup>th</sup> century with agriculture developments, and a number of lean-tos and other structures were built up against the buildings; these have now been demolished and any modern internal structures have been removed apart from the concrete feed trough against the north wall of the Great Barn.

### 4.3 The Great Barn Exterior Description (see Figure 23)

The Great Barn is a buttressed structure 24.5m long by 8m wide externally, with walls up to 6m in height (9.5m at the north gable). It has a modern shallow-pitched corrugated asbestos roof with no guttering. The rubble slate-stone walls are up to 1m thick and bonded with a hard heterogeneous mid-brown clay mixed with a varying proportion of lime mortar.

#### 4.3.1 East-Facing Elevation

The long elevation of the Great Barn, facing east (see Figure 16), is abutted by the Stables to the south, fronting onto the enclosed farmyard, with the farmhouse to the south-east. A rubble slate-stone elevation under a corrugated asbestos roof, built into the slope of the hillside at the south end.

The elevation has six openings: a blocked slit air-vent within the Stables; a large threshing door with shallow segmental arch; a surviving slit air-vent opening and three ground floor forced doorways, with timber lintels. The elevation is buttressed, with stepped buttresses; the first at the north end has been removed, the second and third intersect the forced doorways, the fourth and fifth flank the threshing door.

There is a projecting string course at wall-plate height (also found on the west elevation), although this survives only within the Stables. The elevation has a number of put-log holes

arranged in parallel lines along the length of the barn, either side of the buttresses. At the north end there are two small pigeon holes at the same height of those on the north elevation. The elevation is partly rendered and white-washed at the north end, where modern concrete block buildings, including a dairy, have been removed. There is a large vertical structural crack at the north end of the elevation, where the north gable was rebuilt.



Figure 16: East Elevation of the Great Barn, viewed from the east (scale 2m).

#### 4.3.2 North-facing Elevation

The gable-end elevation of the Great Barn, facing north (see Figure 17), fronts onto the modern driveway to the main farmyard and valley to the north. A rubble slate-stone elevation, stepped out at the base, under a corrugated asbestos roof, abutted by the farmyard wall to the east. Ground levels have been reduced to expose the rougher foundations of the gable at the north-west corner. With three slit air-vent openings, in a triangular arrangement, with a single row of 16 pigeon holes running above the bottom two openings. A large central buttress running out beneath the central upper opening, this is also stepped at its base. There is only one small possible put-log hole to the right of the main buttress. The obvious vertical structural cracks at the northern end of east and west elevations, the difference in stonework, the presence of pigeon holes, and the markedly different style of buttress indicate this elevation has been rebuilt. The rebuild of the northern gable indicates the Great Barn has either been extended (from 10 bays to 10.5 bays), or was reduced (from 12 bays to 10.5 bays). It is possible the vertical cracks on the west elevation belong to a second set of threshing doors in a much larger structure, but given the fall of the land this seems unlikely.

#### 4.3.3 West-Facing Elevation

A long elevation of the Great Barn, facing west (see Figure 17, Figure 18 and Figure 20), abutted by the Lean-To and the Horse Engine House, fronting onto a small grassy area to the west of the complex adjacent to the modern drive to the farm. A rubble slate-stone elevation under a corrugated asbestos roof, built into the slope of the hillside at the south end. There is an incomplete projecting string course at wall-plate height. The elevation has five openings: a surviving slit air-vent opening above the Lean-To, a forced doorway within the Lean-To, a large threshing door with a shallow segmental arch, a blocked slit air-vent opening and a large forced opening within the Horse Engine House. Above the threshing door are four sockets that formerly held the timbers for a pentice (see Figure 20).

The elevation is buttressed, with stepped buttresses: the first buttress has been removed from the north end and the scar can be seen on the wall, the second is built into the north wall of the Lean-To and the third is located within the Lean-To, its top portion having been removed above the roof-line. The fourth and fifth buttresses flank the threshing door. The elevation has a number of put-log holes arranged in parallel lines along the length of the barn, either side of the buttresses, and there are two pigeon holes at the north end at the same height as those on the northern elevation. There is a large vertical structural crack at the north end of the elevation, this appears to show some evidence for quoins, and the straight join is poorly tied into the rest of the wall.



Figure 17: North and west elevations of the Great Barn, viewed from the north-west.



Figure 18: West elevation of the Great Barn, viewed from the west.

#### 4.3.4 South Elevation

A gable-end elevation of the Great Barn, facing south (Figure 19), built into the slope of the hillside, fronting onto a small levelled upper yard area. A rubble slate-stone elevation with lime mortar, showing repairs towards the apex of the roof, with substantially larger more blocky stone quoins to the western corner and a large central opening with timber lintel, which is partly blocked above, with a secondary timber lintel. The roof is corrugated asbestos. This elevation has a number of put-log holes arranged in parallel lines either side of the door. The ground level appears to have been artificially raised.



Figure 19: South elevation of the Great Barn, viewed from the south (scale 2m).



Figure 20: The west elevation of the Great Barn, from an early 20<sup>th</sup> photograph (MacBean family). Note the porch projecting over the threshing door.

#### 4.4 The Great Barn (internal) (see Figures 24 and Figure 25)

The interior of the Great Barn forms a single open space 22.5m long by 6m wide (see Figure 21). The roof structure is modern, with steel bolted struts and trusses and corrugated asbestos sheeting. The internal floor surface slopes down from south (where bedrock is exposed) to north (where the internal floor level is *c.*1.5m above exterior levels). The northern wall steps in *c.*0.2m at *c.*1.2m above the floor, and there is a small blocked opening in the middle of the wall just below the step. There are large vertical structural cracks between the east and west walls and the northern gable. The floors to the north of the threshing doors are concrete over rough cobbling and to the south they are earthen over bedrock.

To the north of the opposing threshing doors, the internal space was divided up into stalls for cattle. The surviving concrete floors, laid onto earlier rough sub-angular slate-stone cobbling, show that two sets of cattle stalls, each holding six cattle, flanked a central east-west feed passage, with a third set of stalls facing the surviving concrete feed trough at the base of the north wall. The doors forced through the east and west walls of the barn gave access to these stalls and feed passage.

Above the cattle stalls, five corresponding beam slots in the east and west walls held substantial oak beams (*c.*0.4×0.4m) that supported a hay loft. This floor collapsed and was removed in the 1970s (MacBean *pers. comm.*). There is no visible evidence for a floor at the southern end. Put-log holes, corresponding to those visible externally, are visible on the west and east walls, approximately half of which are blocked.



Figure 21: The interior of the Great Barn, the north end of the west wall, viewed from the south-east.

At eaves height in both east and west walls are two slit air-vent openings, with wide splays and timber lintels, the ones to the south end are blocked while the ones to the north are intact. The south wall has one opening, a large loading door at first-floor height, partly blocked, with a

timber lintel. None of the doors of this structure survive. At the southern end, the lower part of the wall is rendered.

The large opening forced through into the Horse Engine House is flanked by a brick pillar that would have supported shafting from the horse engine; a scar in the render of the south wall indicates where a second brick pillar would have stood. None of the associated machinery has survived. A blocked opening in the west wall, adjacent to the main beam for the Horse Engine House, indicates the shafting originally passed through there, and that the doorway (with its concrete fence-post lintel) and brick pillar were later developments.

None of the original timber trusses remain *in situ* (see Figure 22), although the stubs of two lower arch-braces, and three truss-pad timbers, do survive. The roof was pitched, but with a half-hip at the northern gable. The sockets indicate the trusses were set *c.* 1.4m into the tops of the wall, and that the bays were *c.* 2m wide. In most instances, the sockets are asymmetric, with a vertical northern edge and a concave or sloping southern edge. In eleven instances the asymmetric edge, and often the cavity left by a truss-pad timber, has been infilled with mortared stonework. This unusual morphology could relate to how the trusses were originally raised (i.e. built, then slotted into the truss sockets and raised), but more probably indicate that the original roof racked to the south, displacing the stones of the wall in this distinctive manner, and was later pushed upright again and the cavities infilled.



Figure 22: The original roof of the Great Barn, the western truss-blades at the southern end, viewed from below and to the north-east. This photo was published in Langdon (1995), and shows the 15<sup>th</sup> century arch-braced roof was in a poor state of repair by the early-mid 20<sup>th</sup> century.

COOMBE FARM, THE GREAT BARN: external elevations



Figure 23: The external elevations of the Great Barn.



