

**SUTTON BARTON,
HALBERTON, DEVON**

HISTORIC BUILDING RECORDING

July 2009

Martin Watts

1 Trinity Cottages
Cullompton
Devon
EX15 1PE

Project No. 178/2009

SUTTON BARTON, HALBERTON, DEVON

HISTORIC BUILDING RECORDING

Contents

Summary	1
Introduction	1
Location	1
Historical background	2
Description of the farm buildings	4
Corn barn	4
West range	8
Linhay	8
Root & calves' house	9
Dating & discussion	10
Conclusion	11
Acknowledgements	11
References	11
Figures	12
Photographs	17
Appendix (Brief)	24

July 2009

Site survey and report prepared by

Martin Watts

1 Trinity Cottages
Cullompton
Devon
EX15 1PE

Project No. 178/2009

HISTORIC BUILDING RECORDING OF AGRICULTURAL BUILDINGS AT SUTTON BARTON, HALBERTON, DEVON

Summary

A range of disused agricultural buildings, including a corn barn and a lincay, surrounding two sides of the former lower farmyard at Sutton Barton, were recorded prior to their conversion to leisure use. Sutton is first mentioned in Domesday Book and the site appears to have been in continuous agricultural use from the medieval period. A large corn barn, which dominates the north side of the lower yard, has some possibly re-used features that date from the seventeenth century. Both the barn and the adjoining lincay were standing by the early nineteenth century. Some alteration and addition, including reroofing, appears to have taken place after the farm was sold in 1862 and the nearby farmhouse was rebuilt in 1866, after a fire.

Introduction

The recording of a group of agricultural buildings including a barn and a lincay at Sutton Barton, Halberton, has been carried out at the request of the owners, as a planning condition, prior to conversion for assembly and leisure use.

Planning consent for the conversion of the buildings, which are part of Sutton Barton, a Grade II listed building, has been granted by Mid Devon District Council under listed building reference 07/01868/LBC and planning application reference 08/02324/FULL.

A detailed visual non-intrusive survey was carried out by Martin and Sue Watts in May 2009. Background and other relevant information have been compiled from a variety of sources, which are referenced and acknowledged. The building drawings are based on survey drawings prepared by Philip Price Architectural and Topographical Surveyors in 2006.

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

A copy of the site record and photographs will be deposited with the Royal Albert Memorial Museum, Exeter, under accession number 163/2009. A digital copy of the report will be uploaded onto the OASIS (Online Access to the Index of archaeological investigationS) database, under reference martinwa1-58767.

Location

The buildings are located to the southwest of Sutton Barton farmhouse, close to the southern boundary of Halberton parish, at NGR ST 3011 1091. The surviving buildings form the north and east sides of a formerly enclosed yard, positioned to the north and east of a bend in the minor road to the west of the B3181 road between Cullompton and Willand. The farm buildings are located in an area of Permian/Triassic breccia and conglomerate, with an outcrop of Carboniferous/Culm Measures greywackes, sandstones and shaly mudstones to the north, where building stone was quarried (Institute of Geological Sciences, Geological Map, 1:50,000, 1974, sheet 310). The buildings and yard, which occupy an area of approximately 1250 square metres, stand about 73m above Ordnance Datum.

Historical background

Sutton is first recorded in Domesday Book (1086). Various spellings are given in *The Place-names of Devon* (Gover, Mawer & Stenton 1932, 550): *Suetatona*, *Suettetona* (1086), *Sweteton'* (1242, 1275), *Sweton* 1291, *Swytton* (1330) and *Swetton al. Sutton* (1728). The name derives from *Swēta's* farm, a personal name coupled with *tūn*, a common place-name suffix denoting a habitation. Two Suttons are recorded in Domesday Book, both manors of the same size and value, one held by Ansgar, the other by Aiulf (Thorn & Thorn 1985, 40,6; 41,1). Reichel considered that "The first Suetatona is obviously Swetton or Sutton in Halberton; the second Swetton must have been close by and it is suggested may be the place now called Brithem or Broom Bottom." (Reichel 1929, 47). It is likely that these two estates were contiguous in the late Saxon period, possibly formed from a larger estate which was divided in half between two family members. The Domesday Book entries read:

SUTTON. Godric held it before 1066. It paid tax for ½ hide.
Land for 1½ ploughs. 2 ploughs there, however, with 1 slave.
3 villagers with 1 smallholder.
Meadow 8 acres; pasture, 10 acres, underwood, as many.
1 cob; 17 cattle; 2 pigs.
Value formerly and now 10s.

Aiulf holds SUTTON from the King. Edric held it before 1066.
It paid tax for ½ hide. Land for 1½ ploughs. Flohere holds it from
Aiulf. Flohere has in lordship ½ virgate and ½ plough.
4 villagers with 1 smallholder (have) 1½ virgates and 1 plough.
Meadow 3 acres; pasture, 10 acres.
Value formerly and now 10s.

(Thorn & Thorn 1985, 116b)

[Note: the parts of the entries in smaller type are taken from the Exon Domesday]

Both Sutton manors subsequently passed to the honour of Gloucester (Reichel 1929, 61). In the reign of Henry III (1216-1272) Sutton was held by Henry de Swetton, whose daughter June married Adam de Granges. Their daughter Amisia married William de Bosco, or Boys, of Halberton. The property subsequently passed to the Pasmer family, who in turn sold it to the Warr family (Polwhele 1797, 361-2). Donn's map of 1765 shows the property as *Seaton*, the circle marking the site being located to the south of the road (Ravenhill 1965, sheet 7a). A complex of buildings is shown, though not clearly, on the Ordnance Survey surveyor's drawing of 1802 (Sheet 41.2, 3 inches to 1 mile), with large orchards to the north-east.

In the early 19th century Sutton Barton belonged to Mrs Sharland of Bradninch (Lysons 1822, 250-3). In 1840 it was owned by George Pearse; the house and barton farm were occupied by Joseph Baker, whose land holding extended to a little over 109 acres (about 44 ha), although he also held an additional 24 acres (about 10ha) in Middle Sutton and Lower Sutton. Parts of Lower and Middle Sutton and Sutton Barton were also occupied by Benjamin Harwood (DRO Tithe Award). Joseph Baker's holding comprised some 52% arable, 31% pasture, 9% meadow and 6% orchard. In 1862 Sutton Barton was advertised for sale by auction, described as a 'beautiful farm' of a little over 250 acres (103 ha), then in the tenancy of Clement Murch (*Exeter Flying Post*, 3 Sep 1862, 1b). A more detailed sale advertisement appeared in the *Exeter Flying Post* for 1 October 1862:

HALBERTON,—DEVON.

MESSRS. HUSSEY and SON will SELL, in fee, by Auction, at the LONDON INN, Exeter, on FRIDAY, the 24th day of OCTOBER next, at Two for Three o'Clock in the Afternoon precisely, by order of the Trustees, for sale under the will of the late Geo. Pearse, Esq., all that very desirable ESTATE, known as "SUTTON BARTON," now and for many years past in the occupation of Mr. Clement Murch, as tenant under lease, which expires at Ladyday, 1864, at a clear rental of £415, and comprising Sutton Barton, Middle, Lower, and Little Sutton, and Pond otherwise Quant's Farms, the whole within a ring fence, and containing 251a. 1r. 31p., or thereabouts, of which upwards of 100 acres are rich meadow and pasture land, and 15 acres of productive orchard.

The estate is well timbered, principally with oak and elm, and is situate within a short distance of Cullompton, and about five miles from the capital market town of Tiverton, at both which towns are stations on the Bristol and Exeter Railway, and is intersected by the road from Halberton to Cullompton.