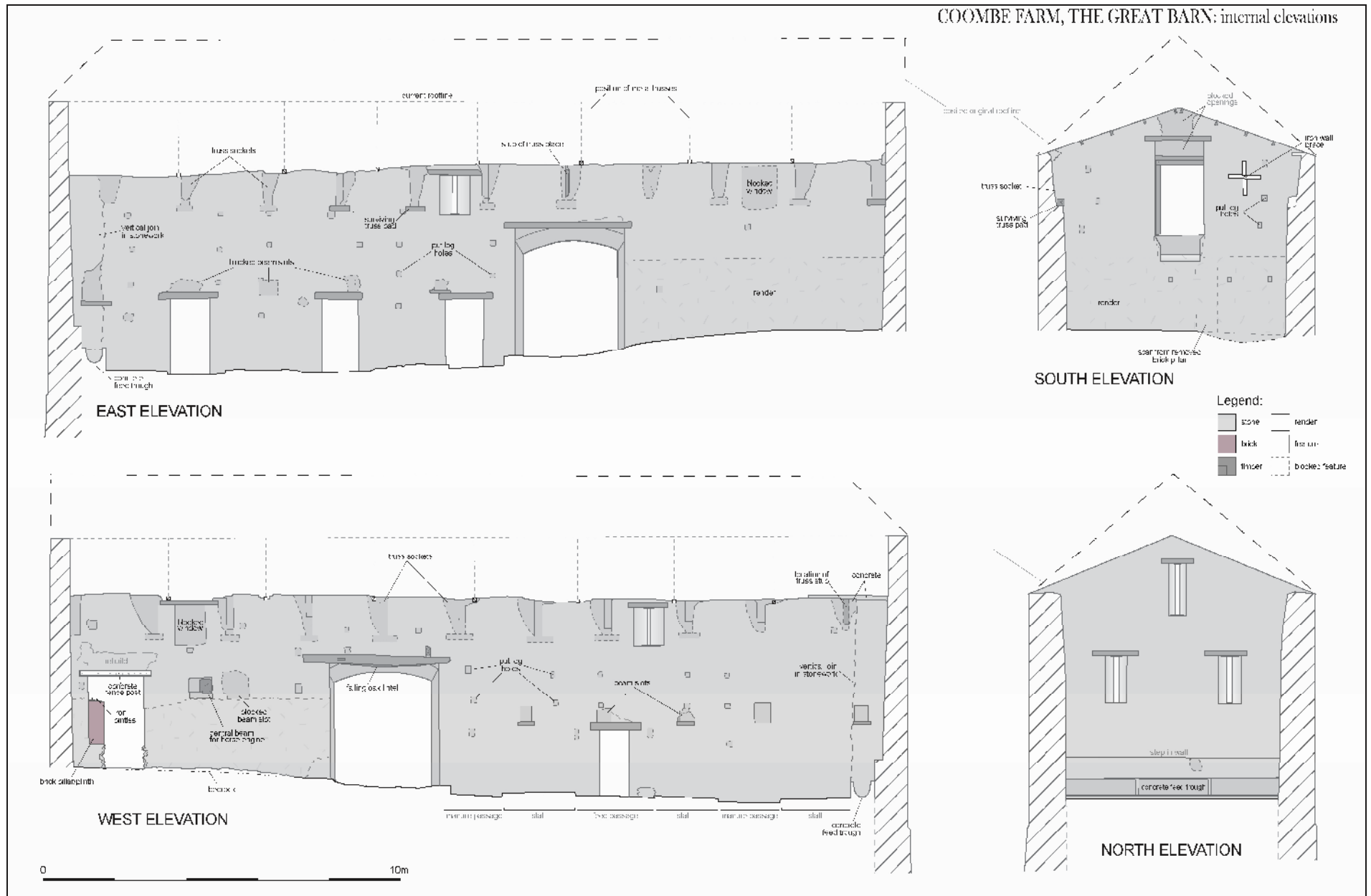


Figure 24: The internal elevations of the Great Barn.

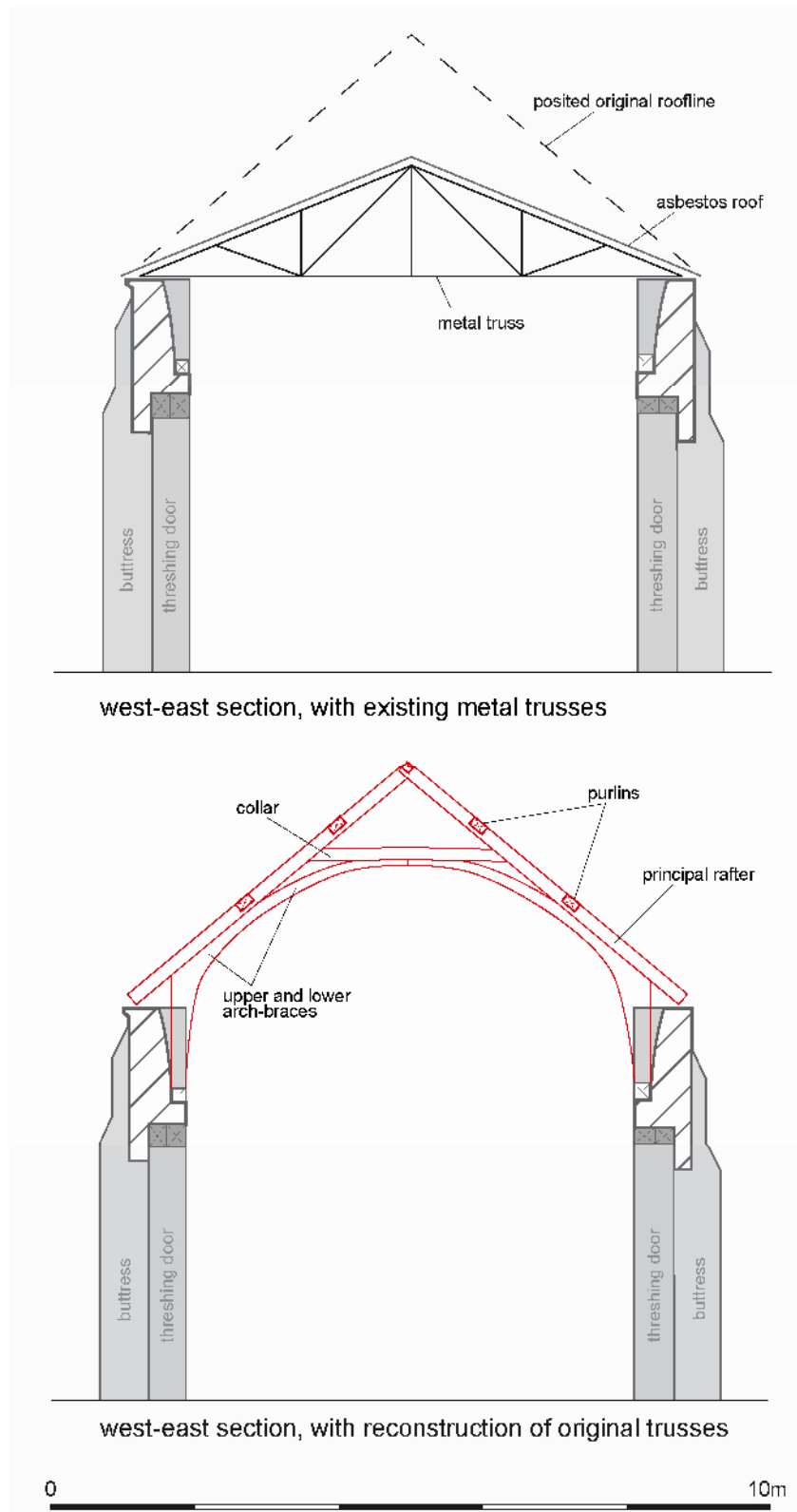


Figure 25: East-west cross-section through the Great Barn, viewed from the south.

#### 4.5 Lean-To

A Lean-to is attached to the west wall of Great Barn, to the north of the central threshing door, fronting onto the grassed area to the west of barn complex and driveway to the farm. It is rubble slate-stone construction under a mono-pitch corrugated asbestos roof. The structure stands on a slightly larger stone plinth (see the Shippon, below). The internal faces of the walls are exposed stone, with whitewash to eaves height. The north wall of this Lean-to has been built up against the second buttress on the west elevation of the Great Barn, with the break in the stonework clearly visible. The lower portion of the third buttress survives inside the Lean-to, although it has been demolished above the roofline. A large column, constructed of platey rubble slate-stone in a lime mortar, has been built up against the west wall of the Great Barn, at the open-front of the Lean-To, to carry the roof. The floor is cobbled, and a removed partition formerly closing the open-front of the barn has left a stain on the whitewash on the west wall of the barn near the entrance.

#### 4.6 The Stables

The north elevation (see Figure 26 and Figure 27) of the Stables fronts onto a large yard now surrounded by a wall. The north elevation is constructed of roughly-coursed rubble slate-stone, with stepped base to wall with shale ledge at the west end. There are six openings: a small window to the east end with timber lintel and slate sill, a large doorway with long timber lintel, a blocked slate-framed opening in the centre, a tall narrow forced doorway with timber lintel, partly blocked, with loading door with slate sill and timber lintel above, and at the west end a large (?)forced opening with timber lintel abuts the east wall of the Great Barn.

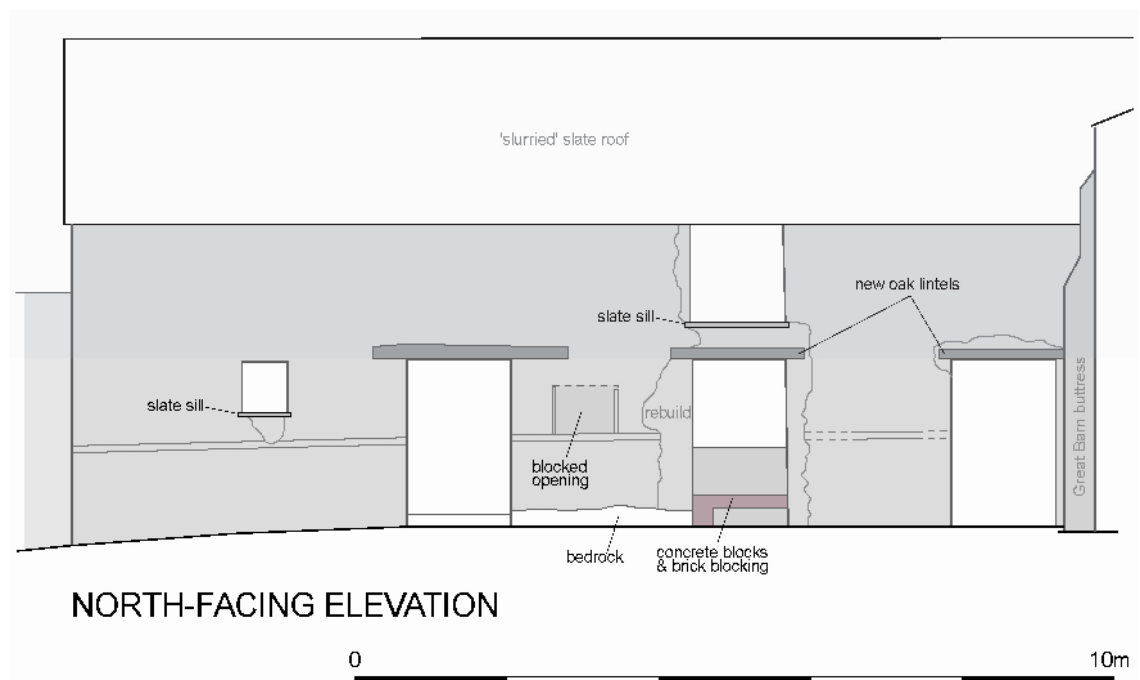


Figure 26: North-facing elevation of the Stables.

The south and east elevations are of rubble slate-stone construction, but are largely obscured by artificially raised ground levels or adjacent structures/garden plants. There is a single large opening with a sloping sill in the south wall at the west end, which is situated at ground floor height externally but first floor height internally. The west end of the Stables was used

historically as a root store and the roots were tipped through this opening (MacBean *pers. comm.*). There is also a single square blocked opening in the middle of the south wall opposite the first floor window in the north wall.



Figure 27: North elevation of the Stables, viewed from the north (scale 2m).



Figure 28: The ground floor interior of the Stables, viewed from the north-east (scale 2m).

Internally, the Stables form a single space with hay loft over (see Figure 28). The floor is of concrete, with cobbles and/or bedrock showing through where the concrete has failed. The step in the floor indicates stalls for eight cattle originally lined the northern wall, with a manure passage to the north. Scarring on the floor indicates the presence of a feed passage along the north wall. The walls and ceiling of the ground floor are white-washed, and the lower part of the north wall is plastered, suggesting this building has been used as a cowhouse/dairy in the past.

There is a small alcove in the middle of the north wall, framed in slate slabs, created when an original opening was blocked. Access to the loft is via a wooden ladder fixed to the south wall.

The first floor is supported on five chamfered oak beams with simple run-out stops that cross the building north to south. These beams rest on a step in the northern wall. The current joists run on top of the beams or lie in shallow sockets, but there are further joist sockets on all of the main beams, suggesting that either the joists have been renewed, or that the beams may be reused. Four of the beams have failed at their southern end, presumably because raised external ground levels left them vulnerable to rot; three of the beams are now supported by lengths of re-used telegraph pole. No floorboards remain from the hay loft at first-floor level.

The roof structure is of pitched bolted scissor-truss construction, the roof covering is slate. The 'slurred' slate roof has red clay ridge tiles, terracotta pan tile repairs in the centre, and corrugated asbestos repairs to the western end, where the roof adjoins that of the Great Barn. Lathes are attached directly to the top side of the rafters, with a layer of lime plaster under the slates. This roof structure appears to have been replaced in the 19<sup>th</sup> century with trusses similar in style and date to those of the Shippon (see below).

#### 4.7 Horse Engine House

A polygonal Horse Engine House is attached to the south end of the Great Barn, fronting onto grassy area to the west of barn complex and drive to the farm (see Figure 29). The rubble slate-stone elevations under a hipped 'slurred' slate roof were built into the slope of the hillside. There are four openings: a large opening abutting the west wall of the Great Barn with (failing) timber lintel, a large opening on the north-west angle with modern planked door, a partly blocked opening in the south-west angle, and an opening forced through into the Great Barn to the east. The partly blocked opening in the south-west angle was originally a doorway, blocked to *c.*1m by stone, and by concrete blocks to *c.*2m. The original blocking may have taken place immediately after the construction of the Engine House, being the adaptation of a set design to the awkward location.



Figure 29: The Horse Engine House, viewed from the north-west (scale 2m).

Internally, the floor has been extensively disturbed and appears to lie directly on the bedrock. A large (c.0.4×0.4m) and heavy oak beam with chamfered sides and run-out stops spans the Engine House from east to west (Figure 30).

This beam supports the roof structure, pitched with a pentagonal end, of tie-beam construction with a collar beam, both elements being bolted to a kingpost (with chamfered sides), which has a bolted 'mortice and tenon' joint at the apex. An additional rough-profiled beam has been inserted adjacent to the kingpost and bolted to the tie-beams for support. The slate roof is laid on a layer of lathes covered in lime plaster ('slurried').

This beam also bears the scars of many pintles/bolts and sockets, indicating its main function would have been related to the horse engine that would have sat in this room. None of the original machinery survives, although the blocked opening adjacent to the main beam suggests shafting originally went through the wall into the Great Barn at this point, later diverted or superseded by the forced opening with the brick pillar and pintles (see above) to the south. There is an irregular oval patch of damage on wall of the Great Barn where the horse would have passed when driving the horse engine, and there are numerous sockets and blocked sockets in this wall.



Figure 30: The interior of the Horse Engine House, viewed from the north-east.

#### 4.8 The Shippon Complex

A complex of stone barns in an L-shaped arrangement; with the later 19<sup>th</sup> century Shippon to the north of the courtyard, being built up against an earlier 18<sup>th</sup>/19<sup>th</sup> century shippon barn (now the Milking Parlour) to the east of the yard. Both are of rubble stone, although the 'presentation side' (i.e. the side facing the farmyard) of the Milking Parlour exhibits a far finer quality of stonework than that of the Shippon. The roof structure of the milking parlour has been replaced following its collapse in 1968/9, removing the clearest indicator of date, but the cartographic

evidence (see above) indicated it must have been built between *c.*1770 and 1842 (see Figure 8 and Figure 9). This building was converted into a modern milking parlour, and has lost all other period features. The Shippon retains its high quality late 19<sup>th</sup> century scissor-truss roof (as seen in the Stables), and first appears on the 1905 OS 2<sup>nd</sup> edition 1:2500 scale maps (see Figure 11). The Shippon was constructed with its presentation side to the courtyard, with more basic stonework to the north, east and west. Internally, this building is largely intact, apart from the removal of the horse stalls. Details such as chamfered timbers and recessed doorways to block drafts show a high level of consideration was put into its construction.

#### 4.9 The Milking Parlour

The presentation side of the Milking Parlour faces west onto the farmyard, and features dressed coursed stone walls with three symmetrical doorways with dressed stone segmental arches and stone reveals (Figure 31 and Figure 35). This elevation has been reduced in height following the collapse of the roof. The two doorways to the south have been blocked with concrete blocks, although the blocking is set back flush with the interior face of the wall, revealing white-washed uppers and part-rendered lower walls to the depth of the door splay. A small window opening has been forced through the elevation at the north end immediately adjacent to the south wall of the Shippon. This opening has ragged edges and missing stones and has been partially rendered and cemented.



Figure 31: West elevation of Milking Parlour, viewed from the south-west (scale 2m).

The southern elevation is of stone rubble of inferior construction, reduced in height following the collapse of the roof. The bottom half of a loft loading door survives, converted into a window, and there is a doorway on the ground floor to the east. This doorway has been widened on the west side and expanded upwards, with a new modern internal lintel and brick; the eastern reveal look correct.

The east elevation is of the same stone rubble construction and faces down the valley. There is a large and obvious repair in concrete blocks to the centre, with other patches of repaired

stonework. The concrete repair also features a window, with timber lintel and glazed with a single sheet of corrugated plastic. There are a few possible put-log holes to the north end of the elevation, but these are more likely to be the sockets for the rafters of earlier lean-to structures (see Figure 14). The wall of the Milking Parlour has been partially tied into the east elevation of the Shippon at the north end.

The northern elevation lies within the Shippon, but is comprised of large dressed coursed stone blocks, with a central loft loading door. There is blocked drainage hole in this wall at the west end. The fact that this elevation also seems to have been a 'presentation side' strongly implies that when this structure was built, access to the farm was via the holloway leading up from the pool below the farm.

The roof is a modern mono-pitch structure sloping to the west, covered in box-profile plastic-coated tin sheeting. It has large tie-beams crossing the roof from east to west and flat boards used as purlins running north to south. Externally, there are deep fascia boards to the eaves.

Internally, the building was comprehensively transformed during its conversion to a modern pit-configured milking parlour. The walls at the north end are exposed stone, white-washed with rendered lowers. There is a change in thickness of the wall at first-floor height, with a thinner upper, as can be seen in the Stables. The loft loading door in the north wall has been blocked with concrete blocks. The loft has been removed with all associated internal structures. The east and west walls of the barn have been lined with a concrete block skin, concealing any historic detail.

#### 4.10 The Shippon

The southern or presentation side of the Shippon faces onto the farmyard, comprised of roughly-coursed blocky slate stone, with dressed stone quoins set in a yellowish-cream lime mortar. A number of the stones in this elevation are not 'set on bed' but are laid 'on edge', making them more susceptible to weathering and usually regarded as poor building practice.

There are four openings, all with segmental stone arches and internal timber lintels, on the ground-floor, with a loft loading door and ventilation slits above (see Figure 32 and Figure 35). All of the openings have stone reveals; the loft door has a replacement slate sill and the window on the ground floor has an earlier slate sill. The two ground floor doorways to the west are wider on the outer face of the wall, with a projecting inner wall to the left; on the stable door to the east, the inner wall is recessed behind the projecting outer face of the wall on both sides. This would have ensured a wind-tight seal to the doors and protected the animals within from unnecessary drafts.

The ventilation slits are narrow to the outer face of the wall, with roughly dressed stone reveals, with a wide splay to the interior and an interior timber lintel and slate sill. All three doors retain timber boarded doors (with beading to the stable door), and while they feature uneven width planks and strap hinges and thus may date to the 19<sup>th</sup> century, they appear to have been re-used. The loft loading door has no *in-situ* door, and the ground floor window has an existing frame only, which is also a replacement. There is some surviving cast-iron guttering to the centre of the elevation with ovolo moulded brackets, but no downpipes or hoppers survive.

The stonework of the north, west, and east walls is of inferior quality. In the west gable wall there is a single ventilation slit at the apex of the roof, with sockets for a mono-pitch roof (a garage?) sloping south-to-north cut into the stonework. This gable end features slates pressed into a cement or render mix at eaves level, to protect the wall plate from weathering, forming a slated form of a 'barge board'.



The northern elevation faces across the valley, and contains no openings or features apart from a line of five sockets arrayed in a line at ceiling height (internally). These could be put-log sockets, but are more likely to be ventilation holes, and now sport 4" ceramic pipes.



Figure 32: South elevation of the Shippon, viewed from the south-east (scale 2m).

The eastern elevation was built against, and partially tied into, the wall of the Milking Parlour. There is a single opening, a window, built adjacent to corner of the Milking Parlour, with a segmental stone arch and internal timber lintel and a slate sill. Part of the 19<sup>th</sup> century timber-framed window remains, with an upper hopper window with three surviving glass panes. The window below has been removed and partially blocked with mesh and wood. There is a single ventilation slit at the apex of the roof and there are a number of ragged sockets, partly blocked with mortared brick, presumably for lean-to structures since removed. Several drains exit the elevation at ground level.

The whole building is built on a stone plinth that wraps around from the north; this was built to compensate for the fall in slope at this point, and is up to *c.*1.8m high. The character of this plinth is very similar to a section of wall abutting the north-eastern corner of the Great Barn, which also belongs to a late 19<sup>th</sup> structure visible as shown on the early OS maps (see Figure 11). The Lean-To also stands on a similar stone plinth. The roof of the Shippon is of slurried slate with terracotta ridge tiles. There is a substantial repair at the eastern end where the roof of the Milking Parlour formerly adjoined, in modern roofing materials.