Also all that Stone Quarry, called "Clogg's Quarry," otherwise "Long Down," containing with the plantation 1a. 2r. 20p. or thereabouts, now in the occupation of Mr. John Gale, as tenant.

The stone is of excellent quality for building purposes, and the quarry adjoins the road leading from Tiverton to Five Bridges.

In addition to the foregoing estates there will be Sold at the same time, and under the same order for sale. Two Leasehold Tenements, situate in the High-street, Cullompton, in the occupation of Miss Taylor and Mr. Richard Burrow, or their undertenants, and respectively held for the residue of a long term of years.

The Tenant will shew the estates, and plans and particulars may be obtained from the AUCTIONEERS, Waybrook; Mr. W. DAWSON, Surveyor; Messrs. PAUL and JAMES, Solicitors; or Messrs. SANDERS and BURCH, Solicitors and Proctor, Exeter.

The sale particulars produced by Hussey & Son for this sale refer to Sutton Barton as 'a Desirable and CAPITAL FARM...' 'of excellent Meadow, Pasture, and Tillage lands, with Productive Orchards...'. (DRO 62/9/2 Box 5/16). The present house was built in 1866, three years after the sale, which is recorded by a plaque over the front door. The listing description for the house notes that it was 'Built for G.Q. Pedlar in 1866 when the old (possibly C17) house (part of which survives as a rear wing) was burnt down'. George Quick Pedlar is listed as farmer at Sutton Barton in 1866 (*Post Office Directory*) and as farmer and landowner in 1878 (*Harrod's Directory*). In November 1925 Sutton Barton was again for sale; Messrs Hussey & Son's sale brochure describes the property as a freehold farm of a little over 152 acres (61.5 ha) (DRO 69/9/2 Box 5/19). The sale brochure contains tipped-in sheets with pencilled notes, one of which indicates that the property had been '*In same family for many years 1863*'. The 20th century ownership of the farm has not been researched. The present owners have owned the property since 2005.

Description of the farm buildings

The layout of the farm buildings is shown on tithe map of 1838 as surrounding a square yard, the range to the east side being longer than that to the west (Fig.1). The buildings are to the southwest end of plot 572, which is listed in the tithe apportionment as 'House, Bartons and Yards', occupying a little over half an acre. No description of the buildings or their functions is given in the 1862 sales particulars, but the accompanying plan shows the farm buildings occupying three sides of a square (Fig.2). The pond, which appears in outline on the tithe map, and the water supply from the Moorstone leat are also clearly shown on this plan.

The Ordnance Survey 1:2500 first edition map of 1889 (surveyed 1887-8) shows several changes in the layout (Fig.3), with additional buildings built on to the south elevation of the barn at the west end. The plan of the house as rebuilt in 1866 is also shown. No significant changes to the layout of the farm buildings appear on the second edition of 1903 (Fig.4), although a new entrance and drive to the house had been created along the east side of the linhay and a tennis court had been laid out in what appears to have formerly been an orchard, to the south of the garden terrace in front of the house.

In the 1925 sales particulars the buildings surrounding the lower yard are described as 'Cellar with Loft over, large Barn containing Threshing Machine with Pulley and Belts, driven by an Iron Overshot Water-wheel; Cart and Implement Shed with Half-loft over, Root, Implement and Water-wheel Shed, Chaff House with Cement Floor, and Loft over; Calves' House, Root House, Shippen for Twelve Bullocks, with Loft over; Tiled open Linhay, Loose Box, Bullock Shippen (undivided) with Lofts over. Tiled Root House and Calves' House by road.' After a description of the buildings in the higher yard and the range of four stone and cob-built thatched cottages, it is also noted that 'The Farm is entitled to a 4-inch square Water Supply from Moorstone Leat, and the whole of the Machinery is worked by Water Power'. A note pencilled in these details '*Waterpower – for machinery & E. Light*' suggests that the waterwheel may have driven some form of generator or battery charger, although no evidence for this was noted on site.

The appearance of the buildings in the 1960s is shown on an aerial photograph taken from the south (Fig.5), which shows the curving west range still standing and the waterwheel shed projecting from the south elevation of the barn. The present extent of the buildings is shown in Fig.6. The waterwheel shed and west range have gone, only a concrete floor and a short section of cob wall on the roadside remaining of the latter. To the north of the yard stands the large corn and threshing barn and to the east side is the linhay, with a split-level building at its south end, fronting the road. This is presumably the "tiled root house and calves' house by road" referred to in 1925. Against the south front of the corn barn is a lean-to roofed steel-framed shed, which has been erected within the last 30 years.

Corn barn

Exterior:

The corn barn is a fine two-storey building, approximately 41m long by 7.5m wide. It is of stone and cob construction under a slated roof, which is half-hipped at both ends. The ridge is clad with clay ridge tiles and the slate cladding of the south slope of the roof appears to have been 'Turnerised'. There are remains of cast-iron guttering and downpipes. There is a good weathervane, with two donkeys, to the hip ridge at the west end of the roof (see photos).

The south elevation is quite complex, with evidence of several building or alteration phases (see Fig.7 and photos).

The south wall at the west end of the barn is of cob on a stone base, the wall head having been raised in brickwork. There is a low stone buttress to the west side of a former full height opening, which has been closed with cob. Between this former opening and the central threshing doorway the outline of the back-filled waterwheel pit is visible in the floor. It is 5.37m long by 1.67m wide, with a stone wall along its north side built out 0.3m in front of the barn wall. This stone wall has a slightly arc-shaped head, presumably reflecting the circumference of the waterwheel. From the 1925 particulars the waterwheel was overshot; its diameter is estimated to be *c.*4.8m and its width *c.*1.0 – 1.2m. Some green organic growth and staining visible on the stone wall of barn above the wheelpit is presumably the result of its proximity to the wheel. The barn wall at this point is of stone, with some cob and brickwork above. Towards the eastern end of the wheelpit there is evidence in the wall of a small, square opening in the stonework, which would have housed a wall box – an iron casting carrying a bearing for the shaft that took the drive from the waterwheel into the barn. From this evidence, the drive appears to have been taken from a ring gear on the waterwheel, a familiar arrangement for driving a threshing machine. At the west end of the wheelpit position is a broken down stone rubble and cob wall about 4m long by 1m high which projects *c.*1m from the barn wall. This supported a curved cement-lined trough, which carried water from the culvert under the barn floor to the top of the wheel, the last section presumably in a timber launder. The top of the culvert arch is *c.*1.3m above the present floor level, with a re-used timber with a groove along one edge forming a lintel at the front of the opening. The culvert, which is about 0.8m wide, has an arched brick roof. A large timber beam, which projected southwards, has been cut off close to wall of barn just west of the centre of the wheelpit and there are also remains of purlin ends of the former wheelhouse roof built into barn wall. A turned timber peg which passes through the south wall high up above the wheel position is considered to be part of the water control mechanism, which would have been accessible inside the barn, most probably from the top of the threshing machine.

There is a stone buttress on the west side of the former threshing doors and a timber-boarded structure containing grain intake equipment has been built into the west side of the doorway. The door frame survives, but the doors have gone. Towards the east end of this elevation the wall structure is a complex mixture of stone, cob and concrete blockwork and the wall head has been raised to the present eaves level with approximately 18 courses of brickwork, laid mainly stretcher bond. There is some concrete block infill, including a section of wall between the two stone buttresses towards the east end of the elevation. A series of rafter holes in both the cob and the stone buttresses indicate the position of a former lean-to roof, which can be seen on the aerial photo (Fig.5). The lincay abuts the eastern end of the south elevation of the barn (see under).