Internally, the ground-floor is divided into three units: the two to the west comprise single cell rooms with internal stone rubble walls to first-floor height only, white-washed walls and a concrete floor. There is a ceramic sink and metal hayrick cemented into the south-west corner of each cell and the doorway enters at the south-east corner. The internal walls have been patched with concrete blocks in places.

The western section is a six-bay former stable with internal stalls, later converted to a cattle byre, with white-washed walls (Figure 33). To the south, the floor is concrete with a central

drain; the floor to the north wall is comprised of flat bricks, two to three courses deep, with textured ‘cobbled’ terracotta tiles in-between, within the former stalls. The brick plinths and stone post-bases for the horse stalls can still be seen. The stall to the east was far wider than the rest and may have been the foaling box. The concrete block divisions of the later cattle stalls are also present, although only one partition survives now at the west end.

The loft is accessed by a wooden ladder to the left of the door into the stable. The majority of the loft floorboards have been removed except for a strip along the south wall for access. There is a projecting course of stones along the north wall at first-floor height into which the joists are set, possibly being a supportive plinth for the loft floor above, or perhaps a draft-exclusion measure. All of the joists, support beams, posts and lintels are chamfered.



Figure 33: Floor of the stable in the Shippon, viewed from the west (scale 2m).



Figure 34: Roof structure of the Shippon, viewed from the west.

The floor of the loft was built with access to hay boxes built against the north wall on the ground floor, respecting the position of the former horse stalls and not those of the cattle stalls. Scars in both the west and east wall suggests a feeding-trough may have run down the entire length of the stable against the north wall. To the west, part of the hayrick frame survives, attached to the floor joists above. A central beam runs down the length of the stable, it was supported on posts which respected the horse stalls and the posts were bracketed to the beam. The beam has been removed towards the east, where there is an unusual joint: the solid timber has been split vertically with opposing scarf joints.

The window to the east has a slate sill surviving internally. There are five of holes in the north wall, just below first-floor height, that provide some ventilation.

The roof structure is of pitched scissor-truss construction, with ‘mortice and tenon’ to the apex and bolted joints; the purlins are set into the back of the truss blades with two to each pitch (Figure 34). The underside of the slate is torched, with lathes lying directly on the rafters.



Figure 35: The west- and south-facing elevations of the Shippon complex.

### 5.1 Summary

This phasing discussion deals with the surviving barns which were surveyed as part of this report (see Figure 36), the other buildings visible on the various historic maps having been demolished and replaced in the 20<sup>th</sup> century with the modern buildings that have, in turn, been removed. Those structures are not considered as part of this phasing discussion.

#### 5.1.1 Phase One

The first surviving buildings on the site were the Great Barn and part of the farmhouse, both probably built in the mid to late 15<sup>th</sup> century. The use and form of the buttresses on the Barn echoes the ecclesiastical construction style and method seen in monastic vernacular and ecclesiastical structures across Southern Devon. The sheer scale of this barn indicates the immense wealth required for such a building and the inclusion of decorative architectural features – such as the shallow segmental arches to the threshing doors and the projecting wall-plate string course – suggests the motives behind construction of the barn were connected equally to both practicality and the exhibition of status.

#### 5.1.2 Phase Two

The northern end of the Great Barn was rebuilt, presumably following a partial collapse, in a style differing to the rest of the structure but one still highly technically competent. It is entirely possible that it had to be rebuilt quite soon after the barn was completed, but the stonework of this build does appear less weathered, which might suggest otherwise. It is of interest that the 1536 reference (above) speaks of a ‘dove-house’ at ‘lower Comb’. If that documentary source actually refers to the pigeon-holes built into this structure that would suggest both Phase 1 and Phase 2 are earlier than one might anticipate.

#### 5.1.3 Phase Three

The Horse Engine House was probably constructed in the later 18<sup>th</sup> century as the mechanisation of agriculture proceeded apace. The close proximity of the farmstead to the rich and developing town of Plymouth would have meant that new developments would have been advertised and adopted here at a quicker rate than on more rural and isolated farms. The Engine House has a basic roof structure with the ‘earlier’ style use of a king-post. The king-post and trusses are joined by ‘mortice and tenon’ joints but the tie beam and collar are bolted to the king-post, and this may indicate the roof was built during the transition between traditional pegged roofing systems and the more typically 19<sup>th</sup> century bolted forms.

None of the early maps shows the farm buildings in sufficient detail to determine conclusively when the Engine House was constructed. The c.1770s estate map shows a structure where the Engine House now stands, as does the 1<sup>st</sup> Edition OS map, but it is not until the 2<sup>nd</sup> Edition OS map of 1905 that the Engine House is depicted in a form we recognise today.

The Stables were probably built at a similar time, given the symmetry of construction it enjoys with the Horse Engine House. It is a relatively complex structure, and appears to have been much altered, including the replacement of its roof. Again, the c.1770s estate map shows a structure at this location, but it may or may not represent the extant building.

The owner's of Coombe Farm at this time were the Pollexfen-Bastard's of Kitley. It may well be that these buildings were constructed during the tenancy of Alexander Edwards (1767-?1800).

#### 5.1.4 Phase Four

A cowhouse (now the single-storey Milking Parlour) was constructed on the eastern side of the farmyard. It is clearly shown on the Plymstock tithe map of 1842 and possibly on the Greenwood map of Devon published in 1820, but does not appear on the *c.*1770s estate map. It seems likely that this building immediately preceded the tenancy of the Harvey family.

#### 5.1.5 Phase Five

The barn on the east-west alignment, referred to as the Shippon in this report, was built between 1866 and 1905. It was probably built before the agricultural downturn of the last two decades of the 19<sup>th</sup> century, as the provision of quite a sophisticated stable block implies there was a great deal of confidence on the part of both the tenants and the landowners. The roof on the Stables was also replaced at or around this time, which may have coincided with a remodelling of that building.

The fact that the farm had been mortgaged since 1821, and held effectively in trust by the executors of Edmund Pollexfen-Bastard since his death in 1838, suggests that either the executors/mortgagers remained keen to invest, or the Harvey family took on the capital expense themselves.

The Lean-To adjacent to the Great Barn was also built during this period.

#### 5.1.6 Phase Six

Various modern additions to the farm, made during the latter 20<sup>th</sup> century. This included the dramatic remodelling of the Milking Parlour after the collapse of its roof in 1968/9 (the reduction of its walls, the removal of its interior features and the replacement of its roof) and the replacement of the arch-braced roof of the Great Barn.

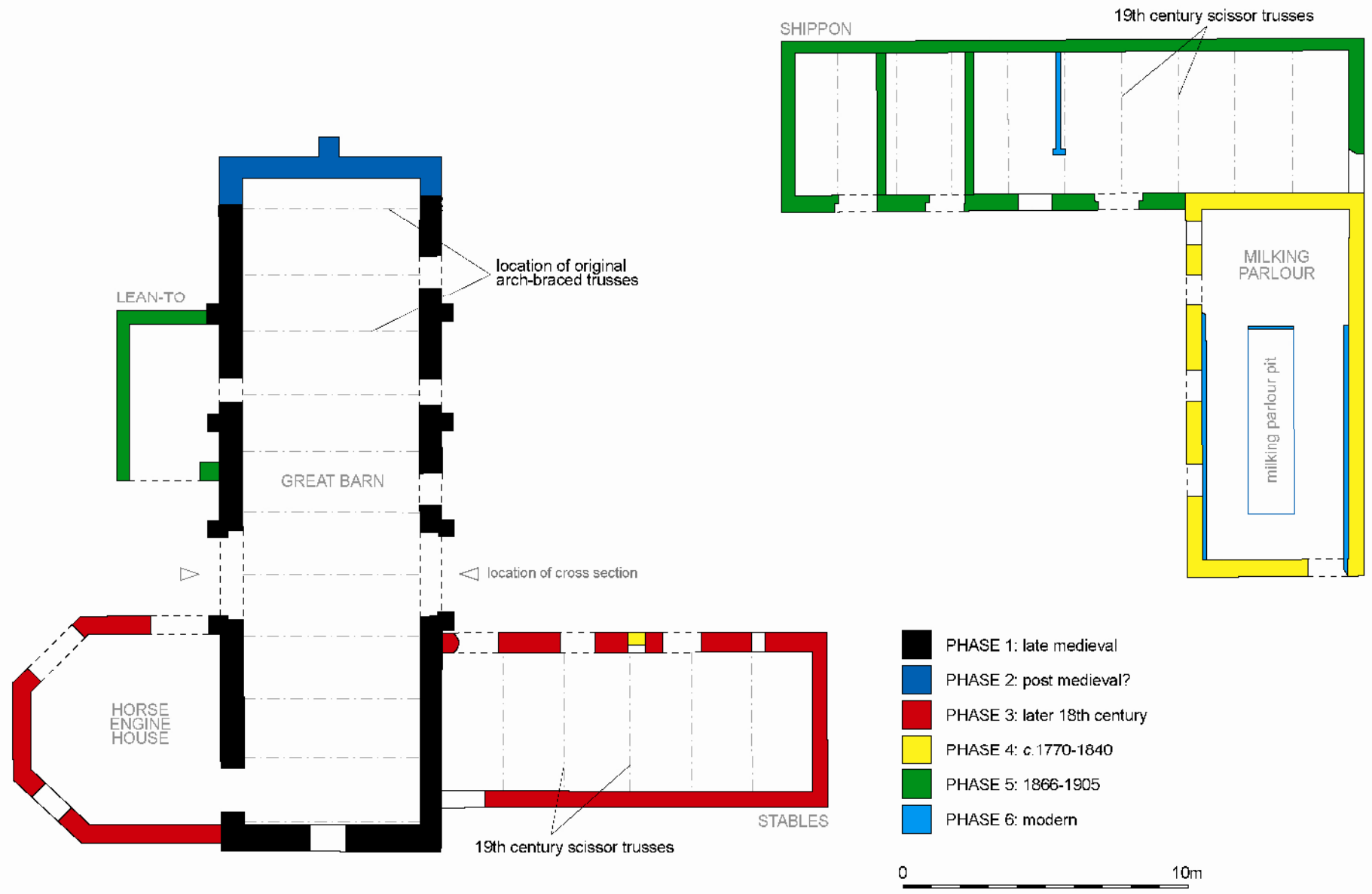


Figure 36: Phased plan of the barns at Coombe Farm.

Coombe Farm represents an important group of structures that not only reflect changing fortunes and fashions in agriculture over the last two hundred years, but also contains at least two late medieval buildings: the Great Barn and the farmhouse. The story of Coombe is a clear one, with periods of investment and confidence, followed by depression and decline.

Given the scale and ambition of the two medieval structures, it is clear that they can only have been built by a landholder of great wealth and definite purpose. The documentary evidence clearly states that the farm was held by the Priory at Plympton, even if the date and nature of the original grant remains unknown. The scale of the barn would naturally lead the layman to believe it was a 'tithe barn', i.e. the place where the tithes owed to an ecclesiastical body were deposited and stored. However, while Plympton Priory did have the right to the tithes of Plymstock and adjoining parishes, such large barns were usually built to store the produce of the monastery's own demesne farms and would be found on monastic granges (*grangia* - Aston 2000, 125). Coombe Farm may well sit somewhere in between: Plympton held the tithes but not the manor of Plymstock, so it is logical to assume that even if Coombe was a grange, it could also have stored the tithes from Plymstock and perhaps Wembury.

That Coombe Farm *should* be a grange – possessing a great barn, 'mancion house', dovecote and orchards etc. – is clear, but it is not listed as such on the Priory rental of 1481. The surviving copy of this rental is incomplete – the original manuscript is missing and the only available copy is a handwritten manuscript made in the later 19<sup>th</sup> century – so its absence may simply be an accident of survival. However, the fact that Coombe Farm has its own entry in the Valor Ecclesiasticus suggests it was a little bit more than just a grange. The farmhouse does not form part of this programme of building recording, but preliminary investigation indicates it incorporates a late medieval wing containing exceptionally richly carved beams unparalleled in the context of Devon farmhouses.

The Great Barn is not the only buttressed late or early post-medieval barn in the South Hams, but it is certainly one of the largest surviving examples. Further research would be necessary to establish whether it is typical or atypical in the wider regional or monastic context.

The sub-rectangular curtilage of the farm – suggested in the Devon HLC to be a post-medieval enclosure – is almost certainly a medieval one, and perhaps even the one Ada and his men were guilty of attempting to destroy. This being the case, the other fields around Coombe may be of similar antiquity. The pool – now almost entirely silted-up – to the east of the farm and reached via a rock-cut holloway, sits in an artificially-widened depression at the base of a narrow valley and is retained by a curving bank. There is clearly much in this landscape that could relate to the monastic occupation of the land, and requires further investigation.

As returns from demesne farming declined, Plympton Priory, along with many other monastic houses and their granges, chose to lease the property for a cash rent rather than run it themselves. When John Blake went from leaseholder to landowner in 1544, he assumed the responsibility for running and maintaining a house and buildings that were never intended to be supported on the profits of a single farm. This would inevitably have led to a period of decline in the physical fabric of the farm, and perhaps the collapse of the north gable and the racking of the roof of the Great Barn can be attributed to this period. The strenuous response of the Blakes to the Hearth Tax of 1674 – when the house was assessed as one of the largest in the parish – implies the scale of the house was not proportionate to the wealth of its owners.

The sale of the property to the Edmund Pollexfen in 1663 may simply reflect ill fortune or avarice, but it did see further investment in the property, particularly towards the end of the 18<sup>th</sup>



century. As the agricultural revolution gathered pace, Coombe Farm was well-placed within the ambit of Plymouth to profit from growing civilian and naval demand. This saw the construction of new buildings and mechanical innovation in the form of the new horse engine. The fact that the farm was mortgaged from 1821, and held by the trustees of Edmund Pollexfen-Bastard's will from 1838, does not seem to have affected this at all. This may well be due to the dynamism of the Harvey family, four or five generations of whom all lived and worked there. They were the family for whom the Shippon – with its sophisticated stabling arrangements – and the probably also the Milking Parlour were built, and it is notable these buildings have 'presentation faces', indicating that the look of the farm was just as important as the function.

After 1880, the declining returns from agriculture are reflected in the fortunes of the Harvey family: where once the father with three sons and servants ran the farm, only the bachelor Edward Harvey (junior), his young nephew and a couple of servants were left. The history of Robert Clay's involvement suggests he quickly ran into financial difficulties and would have been unable to invest much in the fabric of the farm. Only in the post-War period, and the return of the MacBean family in the late 1960s, does investment returned to the property. Declining agricultural fortunes from the early 1990s, coupled with the perceived redundancy of traditional farm buildings, has led to the latest reflection of contemporary practice: the sale of the buildings for conversion to dwellings.

The farm at Coombe represents an important and valuable group that contains at least two exceptional structures. Just how exceptional they are in the wider context – especially as Coombe itself has been all but overlooked up to now – remains to be established.

*Recommendations for future work:*

The analysis of the farm remains incomplete until the farmhouse – with its exceptional woodwork – is also surveyed, and a field survey of the surrounding fields carried out.

Given the importance of the site, its potential for dendrological work should not be overlooked. Some timber elements within the Great Barn survive – the stubs of two lower arch-braces, three truss-pads and the timber lintels – and the farmhouse does retain an arch-braced roof in the medieval wing. The mutual advantage of dendrological dating to the development of the site, and to the English Heritage work on the dendrochronology of south Devon, is self-evident.

Further documentary work, particularly in the Priory archive, may yet turn up further references to the site, identify the other granges and allow some comparison to be made, in order to establish how exceptional Coombe actually was.

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Unpublished

*Internet Resources*

Devon Historic Landscape Characterisation:

<http://www.devon.gov.uk/landscape-characterisation>

University of Nottingham Manuscripts and Special Collections

<http://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/deedsindepth/freehold/commmonrecovery.aspx>

UK Census Records 1841-1901

<http://www.Ancestry.co.uk>

Sources:

Plymouth and West Devon Record Office:

Various title deeds, wills, claims etc. relating to Coombe Farm:

74/96/2; 74/96/4; 74/96/9-10

74/185/2/7

74/298/5

74/389/8

74/447/5; 74/447/12-13

74/449/7; 74/449/19-20

81/c/51-2; 81/c/35; 81/c/38-41; 81/c/68

81/C43

114/48/30

2777/153(1); 2777/153(3)

Devon Record Office:

Map of the Manor of Plymstock 1755

Map of Halwell, Combe and other Lands in the Parishes of Plymstock & Brixton c.1770

Plymstock tithe map 1842

Plymstock tithe apportionment 1842

Ordnance Survey Second Edition map at 1:2500 1905, Devon sheet 124.14

Ordnance Survey Revised map at 1:2500 1913, Devon sheet 124.14

West Country Studies Library:

Ordnance Survey 'Old Series' one inch map of Devon 1809

Greenwood map of Devon 1820

Ordnance Survey First Edition map at 1:2500 1866, Devon sheet 124.14

Ordnance Survey Revised map at 1:2500 1933, Devon sheet 124.14

Transcript by documents in the PRO by Brooking-Rowe

Extracts from the rental book of Plympton Priory 1481 by Brooking-Rowe

Devon County Historic Environment Service:

HER 39135, 39136, 39137

RAF 1946 aerial photograph

MacBean Family:

1960s aerial photograph

1970s aerial photograph

MacBean title deeds

## Appendix 1

### BRIEF FOR HISTORIC BUILDING RECORDING

**Location:** Coombe Farm, Wembury Road, Staddiscombe  
**Parish:** Brixton  
**District:** South Hams  
**County:** Devon  
**NGR:** SX52745197  
**Planning Application nos:** 07/2089/09/F & 07/2090/09/LB  
**Proposal:** Conversion of redundant barns to dwellings and associated work  
**Historic Environment Service ref:** Arch/dc/sh/15820

#### 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 Colin Humphreys of South West Archaeology, 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. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.
- 1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 19) 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 Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. Reason: To ensure an appropriate record is made of archaeological evidence that may be affected by the development.*
- 1.3 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.
- 1.4 The barns at Coombe Farm form part of a group of grade II listed buildings, ranging in date from the 16th to the 19th centuries. The proposed works will inevitably result in the loss of internal and external building materials, features and fittings and should be recorded in advance.
- 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.
- 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 an element of desk-based research to place the development site 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. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.  
If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.
- 3.2 *Historic building recording*  
A record shall be made of the historic fabric of the building affected by the conversion. This works shall conform to Level 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 in outline below:  
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.

- 3.3 The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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.
- 3.4 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.
- 3.5 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer, 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, and the satisfactory completion of an OASIS report - see 5.6 below.

#### **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 measured and scaled plans, cross-section drawings and elevations of the building(s), including their location, description of the historic building fabric, architectural features of interest and any artefacts recovered 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 South Hams District Council's Conservation Officer - 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. PUBLIC OUTREACH**

Should these excavations expose significant archaeological or artefactual deposits then the archaeological contractor should consider, with the developer or their agent, whether a programme of public outreach should be implemented. This may take a variety of forms, from the provision of notice boards on the site boundary with information on the site and the ongoing results of the archaeological excavations, the preparation of press releases, through to public open day(s) and talks to local interested organisations. While the cost for undertaking such outreach is borne by the applicant/agent, in certain circumstances the HES may be able to offer assistance in any outreach undertaken.