The east gable end wall of the barn is of cob on a random rubble stone base which stands about 0.85m high. The head of the wall has been raised in brickwork, the former roof hip line being clearly visible. The cob walling is rendered and painted externally. At ground floor level is a 3-light unglazed window, with a chunky moulded frame and mullions, with 1 vertical and 2 horizontal iron bars fixed in each opening. There are two first floor windows, that to the south having 3 mullions and that to the north a single moulded

central mullion. The half-hipped roof verges overhang, with simple moulded painted barge boards.

The north elevation is of cob on a rubble stone base, the cob being rendered and painted white above a black-painted base. The wall head has been raised in brickwork above the first floor door head. Close to the head of the earlier cob wall are several pigeon/dove holes, 1 to the east of the first floor door and 5 to the west. The cob walling reduces in height to the west of the ground floor window, with a large area of brick infill. At the east end are two doors, one above the other, with a massive (re-used) timber, 0.42m deep x 0.54m wide, with the remains of a deep plain chamfer on the inside bottom corner, used as lintel/cill between the door openings. The ground floor door frame is moulded and painted black. The mouldings suggest a 17th century date, but it appears to have been re-positioned. The present door has 4 wide and 1 central narrower vertical circular-sawn planks, with 3 ledges. Further to the west is a 3-light window with a heavy section, moulded and pegged frame with octagonal mullions, with 1 vertical and 3 horizontal iron bars to each light. This appears to have been inserted into an earlier doorway as the original lintel extends 0.8m further east than present window opening and a secondary lintel immediately underneath it is a re-used timber with chamfer and joist mortises cut into its underside.

Towards the centre of the building on the north side is a pair of doors hung in plain timber frame with a fixed central post. These doors are opposite the large opening on the south side and indicate the position of the threshing floor, which formerly had double doors on both sides. Threshing doors were usually sub-divided both for convenience and to create different degrees of draught when winnowing (Child 1995, 64). The east door, which is divided horizontally, is hung on blacksmith-made hinges with a heavy wooden stock lock on the inside of the bottom leaf. The top leaf has two ledges and a single diagonal brace, the lower leaf 3 ledges. The west door is a single leaf, with vertical circular-sawn boards, 3 ledges and 2 diagonal braces. The east door and post on which it is hung, which is chamfered and rounded, is older than the west side. The doors and frame are painted black.

To the west of the double doors is a first floor loading door with a brick cill built into the cob wall. The door is a single leaf with 6 tongued, grooved and beaded vertical boards, hung in a plain painted timber frame. West of this doorway the wall returns southwards, with a corner stone built in at ground level, possibly a reused staddle base. This was formerly an end wall, of cob on a stone base, later raised in brick to form half-hipped end. The cob was rendered and painted white. An interesting narrow door frame with a moulded and arched head has been built in, apparently re-used. It is probably of 17th or early 18th century date. It is reached by a short flight of timber steps from the cart bay. The leat which supplied water to the waterwheel, appears to have run along the foot of the north wall, its position possibly indicated by some vertical slates which are just visible at ground level against the foot of the north wall, before turning at right angles to run in a culvert along the west side of the base of the return wall, below ground level.

Towards the west end the barn is open on the north side, formerly used for housing carts and wagons. A concrete grain intake pit has been formed in the floor, which is of compressed earth, with concrete capping over the course of the leat culvert. In the southwest corner is a steel grain bin on a concrete base. A circular-sawn timber post on a

stone block supports the foot of the truss principal over the opening. The west end bay has remains of cob walling on its north side, with a timber post and concrete block infill.

The west gable end of the barn is skewed to the alignment of the road. It is built of concrete block to a height of *c.*1.65m, with vertical corrugated sheet metal cladding on timber studs above and steel I-section stanchions which rise full height to support the roof hip. The end wall was formerly of cob and was renewed after it collapsed and fell into the road (Ian Bachelor, pers comm). The interior south wall at this end of the barn is also of cob, extended vertically in brick, with concrete block infill.

Interior:

Between the east gable and the central doors the ground floor is of concrete. On the south side from half way along the second bay from the east, the wall has a concrete block inner skin, and there are 2 inserted blockwork partitions. To the east of the threshing floor a concrete block silo has been inserted on the south side, and the north wall opposite this has a blockwork inner skin. Between the opposite doorways a section of the threshing floor remains. This is a suspended timber boarded floor, of 25cm wide boards, which extends 2.1m northwards from the south doorway, and is about 0.8m above the level of yard on the south side. There is a short flight of concrete steps down to the yard level. To the west of the threshing floor are full height steel grain bins, with a narrow access passage at ground floor level inside the south wall.

The first floor extends from the east gable to the east side of the central threshing bay. The cross beams supporting this floor are *c.*24cm square, pit-sawn, economically converted timbers, which define 7 unequal bays. The floor joists, which are either notched into or sail over the tops of the cross beams, are plain sawn timbers of 16 x 6cm section at about 0.46m centres. Some original floor boarding survives, nailed to the joists, and there are areas of secondary flooring, apparently taken from pre-fabricated houses demolished after World War II (pers comm).

Roof:

T1 (numbered from east) is a fairly conventional 19th century A-frame truss. The feet of principals bear on the top of the tie beam, and the principals are crossed and lapped at the apex, with a collar spiked to their east face. There are 2 rows of purlins over the backs of the principals. T1 is contemporary with the raising of wall heads in brick, as the tie beam is built into brickwork on both sides, whereas the feet of the principals of T2, 3 and 4 are set on timber plates on the head of the original cob wall. These trusses also have heavier section principals than those of T1. T2 has housings for the ends of the collar cut into the west faces of the principals, although the collar has gone and a lightweight collar has been nailed above the original position. T2 has notches for 3 rows of purlins on both slopes. There are now 2 rows of purlins on each slope, with timber struts rising from the tie beams to support the lower row. The principals are cross-lapped and pegged at their apexes, with a vertical ridge board. When the wall heads were raised in brickwork, new tie beams were added on the east faces of the truss principals, with both ends built into the brickwork. The roof is clad with slates carried on battens on common rafters, and there are skylight panels let in to the slate cladding on both slopes in most bays, except bay 3 on the north side. About 1.5m to the west of T4 the roof and first floor are closed by a full height screen of horizontal boards on timber studs. The 4-bay roof over the threshing bay and grain bins west of the threshing bay has trusses of similar construction.

The roof at west end is of 4 bays, with 3 plain 19th century trusses with collars and tie beams bolted to west faces of principals. The truss principals are lapped at their apexes, with vertical timber plates supporting a vertical ridge board. There are 2 rows of purlins to each slope, carried on timber cleats on the backs of the principals. The slates are hung on battens over common rafters, the roof construction being very similar to that of the linhay (see under).

On the south side of the corn barn is a lean-to roofed shed of 6 unequal width structural bays, with a corrugated asbestos sheet roofing carried on 8 steel purlins supported by steel 25.5 x 15cm I-section stanchions. This shed has double outward opening steel doors in the third bay from east and two-thirds height concrete block front wall infilled with vertical corrugated asbestos sheeting on the south side. Its west end is angled to the line of the road, with a concrete block pier against the barn wall and a blockwork buttressed wall with vertical corrugated metal cladding on timber studs above, with double corrugated iron doors opening on to the road. On the roadside cladding is a sign with JAMES POOLE 3815 on it.¹

West range

All that remains of original range which followed the line of the road on the west side of the yard is a section of eroded cob wall on a rubble stone base and an area of concrete flooring. The building appears to have been about 3.4m wide internally. Its former extent is shown on the OS plans and the aerial photograph (Figs.3, 4, 5).

Linhay

The linhay is approximately 29m x 4.75m on plan and contains 12 bays. It encloses the east side of the yard and its open front faces west. The whole building is built sloping down to the south. The rear (east) wall is of cob on a rubble stone base, rendered and painted white. Iron plates are visible on the east side of the wall, where tie rods are taken through the cob wall in line with the horizontal beam ends, although the fixing detail was not visible inside the linhay.