#### **9. CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**

It is the archaeological contractor's responsibility - in consultation with the applicant or agent – to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

#### **10. CONTACT NAME AND ADDRESS**

Graham Tait, Archaeologist, Historic Environment Service, Devon County Council, Matford Offices, County Hall, Exeter, EX2 4QW Tel: 01392 382214 E-mail: graham.tait@devon.gov.uk  
Richard Gage, Conservation and Design Officer, South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE Tel: (01803) 861205 E-mail: richard.gage@southhams.gov.uk  
29th July 2010

## Appendix 2

# WRITTEN SCHEME OF INVESTIGATION FOR HISTORICAL BUILDING RECORDING AT COOMBE FARM, WEMBURY ROAD, STADDISCOMBE, DEVON.

**Location:** Coombe Farm, Wembury Road, Staddiscombe  
**Parish:** Brixton  
**District:** South Hams  
**County:** Devon  
**NGR:** SX52745197  
**Planning Application No:** 07/2089/09/F & 07/2090/09/LB  
**Proposal:** Conversion of redundant barns to dwellings and associated work  
**HES ref:** Arch/dc/sh/15820  
**WSI ref:** 100820PCF  
**Date:** 26.08.2010

### 1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Mr. & Mrs. Elloway (the Client), and sets out the methodology for historic building recording of a barn at Coombe Farm, Wembury Road, Staddiscombe, Devon and for related off site analysis and reporting. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).
- 1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 19) 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 Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.*  
*Reason: To ensure an appropriate record is made of archaeological evidence that may be affected by the development.*

### 2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The barns at Coombe Farm form part of a group of grade II listed buildings, ranging in date from the 16th to the 19th centuries. The proposed works will inevitably result in the loss of internal and external building materials, features and fittings and should be recorded in advance.

### 3.0 AIMS

- 3.1 The principal objectives of the programme shall be to:
- 3.1.1 To investigate and establish the historical and archaeological context of the site and building;
  - 3.1.2 To make a record of the building prior to conversion works and record any further historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development during the works.
  - 3.1.3 To analyse and report on the results of the project as appropriate.

### 4.0 METHOD

- 4.1 Health and Safety requirements will be observed at all times by any archaeological staff working on site.
- 4.1.1 Appropriate PPE will be employed at all times.
  - 4.1.2 The site archaeologist will undertake any site safety induction course provided by the Client.
  - 4.1.3 Should the sides of any trenches, or any built structures be deemed unstable, by virtue of depth or composition, trenches or built structures will be adequately shored, shuttered or stepped to allow safe access. The provision of such measures will be the responsibility of the client.
- 4.2 *Desk-based assessment:*  
The programme of work shall include an element of desk-based research to place the development site 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. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.
- 4.3 *Historic building recording:*  
A record will be made of the historic fabric of the building affected by the conversion. This will conform to Level 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 in outline below:

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 building record will consist of:

- 4.3.1 A written description and analysis of the form and function of the building including evidence for different periods of build;
- 4.3.2 A drawn record to include a location plan, a detailed plan of the structure and elevations as appropriate, at an appropriate scale, based on the existing architects plans if suitable;
- 4.3.3 A digital photographic record of the building will be undertaken in an archival form that is acceptable to the receiving museum;
- 4.3.4 A record will be made of the external and internal appearance of the building, the means of construction, the material construction and any feature of architectural or historic interest;
- 4.4 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer, 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*.
- 4.4 SWARCH will agree monitoring arrangements with the DCHES 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. Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS record.

## **5.0 ARCHIVE AND REPORT**

- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive will be deposited with the Plymouth City Museum under accession number AR 2010.26.
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above) 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 will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. 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.
- 5.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, and submitted to the DCHES, the South Hams District Council Conservation Officer and the Client. One hard copy and one PDF copy of the report will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER.  
The report will include the following elements:
  - 5.3.1 A report number and the OASIS record number;
  - 5.3.2 A copy of the DCHES brief and this WSI;
  - 5.3.3 A location plan and overall site plan including the location of the building;
  - 5.3.4 A detailed plan of the structure at an appropriate scale and at least one elevation of the structure at an appropriate scale;
  - 5.3.5 A description of the building including any features of historical significance;
  - 5.3.6 An assessment of significant historical and/or architectural features, environmental and scientific samples together with recommendations for further analysis;
  - 5.3.7 Any specialist reports commissioned;
- 5.4 DCHES will receive the report within three months of completion of fieldwork, dependant on 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. The report will 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 will be provided to the HES 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 HER.
- 5.6 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to Devon County Historic Environment Service and the Client for approval.



5.7 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological Investigations*) database under record no. southwes 1-81288.

## 6.0 PERSONNEL

The project will be managed by Colin Humphreys. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists below).

Deb Laing-Trengove, South West Archaeology  
The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH  
Telephone: 01769 573555; email: [deblt@swarch.net](mailto:deblt@swarch.net)

### List of specialists

#### Building recording

Richard Parker: 11 Toronto Road, St James, Exeter, EX4 6LE; Tel: 07763 248241

#### Conservation

Richard and Helena Jaeschke: 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD; Tel: 01271 830891

#### Curatorial

Alison Mills: The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747

Thomas Cadbury: Curator of Antiquities, Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS; Tel: 01392 665356

Fiona Pitt: Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ; Tel: 01752 204766

#### Geophysical Survey

Substrata: Tel: 07788 627822

GSB Prospection Ltd. Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW; Tel: 01274 835016, [gsb@gsbprospection.com](mailto:gsb@gsbprospection.com)

#### Human Bones

Louise Lou: Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES; Tel: 01865 263 800

#### Lithics

Martin Tingle: Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

#### Metallurgy

Sarah Paynter: Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD; Tel: 02392 856700; [sarah.paynter@english-heritage.org](mailto:sarah.paynter@english-heritage.org).

#### Palaeoenvironmental/Organic

Vanessa Straker: English Heritage SW, 29 Queen Square, Bristol BS1 4ND; Tel: 0117 9287961, [vanessa.straker@english-heritage.org.uk](mailto:vanessa.straker@english-heritage.org.uk)

Dana Challinor (charcoal identification): Tel: 01869 810150

Julie Jones (plant macro-fossils): [juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)

Heather Tinsley (pollen analysis): [heathertinsley@aol.com](mailto:heathertinsley@aol.com)

Ralph Fyffe (pollen analysis): University of Plymouth

#### Pottery

John Allen; Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN; Tel: 01392 665918

Henrietta Quinnell; 39 Polsloe Road, Exeter EX1 2DN; Tel: 01392 433214

#### Timber Conservation

Liz Goodman; Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN Tel: 0207 8145646; [lgoodman@museumoflondon.org.uk](mailto:lgoodman@museumoflondon.org.uk)

## Appendix 3

### BRIEF FOR HISTORIC BUILDING RECORDING

**Location:** Coombe Farm, Wembury Road, Staddiscombe, Plymstock, Devon, PL9 0DE  
**Parish:** Brixton  
**District:** South Hams  
**County:** Devon  
**NGR:** SX52535193  
**Planning Application no:** 07/1046/09/LB & 07/1047/09/F  
**Proposal:** Resubmission of 07/1758/08/F for conversion of redundant barn to dwelling and associated access, car parking and curtilage provision  
**HES ref:** Arch/dc/sh/15893

#### 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 Doug Packer, with regard to the archaeological works required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted.  
This document is not transferable to any other scheme or planning application.
- 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 (number 8) 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.
- 1.4 The barns at Coombe Farm form part of a group of grade II listed buildings, ranging in date from the 16th to the 19th centuries. The proposed works will inevitably result in the loss of internal and external building materials, features and fittings and should be recorded in advance.
- 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.
- 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 an element of desk-based research to place the development site 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. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.
- 3.2 *Historic building recording*  
A record shall be made of the historic fabric of the building affected by the conversion. This works shall conform to Level 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 in outline below:  
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.
- 3.2.1 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.
- 3.2.2 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.
- 3.2.3 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer 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*.
- 3.3 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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.
- 3.4 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.
- 3.5 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
- 3.6 Should significant historical and/or architectural elements be exposed within the building by conversion works the South Hams District Council Conservation Officer, 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*.
- 3.7 The results of any desk-based work undertaken and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.
- 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, and the satisfactory completion of an OASIS report - see 5.6 below.
- 4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.
- 5. REPORTING**
- 5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above. The report will include:
- (i) a summary of the project's background;
  - (ii) description and illustration of the buildings location;
  - (iii) a methodology of all works undertaken;
  - (iv) include plans and reports of all documentary and other research undertaken;
  - (v) a description of the project's results;
  - (vi) an interpretation of the results in the appropriate context;
  - (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
  - (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;

- (ix) a plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
  - (x) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, internal and external scale elevations and plans, and illustration - drawn and photographic - of elements of special architectural or historic interest.
  - (xi) photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;
  - (xii) a consideration of evidence within its wider context;
  - (xiii) any specialist assessment or analysis reports that where undertaken;
  - (xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).;
- It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.
- 5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. 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 the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.
- 5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the South Hams District Council's Conservation Officer - address below.
- 5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. 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 the HES must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.
- 5.6 On completion of the final 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.
- 5.7 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.
- 5.8 **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. CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**  
It is the archaeological contractor's responsibility - in consultation with the applicant or agent – to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC

Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

**8. PUBLIC OUTREACH**

Should these excavations expose significant archaeological or artefactual deposits then the archaeological contractor should consider, with the developer or their agent, whether a programme of public outreach should be implemented. This may take a variety of forms, from the provision of notice boards on the site boundary with information on the site and the ongoing results of the archaeological excavations, the preparation of press releases, through to public open day(s) and talks to local interested organisations. While the cost for undertaking such outreach is borne by the applicant/agent, in certain circumstances the HES may be able to offer assistance in any outreach undertaken.

**9. DEPOSITION OF ARCHIVE AND FINDS**

9.1 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.*

9.2 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.

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

9.4 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.

**10. CONTACT NAME AND ADDRESS**

Graham Tait, Archaeologist, Historic Environment Service, Devon County Council, Matford Offices, County Hall, Exeter, EX2 4QW Tel: 01392 382214 Fax: 01392 383011 E-mail: graham.tait@devon.gov.uk

Richard Gage, Conservation and Design Officer, South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE Tel: (01803) 861205 Fax: 01803 861166 E-mail:

richard.gage@southhams.gov.uk

Updated 17th November 2010.

## Appendix 4

# WRITTEN SCHEME OF INVESTIGATION FOR HISTORICAL BUILDING RECORDING AT COOMBE FARM, WEMBURY ROAD, STADDISCOMBE, DEVON.

**Location:** Coombe Farm, Wembury Road, Staddiscombe, Plymstock, Devon, PL9 0DE  
**Parish:** Brixton  
**District:** South Hams  
**County:** Devon  
**NGR:** SX52535193  
**Planning Application No:** 07/1046/09/LB & 07/1047/09/F  
**Proposal:** Resubmission of 07/1758/08/F for conversion of redundant barn to dwelling and associated access, car parking and curtilage provision  
**HES ref:** Arch/dc/sh/15893  
**WSI ref:** 101123PCF2  
**Date:** 24.11.2010

### 1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Doug Packer (the Client), and sets out the methodology for historic building recording of a barn at Coombe Farm, Wembury Road, Staddiscombe, Devon and for related off site analysis and reporting. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (Graham Tait 17.11.2010).
- 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 (number 8) 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'.

### ARCHAEOLOGICAL BACKGROUND

- 2.1 The barns at Coombe Farm form part of a group of grade II listed buildings, ranging in date from the 16th to the 19th centuries. The proposed works will inevitably result in the loss of internal and external building materials, features and fittings and should be recorded in advance.

### 3.0 AIMS

- 3.1 The principal objectives of the programme shall be to:
- 3.1.1 To investigate and establish the historical and archaeological context of the site and building;
- 3.1.2 To make a record of the building prior to conversion works and record any further historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development during the works.
- 3.1.3 To analyse and report on the results of the project as appropriate.

### 4.0 METHOD

- 4.1 Health and Safety requirements will be observed at all times by any archaeological staff working on site.
- 4.1.1 Appropriate PPE will be employed at all times.
- 4.1.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.1.3 Should the sides of any trenches, or any built structures be deemed unstable, by virtue of depth or composition, trenches or built structures will be adequately shored, shuttered or stepped to allow safe access. The provision of such measures will be the responsibility of the client.

#### *Desk-based assessment:*

The programme of work shall include an element of desk-based research to place the development site 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. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

#### 4.3 *Historic building recording*

A record will be made of the historic fabric of the building affected by the conversion. This will conform to Level 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 in outline below:

**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 building record will consist of:

- 4.3.1 A written description and analysis of the form and function of the building including evidence for different periods of build;
- 4.3.2 A drawn record to include a location plan, a detailed plan of the structure and elevations as appropriate, at an appropriate scale, based on the existing architects plans if suitable;
- 4.3.3 A digital photographic record of the building will be undertaken in an archival form that is acceptable to the receiving museum;
- 4.3.4 A record will be made of the external and internal appearance of the building, the means of construction, the material construction and any feature of architectural or historic interest;
- 4.4 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer, 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*.
- 4.4 SWARCH will agree monitoring arrangements with the DCHES 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. Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS record.

## **5.0 ARCHIVE AND REPORT**

- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive will be deposited with the Plymouth City Museum under accession number AR 2010.26.
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above) 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 will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. 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.
- 5.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, and submitted to the DCHES, the South Hams District Council Conservation Officer and the Client. One hard copy and one PDF copy of the report will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER. The report will include the following elements:
  - 5.3.1 A report number and the OASIS record number;
  - 5.3.2 A copy of the DCHES brief and this WSI;
  - 5.3.3 A summary of the project's background;
  - 5.3.4 The methodology of all works undertaken;
  - 5.3.5 A location plan and overall site plan including the location of the building at an appropriate scale on an Ordnance Survey, or equivalent, base map;
  - 5.3.6 A written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans as appropriate, including illustration - drawn and photographic - of elements of special architectural or historic interest, using annotated architects plans;
  - 5.3.7 Photographs of the building as appropriate (photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, where feasible, the size of which will be noted in the illustration's caption;
  - 5.3.8 The desk based assessment aspect will include the reproduction of relevant historic maps/plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
  - 5.3.9 An assessment of significant historical and/or architectural features, environmental and scientific examples;
  - 5.3.10 Any specialist reports commissioned;

- 5.3.11 A description of the project's results, and an interpretation of the results in the appropriate context;
- 5.3.12 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.4 DCHES will receive the report within three months of completion of fieldwork, dependant on 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. The report will 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 will be provided to the HES 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 HER.
- 5.6 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to Devon County Historic Environment Service and the Client for approval.
- 5.7 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological Investigations*) database under record no. southwes 1-81288.
- 6.0 PERSONNEL**  
The project will be managed by Colin Humphreys. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove  
South West Archaeology  
The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH  
Telephone: 01769 573555 email: debtl@swarch.net

**List of specialists**

**Building recording**

Richard Parker: 11 Toronto Road, St James, Exeter. EX4 6LE; Tel: 07763 248241

**Conservation**

Richard and Helena Jaeschke: 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD; Tel: 01271 830891

**Curatorial**

Alison Mills: The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN  
Tel: 01271 346747

Thomas Cadbury: Curator of Antiquities, Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS; Tel: 01392 665356

Fiona Pitt: Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ; Tel: 01752 204766

**Geophysical Survey**

Substrata: Tel: 07788 627822

GSB Prospection Ltd. Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW  
Tel: 01274 835016, gsb@gsbprospection.com

**Human Bones**

Louise Lou: Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES  
Tel: 01865 263 800

**Lithics**

Martin Tingle: Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

**Metallurgy**

Sarah Paynter: Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD  
Tel: 02392 856700; sarah.paynter@english-heritage.org.

**Palaeoenvironmental/Organic**

Vanessa Straker: English Heritage SW, 29 Queen Square, Bristol BS1 4ND; Tel: 0117 9287961  
vanessa.straker@english-heritage.org.uk

Dana Challinor (charcoal identification): Tel: 01869 810150

Julie Jones (plant macro-fossils): juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis): heathertinsley@aol.com

Ralph Fyffe (pollen analysis): University of Plymouth

**Pottery**

John Allen: Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN; Tel: 01392 665918

Henrietta Quinnell: 39 Polsloe Road, Exeter EX1 2DN; Tel: 01392 433214

**Timber Conservation**

Liz Goodman; Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN  
Tel: 0207 8145646; lgoodman@museumoflondon.org.uk



## Appendix 5

### Text of English Heritage Listing Documents:

*Number 3 below is the record of the Great Barn.*

**1.** IoE Number: 100292

Location: COOMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/11 Combe Farmhouse GV II Farmhouse. C16 with early C17, C18 and early C19 extensions. Slate rubble, partly rendered and with granite dressings. Slate roof with gabled ends, early C19 extension has hipped roof. Two storeys. The original C16 house to the north west has been shortened at the lower (north) end from the cross passage. The cross passage (to left) has hollow chamfered four-centred arch doorway with carved spandrels and ovolo outer order. The gabled porch has similar doorway with remains of label. Slate rubble ridge chimney stack at higher end of the hall and another (formerly external) stack at the rear and now within the rear wing. Early C17 wing to south west forming L-shaped plan, retaining remains of granite window frames, some reused and mostly blocked. External chimney stack on the south wall. At the rear, circa C18 wing with hipped roof and external chimney stack on the south side. Early C19 extension on the east end of the C18 wing, is taller and has low pitched hipped roof and large external chimney stack on south wall. Various windows, mainly, C19 casements and some sashes. Interior: Early C17 south west wing has intersecting ceiling beams with carved running leaf and ribbon decoration and heavily moulded joists. Stone newel staircase probably originally projecting from the original range. Fire places are blocked.

**2.** IoE Number: 100293

Location: SHIPPEN APPROXIMATELY 15 METRES NORTH NORTH WEST OF COMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/12 Shippon approximately 15 metres north north west of Combe Farmhouse GV II Shippon with hay loft over. Late C18 or early C19. Slate rubble. Slurried slate roof with gables ends. Segmental stone arch shippon doors on ground floor. Loft doors and ventilation slits above. Included for group value.

**3.** IoE Number: 100294

Location: BARN, SHIPPEN AND HORSE ENGINE HOUSE APPROXIMATELY 30 METRES WEST OF COMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/13 Barn, Shippon and Horse Engine House approximately 30 metres west of Combe Farmhouse GV II Barn with shippon wing and attached house engine house. Circa C16 or C17 barn. Slate rubble. Low pitched corrugated asbestos roof. Ten bay barn with buttressed walls at back and front, with set-offs to the buttresses. Ventilation slits high up in walls and pigeon holes below. Ventilation slits also in north gable end and loft door in south end. Opposing segmental arched cart entrances at centre. Collar-braced roof of ten bays has been replaced with steel trusses clad in asbestos sheeting. Circa early C19 shippon adjoining south east at right angles, forming L-shaped plan. Slate rubble. Slurried slate roof with gable end. Shippon doorways with wooden lintels and loft door above. Circa late C18 horse engine house on south west side of barn, slate rubble, polygonal on plan with hipped slurried slate roof.

## Appendix 6

### Extract from the text of the Devon County Historic Environment Records.

*HER39135 is the Great Barn.*

#### **HER 39135**

District: South Hams District  
Class: AGRICULTURE AND SUBSISTENCE  
Type: BARN  
NGR: SX52775199  
Historic Parish: PLYMSTOCK  
OS Map: SX55SW  
Civil Parish: Brixton  
Broad Period: Medieval  
Listed Building Grade: Grade II  
Period: Post Medieval, XVI, XVII

Description: Barn, shippon and horse engine house approx 30m west of Combe farmhouse. Barn with shippon wing and attached house engine house. Circa C16 or C17 barn. Slate rubble. Low pitched corrugated asbestos roof. Ten bay barn with buttressed walls at back and front, with setoffs to the buttresses. Ventilation slits high up in walls and pigeon holes below. Ventilation slits also in north gable end and loft door in south end. Opposing segmental arched cart entrances at centre. Collar-braced roof of ten bays has been replaced with steel trusses clad in asbestos sheeting. Circa early C19 shippon adjoining south east at right angles, forming L-shaped plan. Slate rubble. Slurried slate roof with gable end. Shippon doorways with wooden lintels and loft door above. Circa late c18 horse engine house on south west side of barn, slate rubble, polygonal on plan with hipped slurried slate roof (Department of Environment ).

#### **HER 39136**

District: South Hams District  
Class: AGRICULTURE AND SUBSISTENCE  
Type: SHIPPON  
NGR: SX52775199  
Historic Parish: PLYMSTOCK  
OS Map: SX55SW  
Civil Parish: Brixton  
Broad Period: Modern  
Listed Building Grade: Grade II  
Period: Modern, XIX, XVIII

Description: Shippon approx 15m north north west of Combe farmhouse. Shippon with hay loft over. Late C18 or early C19. Slate rubble. Slurried slate roof with gabled ends. Segmental stone arch shippon doors on ground floor. Loft doors and ventilation slits above. Included for group value (Department of Environment ).