In bay 1 (numbering from south), the return (gable end) wall has been largely rebuilt in concrete blockwork on top of rubble stonework. This forms the dividing wall between the linhay and the smaller building which adjoins its south end. In the southeast corner the cob is collapsing. At the south end the linhay is floored with concrete, partly covered with feed and other debris. There is about 1.52m clearance between this floor and the underside of the first floor joists. In bays 2 to 6 there are 4-5 courses of blockwork along rear (east) wall. Most bays appear to have had half doors on the west side, 1.3m high, of rustic planked, ledged and braced construction, hinged on the south and latched on the north side of vertical posts that define the bays. Some of the fronts of the bays at the south end are closed with vertical corrugated iron sheet. There are concrete block cross walls between bays 4-5 and 6-7 and corrugated sheeting across bays 2 and 4-6. Bay 7 has post and rustic rail screens on both sides with the remains of lapped elm horizontal weatherboarding, 29cm wide, painted black. The east wall of bay 7 has Flemish bond brickwork infilling a former full-height opening which extended the width of bay. Areas of cobbled floor are still visible in bay 8 and half of bay 9. The other half of bay 9 and bay 10 have a coarse aggregate concrete floor and the remainder of 10, along with 11 and

¹ James Bros (Hamworthy) Ltd., structural engineers and steel stockholders of Poole, Dorset, (telephone 01202 673815) who, according to their website, have been selling steel since 1921.

12, have a finer concrete raised slab, on which grain bins were formerly located (Ian Batchelor, pers comm). The rubble stone base visible in the east wall of bays 11 and 12 steps down by 24cm in bay 10. In bay 12 there is an arched-headed doorway through the east wall, its pointed-arched head being simply cut out of the cob, with remains of lime plaster on arch soffit. The door frame is square-headed, of circular-sawn timber held together with bolts and iron straps. The door is a single leaf, with vertical tongued, grooved and beaded boards on frame with ledges and braces, with a face-mounted timber stock lock; it is now hung on the lock side. The north end of the linhay abuts the south wall of corn barn (cob on a rubble stone base, with the wall head raised in brickwork) which was formerly lime-washed.

The upper floor of the linhay no longer extends the full length of the building. In bay 1 (south) it is carried on elm joists at c.0.6m centres, the ends of the joists bearing on battens nailed to the cross beam between bays 1 and 2. The joists support circular-sawn elm floorboards, varying from 17 to 25cm wide by 2.5cm thick. The cross beam between bays 1-2 is of circular-sawn timber; that between bays 2-3 has been replaced with a smaller section timber. The first floor has gone from bays 2 and 3. The cross beam between bays 3-4 is of pit-sawn oak, 23 x 11cm in section. The west ends of the cross beams are tenoned through the vertical front posts, with a double-shouldered tenon, and their east ends are built into the cob wall and secured with iron ties. The vertical front posts are about 21 x 15cm section and the stone blocks on which they stand are visible between bays 7-8, 8-9, 10-11 and 11-12. The posts and horizontal timbers on the open west front are painted with a black tar or bitumen. The cross beams to bays 4-5, 5-6 and 6-7 are all similar, of oak, with similar joists and flooring to that in bay 1. Where the loft floor survives it is of similar construction also. It has been removed from bays 10 to 12, where later grain bins (now gone) were inserted. There is a flight of timber steps up to loft floor in bay 10, but these are not original, earlier access being by a vertical timber cat ladder fixed to rear (east) wall in bay 8. The initials 'T.C' were noted, neatly cut into south face of post between bays 11 and 12 above loft floor level.

The linhay roof has been completely replaced above the wall head and tops of the front posts. The heads of the front posts support timber cantilever brackets on which the feet of the principals are carried. The principals are of circular-sawn softwood, 20 x 8cm section, with a shouldered tenon at the apex, and a plain collar, 18 x 5cm section, bolted x2 at each end to the north faces of the principals. On the east side the feet of principals bear on timber blocks aligned east-west (i.e. across) the head of the cob wall. There is a single row of through purlins on both slopes, partly notched into and partly carried on cleats on the backs of the principals. The apexes of the trusses carry a vertical ridge board and externally the ridge is capped with inverted V-section clay tiles. There are on average five 8 x 5cm section softwood common rafters to each bay, with horizontal battens to which Welsh slates are nailed. The slates are approximately 56 x 37cm. At its north end the roof linhay roof is not tied into the brickwork at the head of the barn wall, although front beam at eaves level on west side is. There are remains of cast-iron half round guttering to west side eaves. The south gable end of the linhay, above the Root and Calves' House roof, was formerly clad with vertical timber boards on studs, some of which remain.

Root & Calves' House

At the south end of the linhay is a small split-level building which fronts the road. This is identified as the Root and Calves' House listed in the 1925 sale particulars. Its north side

was formerly open to the yard, the roof trusses being supported on timber posts, the open front now being filled with concrete blockwork, with a door at the east end. The west (gable) end is clad with vertical red-painted corrugated iron, with a low doorway with a circular-sawn, vertically-boarded, black-painted door to the north side of the central wall which projects from the middle of this side. This wall was of rubble stone and formerly extended about 2.7m westward, ending in a gate post; the wall and post have mostly gone. The lower floor is entered through a door of vertical corrugated iron sheeting on a timber frame. The south wall is of random rubble stone, with the remains of doorway to the road at its east end. The south roof slope is clad with double roman tiles with slate courses to eaves and some corrugated metal sheeting at the east end. The north slope is also clad with double roman tiles, with a corrugated asbestos and plastic light panel in middle. The ridge has elaborately shaped double roman clay ridge tiles, stamped BROWN & CO
PATENT
BRIDGWATER

The east wall is of random rubble stone; a former doorway against end of linhay has been closed in concrete blockwork, with an inserted window and a panel of horizontal weatherboarding above. The outer face of the stonework has been heavily pointed, appearing almost rendered.

Interior:

Both the lower and higher floors are concrete. The higher level floor (north), is on the same level as that of the linhay. There is a timber manger and concrete feeding trough built along the west end of the south wall. The central wall is rubble stone, standing *c.*1.5m high, with the remains of cob above, including a large collapsed cob block. The wall to the linhay is stone with concrete block infill. The roof trusses define 5 bays, with two half trusses where the roof abuts the south end of the linhay. A horizontal beam set at an angle to the wall on the south side picks up the south ends of the tie beams. This beam was supported on the wall in the southwest corner, but has broken and is now carried on a timber post and blockwork pier against the east wall. At the west end are 3 king post trusses, all nicely made, a mixture of hardwood and softwood, economically converted with waney edges and sapwood. The principals (21 x 10cm section) are pegged at the heads of chamfered king posts (maximum 19 x 10cm section) and there are angled struts (10 x 9cm section) tenoned between tie beams and principals. The feet of the king posts are bolted through the tie beams, which are of pit-sawn elm or ash, 19 x 10cm section. The truss joints have pencilled setting-out lines. There are 2 rows of through purlins on each slope, slightly notched into backs of principals, and a vertical ridge board. Between the trusses are common rafters, with battens carrying the tiles. Where the roof abuts the linhay there are two half trusses, of the same basic construction as those at west end, but improvised to fit, with their tie beams built into the concrete blockwork of the south end wall of the linhay.

Dating and discussion

From the evidence of its south elevation, the fine corn barn, the dominant building of the group, has a complex history. It appears to be an 18th-century enlargement of an earlier building, in which some 17th century windows and doors were either re-used or repositioned. Corn barns are usually built with equal spaces on both sides of the central double doors, for the storage of sheaves on one side and threshed straw and grain on the other (Child 1995, 64). However, there also appear to have been opposite doorways towards the west end, where a large opening on the south side of the cart bay has been

closed in cob. It is therefore possible that the barn at Sutton Barton had two threshing floors, a feature regarded as not uncommon in Devon (*ibid*). Two smaller opposite doorways may have existed towards the east end, although the evidence for this is less clear. The barn roof structure is generally older at the east end, the construction of the roof trusses suggesting an 18th century date. The trusses at this end were retained in their original positions when the wall head was raised in brickwork, which may have taken place in the late 1860s. It is stated in the listing description that the house was rebuilt in 1866 after a fire and this may have been when the barn roof was raised and clad with slates. It is certainly likely that the barn roof was originally thatched. The carpentry is generally of good, rustic quality, predominantly using economically converted local hardwood.

Mechanical threshing was introduced in England in *c.*1790 and at Sutton Barton it appears that the waterwheel was not installed until after 1866. The wheel and the extension that enclosed it and probably housed barn machinery have been completely removed, the only related artefact noted being the remains of a timber bridge tree with a cast-iron footstep bearing for a vertical spindle attached lying on the floor against the barn wall at the north end of the lincay. This indicates that there was at least one pair of millstones, for grinding animal feed, in the mill room. While there is little evidence above ground of the wheelpit, it is understood that it was simply backfilled to ground level (*pers comm*). The course of the leat supplying water to the wheel was not fully explored. The tailrace, which took water away from the bottom of the wheelpit, must be culverted under the yard, to exit into the stream further down the hill slope to the south of the buildings. Apart from the timber peg through the south wall of the barn that was probably part of the control mechanism for the waterwheel, accessible from the threshing machine, no evidence of the thresher was found.

The lincay is a good example of a distinctive local type of farm building. It served a dual purpose, providing shelter for cattle at ground floor level with fodder storage above. Lincays commonly face a yard, in which the cattle ran in winter, and there was sometimes a central pond or provision for dung collection in the middle of the yard (Child 1995, 71). It is therefore possible that evidence of a pond or dung pit may be found under the concrete covering of the yard. The lincay appears to be of late 18th or early 19th century date. Like the barn, it is shown on the tithe map and 1862 sales plan. The front posts and some of the cross beams supporting the first floor are possibly original to its construction, although the roof structure above the post and wall heads is later, perhaps renewed in the 1860s. The former opening on the east side, in bay 7, may have been closed when the new drive was formed, sometime between 1888 and 1903.

The tithe map suggests that the south end of the yard was fully enclosed with buildings, although 1862 sales plan, which is likely to be more accurate, shows a small building at the south end of the lincay fronting the road, which has been identified as the root and calves' house. The roof of this building is probably of late-19th century date and the way in which the construction of two of the roof trusses has been improvised to fit them against the south gable of the lincay and a timber beam supports the south ends of the trusses, rather than them being carried on the wall head, indicates that the roof is later than the footprint of the building.

Conclusion

The fine corn barn and typical Devon linhay at Sutton Barton are good examples of two traditional agricultural buildings that once formed the core buildings of many Devon farmsteads. The corn barn has some 17th century features, but in its surviving form it is considered to be largely of 18th century date, with some alterations, in particular the raising of the walls which appears to date from the second half of the 19th century. This work may have coincided with the rebuilding of the farmhouse in 1866, or taken place shortly after, as part of a larger scheme of improvements. It is probable that the waterwheel and threshing machine (now gone) were also installed at this time, the waterwheel making use of water supplied from a pond to the northeast of the house, which was fed from the historic Moorstone leat. The linhay, which is a good example of a medium-sized dual-purpose farm building of particular local origin and interest, is considered to date from the late 18th or early 19th century. The adjoining Root and Calves' House is basically a small weatherproof structure in which any of a number of agricultural functions could have taken place, its location making it convenient to both the farmyard and the road.

It is likely that any work carried out within and to the south of the corn barn may uncover further historic features, in particular those connected with the waterwheel and possibly a central pond or dung pit in the farmyard. Any features or any artefacts connected with the waterwheel, etc., that are uncovered should be recorded and this information added to the historic building record and archive.

Martin Watts
July 2009

Acknowledgements

I am grateful to the farm owners for the loan of drawings and providing much useful background information about the buildings and to Sue Watts, for her help with the site survey and in the preparation of this report.

References

Child, Peter. 1995: Farm Buildings, in Peter Beacham, ed., *Devon Building*, 60-94

Lysons, Daniel & Samuel. 1822: *Magna Britannia*, 2

Polwhele, Richard. 1797: *History of Devonshire*, 2

Ravenhill, William. 1965: *Benjamin Donn, A Map of the County of Devon 1765*

Reichel, Oswald J. 1929: The Hundred of Halberton in Early Times, *The Hundreds of Devon (Supplementary)*, Devonshire Association Extra Volume, 47-61

Thorn, Caroline & Thorn, Frank. 1985: *Domesday Book, Devon*



Fig.1. Sutton Barton, from the tithe map of 1838 (DRO)



Fig. 2. Sutton Barton, from the 1862 sales particulars (DRO 62/9/2 Box 5/16)