#### **HER 39317**

District: South Hams District  
Class: DOMESTIC  
Type: FARMHOUSE  
NGR: SX52775199  
Historic Parish: PLYMSTOCK  
OS Map: SX55SW  
Civil Parish: Brixton  
Broad Period: Medieval  
Listed Building Grade: Grade II  
Period: Post Medieval, XVI, XVII

Description: Coombe farmhouse. Farmhouse. C16 with early C17, c18 and early C19 extensions. Slate rubble, partly rendered and with granite dressings. Slate roof with gabled ends, early c19 extension has hipped roof. Two storeys. The original c16 house to the north west has been shortened at the lower (north) end from the cross passage. The cross passage (to left) has hollow chamfered four-centred arch doorway with carved spandrels and ovolo outer order. The gabled porch has similar doorway with remains of label. Slate rubble ridge chimney stack at higher end of the hall and another (formerly external) stack at the rear and now within the rear wing. Early C17 wing to south west forming L-shaped plan, retaining remains of granite window frames, some reused and mostly blocked. External chimney stack on the south wall. At the rear, circa C18 wing with hipped roof and external chimney stack on the south side. Early C19 extension on the east end of the C18 wing, is taller and has low pitched hipped roof and large external chimney stack on south wall. Various windows, mainly, C19 casements and some sashes. Interior: early C17 south west wing has intersecting ceiling beams with carved running leaf and ribbon decoration and heavily moulded joists. Stone newel staircase probably originally projecting from the original range. Fire places are blocked. (Department of Environment ).

## Appendix 7

### List of Jpegs on the CD-Rom at the rear of this report

1. Coombe Farmyard, showing the farmhouse, viewed from the north-west.
2. The farmhouse and its porch, viewed from the west.
3. As above.
4. Eastern threshing door of the Great Barn, viewed from the east.
5. As above, detail of segmental arch.
6. East-facing elevation of the Great Barn, viewed from the east.
7. As above, detail of buttresses.
8. As above, detail of one of the forced doorways, viewed from the east.
9. As above, detail of rebuild above forced doorway, viewed from the east.
10. North end of the east-facing elevation of the Great Barn, viewed from the east.
11. As above, detail of the vertical structural crack adjacent to the north gable, viewed from the east.
12. North-facing wall of farmyard abutting the Great Barn, featuring the plinth of a demolished 19<sup>th</sup> structure, viewed from the north-west.
13. North-facing elevation of the Great Barn, viewed from the north.
14. As above, from below.
15. As above, detail of the pigeon-holes.
16. West-facing elevation of the Great Barn, also showing the Lean-To, viewed from the west.
17. West-facing elevation of the Great Barn, showing the Lean-To and the Horse Engine House, viewed from the west.
18. North end of the west-facing elevation, with detail of the vertical structural crack adjacent to the north gable, viewed from the west.
19. As above.
20. North-facing elevation of the Lean-To, viewed from the north.
21. As above, detail of the plinth the Lean-To stands on, viewed from the north.
22. As above, detail of the repair to the base of the buttress, viewed from the north-west.
23. As above, detail of the wall of the Lean-To where it abuts the buttress of the Great Barn, viewed from the north-west.
24. The west-facing elevation of the Lean-To, viewed from the west.
25. As above, detail of the roof, also showing the slit window and projecting wall-plate string course of the Great Barn.
26. As above, viewed from the south-west.
27. As above.
28. South-facing elevation of the Lean-To, viewed from the south.
29. Interior of the Lean-To, viewed from the south.
30. As above, viewed from the north.
31. Western threshing door of the Great Barn, viewed from the west.
32. As above.
33. As above, detail of the segmental arch and sockets for timber porch structure.
34. South-facing elevation of the Great Barn, viewed from the south.
35. Modern roof structure of the Great Barn, internal, viewed from the south.
36. As above, viewed from the north.
37. West wall of the Great Barn, southern end, internal elevation, viewed from the south-east.
38. As above, northern end.
39. As above, detail of the internal lintel of the western threshing door.
40. As above, detail of the blocked window at the southern end, viewed from the east.
41. As above, detail of forced opening into the Horse Engine House, viewed from the east.
42. West wall of the Great Barn, northern end, internal elevation, viewed from the south-east.
43. As above, detail of the splayed opening of the slit window.
44. As above, detail of forced opening into the Lean-To and slit window, viewed from the east.
45. West wall of the Great Barn, internal elevation, the northern end of the west wall, showing the vertical structural crack, viewed from the east.
46. As above, detail of surviving lower arch-brace stub.
47. North wall of the Great Barn, internal elevation, viewed from the south.
48. As above.
49. As above, detail of one of the splayed windows.

50. East wall of the Great Barn, internal elevation, northern end, showing the vertical structural crack, viewed from the west.
51. East wall of the Great Barn, internal elevation, northern end, viewed from the south-west.
52. As above, detail of put-logs holes, viewed from the west.
53. As above, showing truss sockets.
54. As above, detail of forced doorway.
55. East threshing door of the Great Barn, internal elevation, viewed from the south-west.
56. As above, detail of the timber lintel.
57. East wall of the Great Barn, internal elevation, southern end, viewed from the south-west.
58. As above, viewed from the west.
59. As above, detail of blocked window, viewed from the west.
60. As above, detail of surviving lower arch-brace stub.
61. South wall of the Great Barn, internal elevation, viewed from the north.
62. Detail of the floor of the Great Barn, showing the cobbling beneath the concrete, viewed from the north-east.
63. North-facing elevation of the Stables, viewed from the north-east.
64. As above, viewed from the north.
65. As above, east end.
66. As above, west end.
67. As above, detail of blocked window.
68. As above, detail of partially blocked central door and loft window, viewed from the north.
69. As above, detail of Stable wall abutting the Great Barn, viewed from the north-east.
70. South-facing elevation of the Stables, viewed from the south-west.
71. Roof structure of the Stables, viewed from the east.
72. As above.
73. The Stables, detail of the beams, viewed from the south-east.
74. As above.
75. As above, showing a beam propped up by a section of telegraph pole, viewed from the north.
76. Interior of the Stables, viewed from the north-east.
77. As above, viewed from the east.
78. As above, viewed from the south-east.
79. North wall of the stables, internal elevation, detail of window at east end, viewed from the south.
80. As above, detail of the alcove formed by the blocked opening, viewed from the south.
81. As above, detail of the partially blocked central door with loft window above, viewed from the south.
82. As above, viewed from the south-west.
83. As above, detail of the eastern door, viewed from the south.
84. As above, showing the north wall of the Stables abutting the east wall of the Great Barn, viewed from the south-east.
85. East wall of the Great Barn, within the Stables, detail of the blocked window, viewed from the east.
86. The south wall of the Stables, internal elevation, showing the window with sloping sill, viewed from the north.
87. The floor of the Stables, viewed from the east.
88. North-facing elevation of the Horse Engine House, viewed from the north.
89. The north-west facing elevation of the Horse Engine House, viewed from the north-west.
90. West-facing elevation of the Horse Engine House, viewed from the west.
91. The west wall of the Great Barn, showing the relationship with the roof of the Horse Engine House, viewed from the west.
92. South-facing elevation (roof only) of the Horse Engine House, viewed from the south.
93. Roof structure inside the Horse Engine House, viewed from the north-east.
94. As above, viewed from the south-east.
95. The interior of the Horse Engine House, viewed from the north.
96. As above, viewed from the south-east.
97. As above, viewed from the south.
98. As above, viewed from the west.
99. As above, viewed from the north-west.
100. The west wall of the Great Barn inside the Horse Engine House, showing the blocked window, viewed from the west.
101. West-facing elevation of the Milking Parlour, northern end, viewed from the west.
102. As above, southern end, viewed from the west.
103. West-facing elevation of the Milking Parlour, viewed from the south-west.

104. South and west-facing elevation of the modern dairy building in the centre of the farmyard.
105. South-facing elevation of the Milking Parlour, viewed from the south.
106. As above, viewed from the south-east.
107. East-facing elevation of the Milking Parlour, viewed from the east.
108. As above, detail of joist sockets.
109. As above, detail of window in the eastern elevation, viewed from the east.
110. Interior of the Milking Parlour, viewed from the north.
111. As above, viewed from the north-west.
112. As above.
113. Interior of the Milking Parlour, showing the pit, viewed from the north-east.
114. As above, viewed from the south-east.
115. West elevation of the Shippon, viewed from the west.
116. As above, detail of joist sockets and plinth.
117. South-west corner of the Shippon, showing quoins.
118. South-facing elevation of the Shippon, viewed from the south-west.
119. As above, viewed from the south-east.
120. As above, western end of the elevation, viewed from the south-east.
121. As above, eastern end of the elevation, viewed from the south.
122. As above.
123. As above, detail of Shippon wall where it abuts the Milking Parlour.
124. East-facing gable elevation of the Shippon and wall of Milking Parlour, viewed from the east.
125. As above, viewed from the north-east.
126. As above.
127. North-facing elevation of the Shippon, viewed from the north-west.
128. As above, showing detail of the plinth, viewed from the WNW.
129. Interior of the western room in the Shippon, viewed from the north.
130. As above, viewed from the north-west.
131. Interior of the central room in the Shippon, viewed from the north.
132. As above, viewed from the north-east.
133. As above, viewed from the south-east.
134. As above, detail of repair in the east internal wall, viewed from the west.
135. Door into the central room of the Shippon, showing the way the door is recessed to reduce draughts, viewed from the south.
136. Detail of the recess on the door leading into the stables in the Shippon, viewed from the north-west.
137. Detail of the north-facing gable wall of the Milking Parlour, as seen from the Shippon, viewed from the north.
138. The interior of the stables in the Shippon, viewed from the north-east.
139. As above, showing the window in the south wall, viewed from the north.
140. The north-east corner of the stables in the Shippon, viewed from the south-east.
141. As above, showing the floor after cleaning, viewed from the south.
142. As above, with detail of brickwork replacement for feed troughs, viewed from the south.
143. The east end of the stables in the Shippon, viewed from the south-west.
144. As above, viewed from the west.
145. Interior of the stables in the Shippon, detail of the opposing scarf joint in the axial beam, viewed from the east.
146. As above, detail showing the chamfer on the axial beam.
147. As above, detail of the surviving elements of the hayrick, viewed from the east.
148. Roof structure of the Shippon, viewed from the west.
149. As above.
150. As above.
151. As above.
152. As above.

Note: scale 2m



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