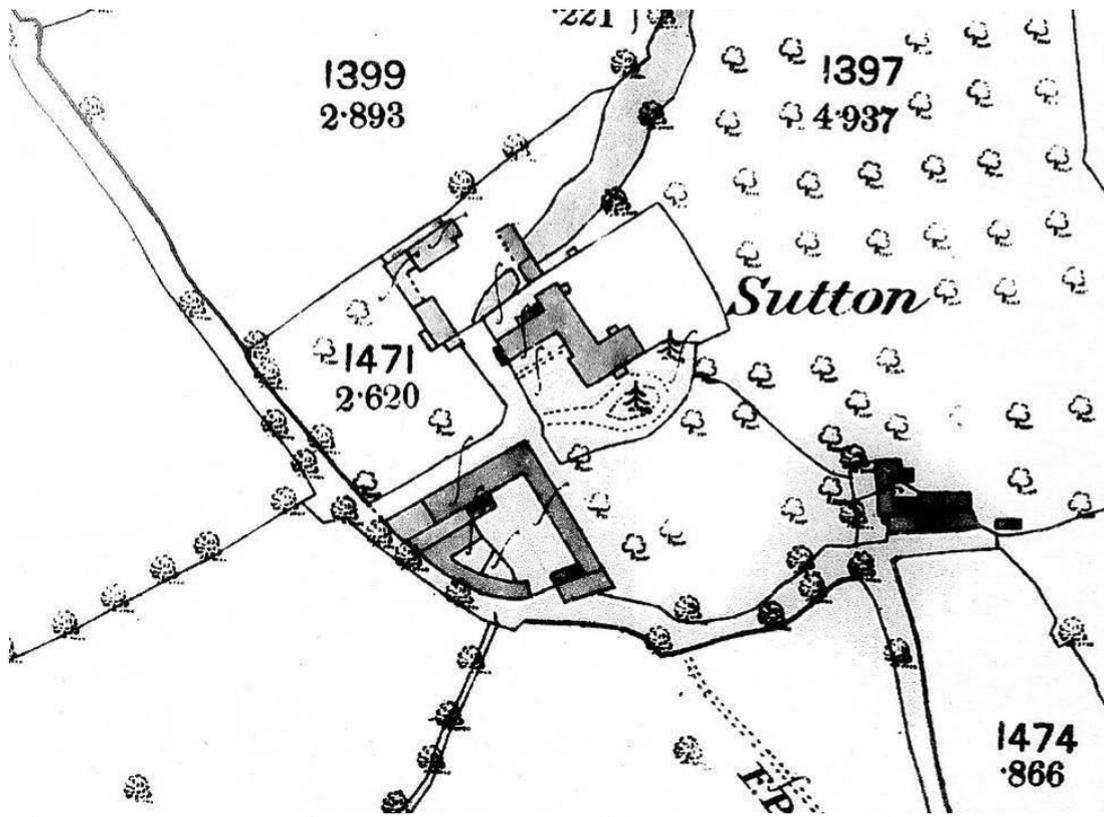


Fig.3. Sutton Barton, from OS 1:2500, 1st edition, 1888, not reproduced to scale

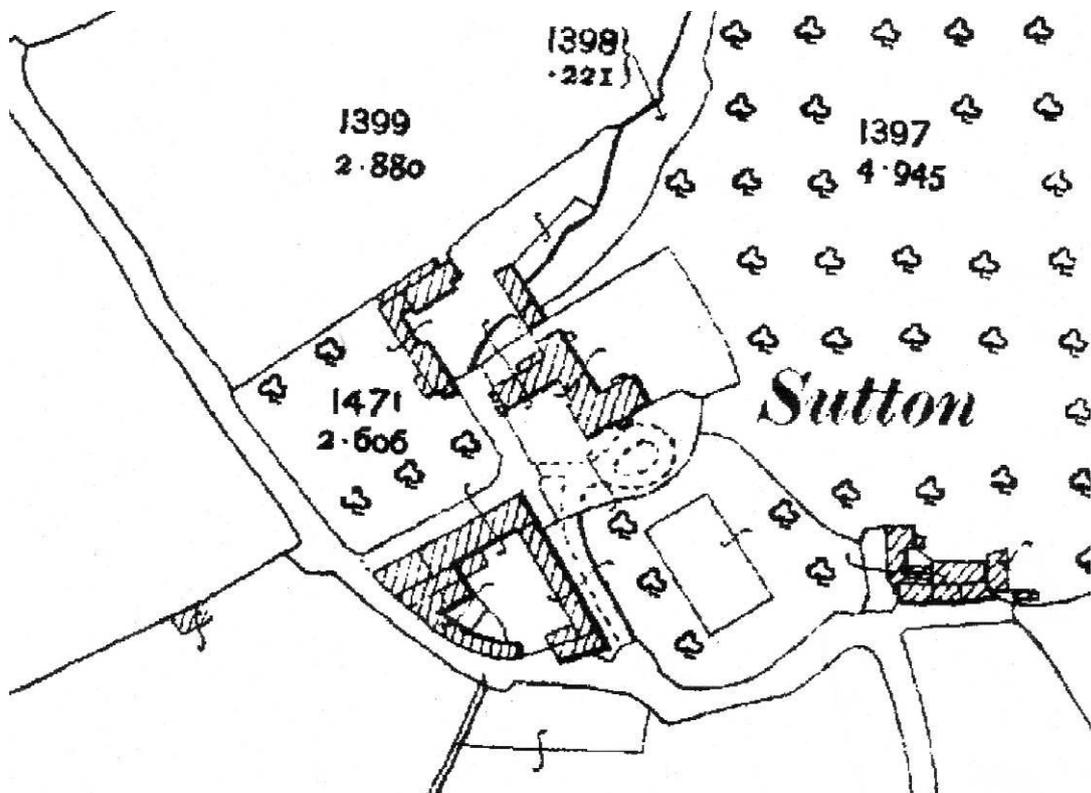


Fig.4. Sutton Barton, from OS 1:2500, 2nd edition, 1903, not reproduced to scale



Fig.5. Sutton Barton, from the southwest, 1960s (courtesy owners)

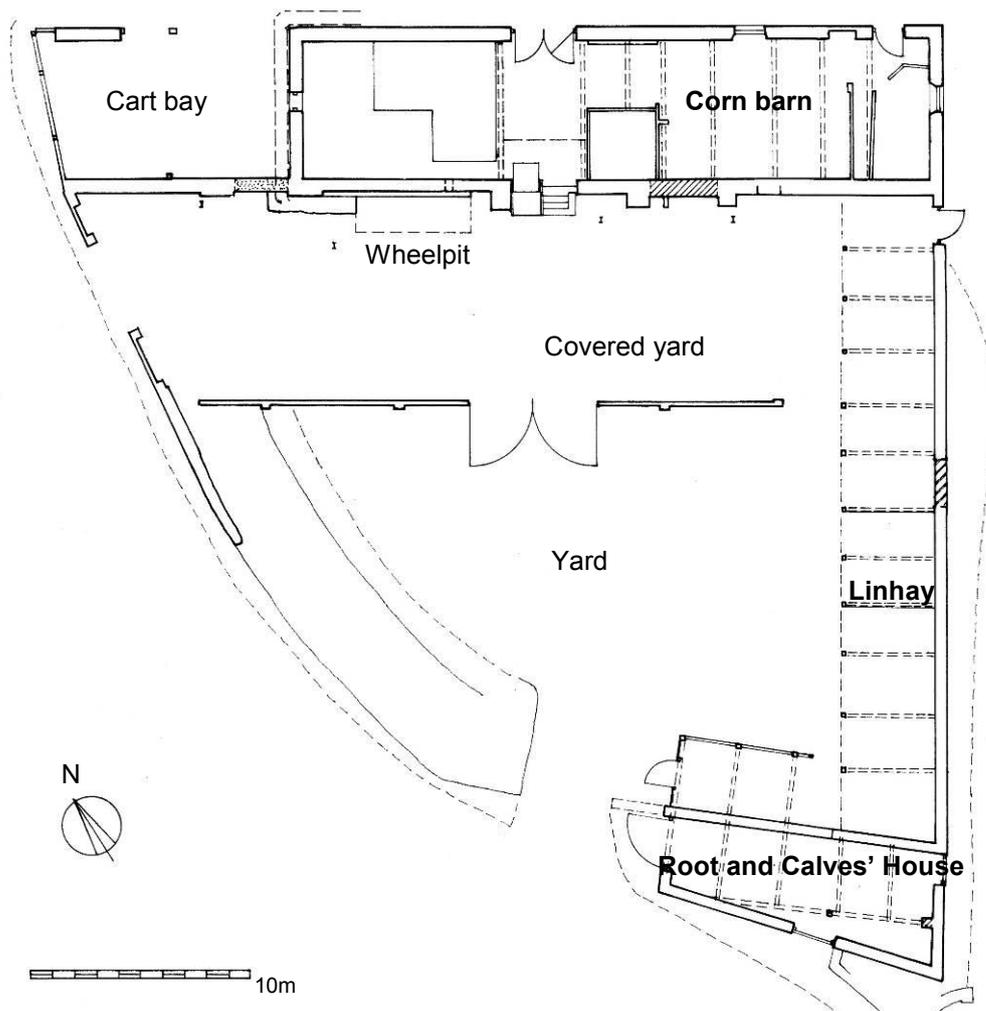


Fig.6. Sutton Barton: plan of buildings

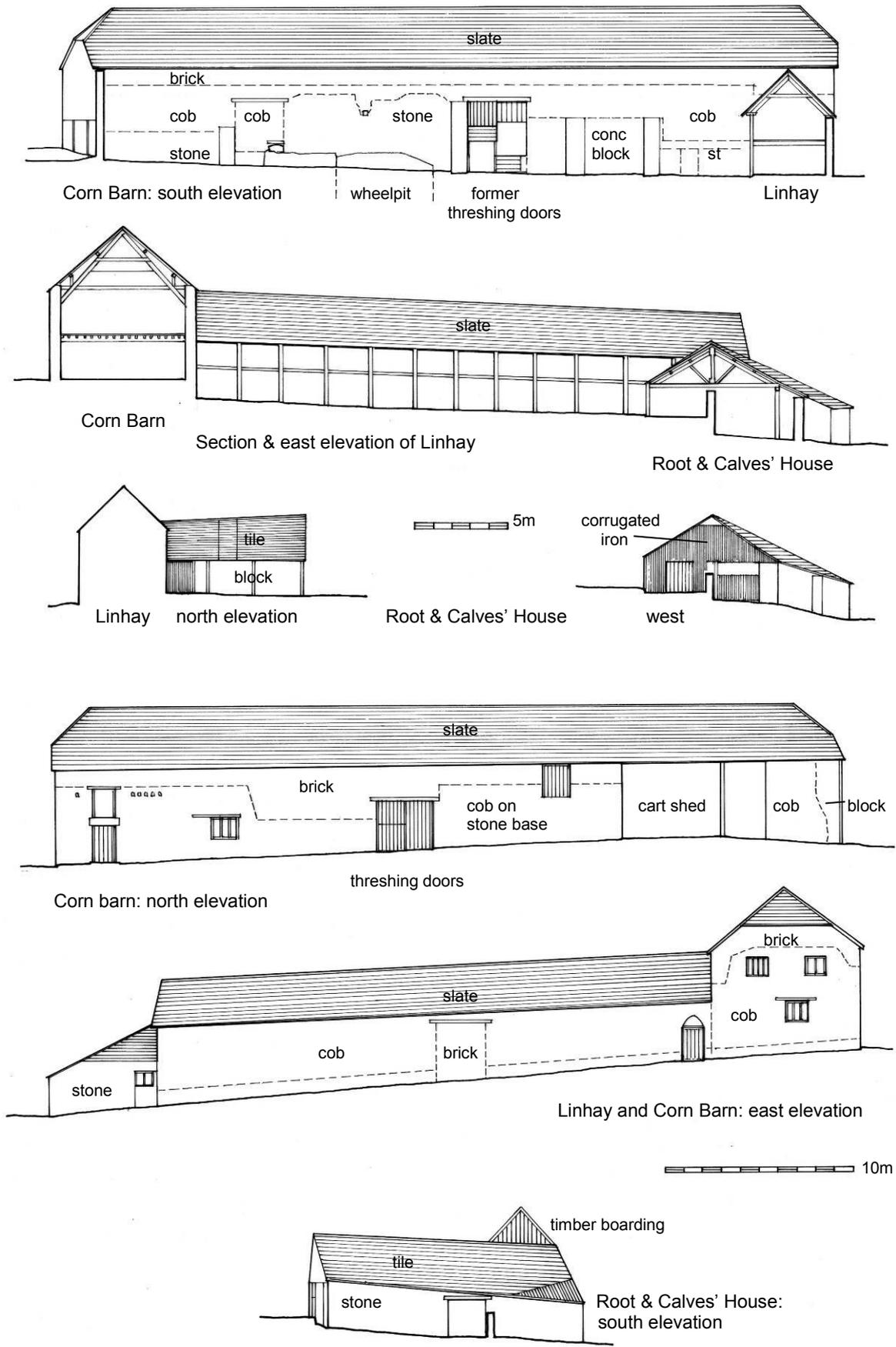
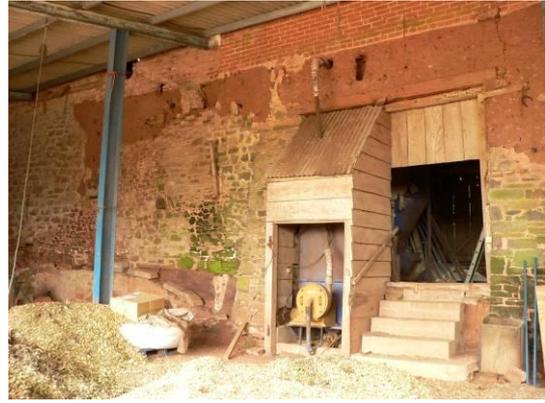


Fig.7. Sutton Barton, elevations showing materials of construction



Modern lean-to on south side of Corn Barn



South wall, threshing door position



Corn Barn, south wall, west end



South wall to east of threshing doors



Culvert for water supply to wheel



South wall, east end



Position of wheelpit against south wall



Control for waterwheel through barn wall



East gable end of Corn Barn



Corn Barn north wall, looking west



Detail of ground floor door head and lintel at east end of north elevation of Corn Barn



17c window in east gable end



17c window, north side of Corn Barn



East end of Corn Barn from north



Threshing doors, north side of Corn Barn



Cart bay at west end of Corn Barn



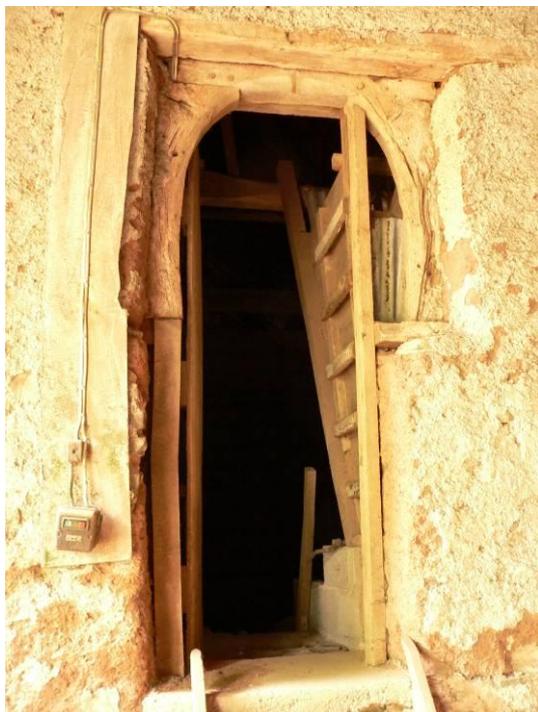
Modern grain bin at west end of cart bay



Cross wall at east side of cart bay



West end of Corn Barn



?17c doorway in cob cross wall



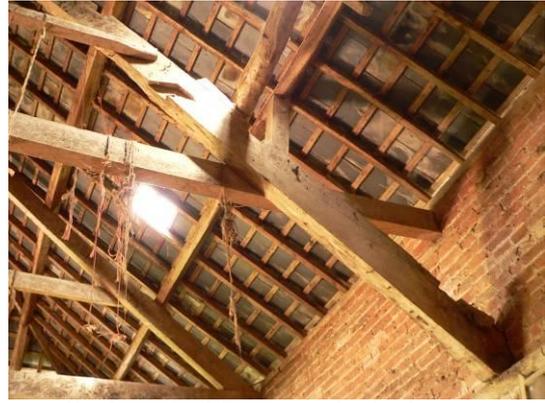
Weathervane



Remains of west range



Corn Barn, ground floor looking west



Detail of south side truss principal



Interior of north threshing doors



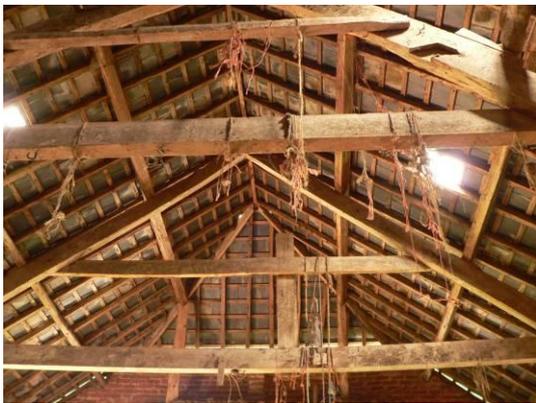
Roof and screen to east side of threshing bay



First floor, east gable interior



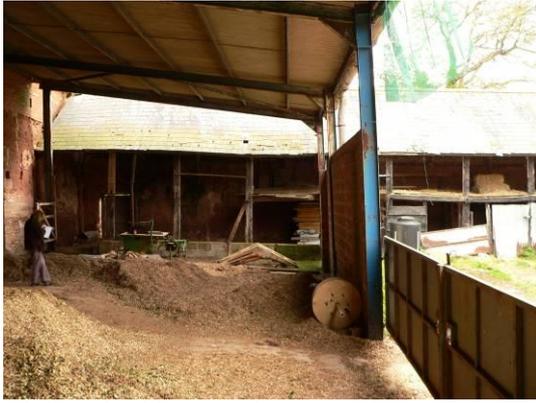
Roof at west end, over modern grain bin



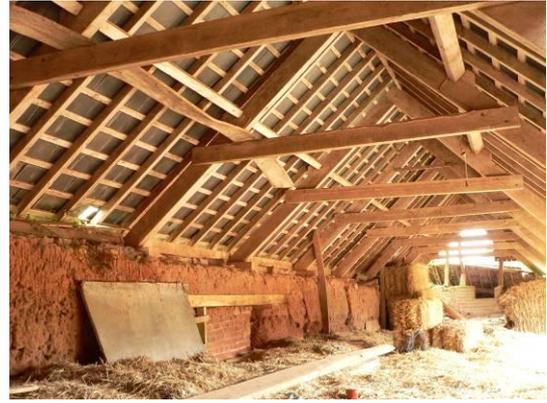
Roof structure looking to east hipped end



Roof and wall head to south side of cart bay



Linhay, looking east in covered yard



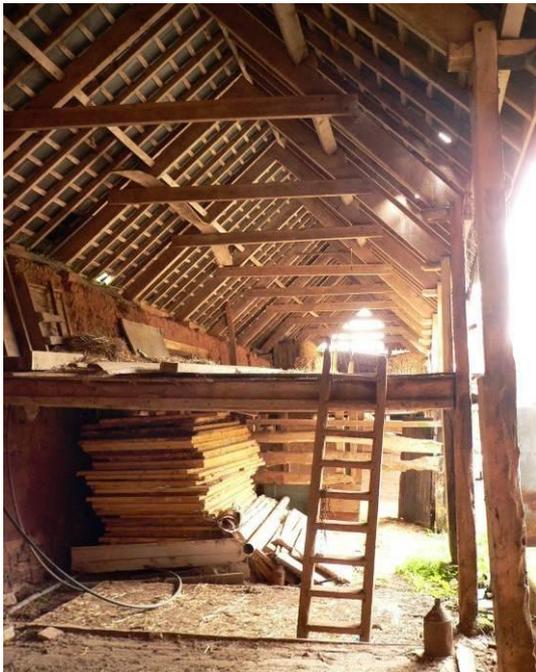
Linhay roof, looking south



South end of linhay from northwest



Detail of head of front post



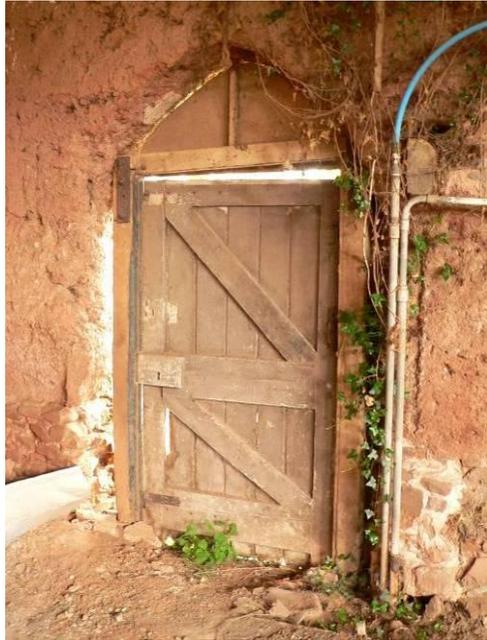
Linhay, looking south



Ground floor and partition in linhay



Initials carved in linhay front post



Door to drive in end bay of linhay



Entrance and drive to farmhouse from south



Door to drive and east wall of linhay



Root and Calves' House from southwest



East wall of linhay and drive, from south



Root and Calves' House from west



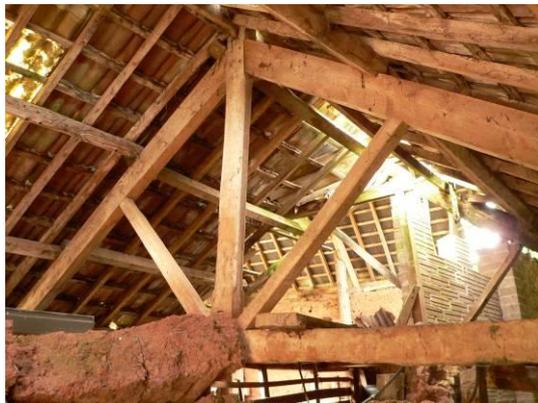
Manger in Calves' House



Roof in Root and Calves' House, looking east



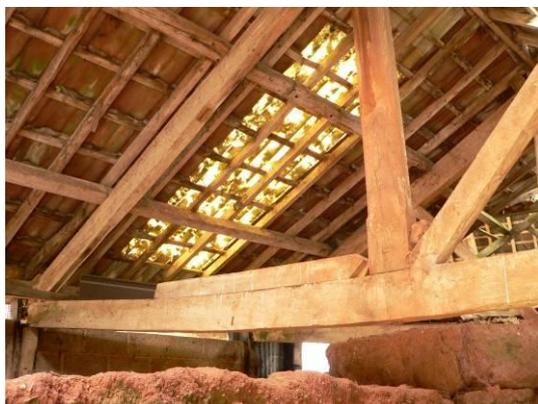
Prop supporting beam carrying roof on south side



Roof structure, looking west



Truss to west end of roof



Detail of king post truss



Timber bridge tree and footstep bearing, from millstone assembly, displaced in linhay



Date stone over front door of farmhouse

Appendix

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Land and Buildings at NGR 301136 109199 (Sutton Barton)

Parish: Halberton

District: Mid Devon

County: Devon

NGR: 301135.109199

Planning Application nos: 07/01868/LBC & 08/02324/FULL

Proposal: Conversion of buildings to D2 (assembly and leisure) and alterations to access and formation of parking area and 2 passing bays

Historic Environment Service ref: Arch/dc/md/12440

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

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

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken - Condition 10 on application 07/01868/LBC and 6 on application 08/02324/FULL.

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 proposed development involves the conversion of a courtyard of agricultural buildings, including what appears to be an eleven or twelve-bay linhay - a substantial and uncommon survival of Devon's post-medieval agricultural past. These buildings are shown on the late 19th and early 20th century OS maps and are likely to date from the 18th or 19th century. The conversion works will have an impact on the historic fabric of these buildings.

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

2. WRITTEN SCHEME OF INVESTIGATION

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

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

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 *Desk-based assessment*

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

3.2 *Historic building recording*

3.2.1 A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to Level 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

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

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be reexamined 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 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.

3.4 The consultants 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 Mid Devon 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 week's notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

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

5. REPORTING

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

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their location, description of the historic building fabric and architectural features of interest together with their interpretation. Scale drawings of the buildings subject to this historic building recording will be included in the report. 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 - dependent 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 Mid Devon 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 person of similar standing. 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 week's 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 Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

7. DEPOSITION OF ARCHIVE AND FINDS

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

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

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

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

8. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW
Tel: 01392 383303 Fax: 01392 383011 E-mail: stephen.reed@devon.gov.uk
Catherine Marlow, Conservation Officer, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon. Tel: 01884 234341 Email: cmarlow@middevon.gov.uk

24th March 2009