

Historic Building Recording

With an Impact Assessment

at

No. 1 HARRINGCOURT HOUSE,
HARRINGTON LANE,
PINHOE

By R. W. Parker

For Mr and Mrs Harvey



RICHARD PARKER
HISTORIC BUILDING RECORDING & INTERPRETATION

11 Toronto Road, St James, Exeter, EX4 6LE.

E-Mail: rw Parker@btopenworld.com

Tel: 07763 248241

01392 423233

REPORT No. 2016-03

© Richard Parker. August 2016

CONTENTS

1.	INTRODUCTION	<i>Page:</i> 1
1.1	Previous archaeological studies	1
1.2	The archaeological works	3
2.	TOPOGRAPHY AND CONTEXT	3
2.1	Documentary and map evidence	3
3.	BUILDING SURVEY	4
3.1	Exteriors	4
	<i>The form of the earlier windows</i>	7
3.2	Interiors	9
	<i>Ground floor</i>	9
	<i>First floor</i>	10
	<i>Roof structures</i>	10
4.	DISCUSSION AND DATING	14
5.	IMPACT ASSESSMENT	16
	ACKNOWLEDGEMENTS	14
	SOURCES CONSULTED	16
	APPENDIX I: The Listing Text	17
	CONDITIONS	17

List of Illustrations

Fig. 1	Location of Harringcourt House at Pinhoe with, inset, a closer view of the area. Not to scale.	Page: 1
Fig. 2	Detail of the tithe map of Pinhoe, dated 1845, showing the character of the field boundaries and, inset, detail of the farm complex,.	2
Fig. 3	Detail of the Harrington area as shown on the OS 25 inch map of 1892-1905 showing modifications to the footprint of the buildings since 1845 and the farm buildings, now demolished, to the east.	2
Fig. 4	West elevation of the farmhouse showing the modern replacement windows and the coved cornice of late 17th- early 18th -century type running below the roof at eaves level.	5
Fig. 5	West elevation of the northern part of the farmhouse, now a separate property, showing tripartite sash windows and the coved cornice continuing across the whole façade.	5
Fig. 6	Detail of the late 19th-century tripartite sashes in No. 2 Harringcourt House, possibly dating from the alterations of 1892.	6
Fig. 7	Detail of one of the modern tripartite top-hung casements, probably inserted in place of earlier sashes in <i>c.</i> 1987.	6
Fig. 8	View of Heathcote's House, Tiverton, showing tripartite sashes, with glazing bars, of late 18th- or early 19th-century date, probably similar to those originally at Harrington Farm	6
Fig. 9	A window from Yarde Farm, Malborough, dating from 1718 showing a mullion-and-cross frame (metal casements missing). The early windows at Harrington Farm may have been of this type.	6
Fig. 10	East elevation of the farmhouse, showing the enormous chimney stacks and the portico.	7
Fig. 11	Detail of the early 19th-century sash in the bedroom on the east side of the house, showing narrow glazing bars with typical mouldings of <i>c.</i> 1800.	8
Fig. 12	The early 19th-century casement window in the north bedroom, with similar narrow glazing bars and 20th-century window furniture.	8
Fig. 13	The fireplace in the ground-floor drawing room, showing the curved stone brackets of local breccia supporting the timber lintel. This fireplace is possibly of 16th-century date.	8
Fig. 14	The fireplace in the ground-floor kitchen, showing the truncated lintel, cut to accommodate two small side windows, and the rebuilt stone jambs beneath.	8
Fig. 15	View of the cupboards in the southern first-floor bedroom showing, historic doors reused in this position, one of which retains an 18th-century style sprung latch (inset).	11
Fig. 16	Detail of the hipped gable at the north end of the house showing the original roof structure overlaid by later roof timbers.	11
Fig. 17	View within the roof space showing the form of the trusses, and parts of partitions or timber 'stiffeners' protruding in to the roof space.	11
Fig. 18	Detail of the southern end of the roof showing Truss I, the remaining battens beyond and a possible partition protruding within the roof space.	12
Fig. 19	Detail of the eastern foot of Truss III showing a timber cleat or wedge applied to the underside of the truss which may have related	12
Fig. 20	Detail of the western foot of Truss III showing a similar timber cleat or wedge, now redundant, but perhaps part of an earlier partition.	12

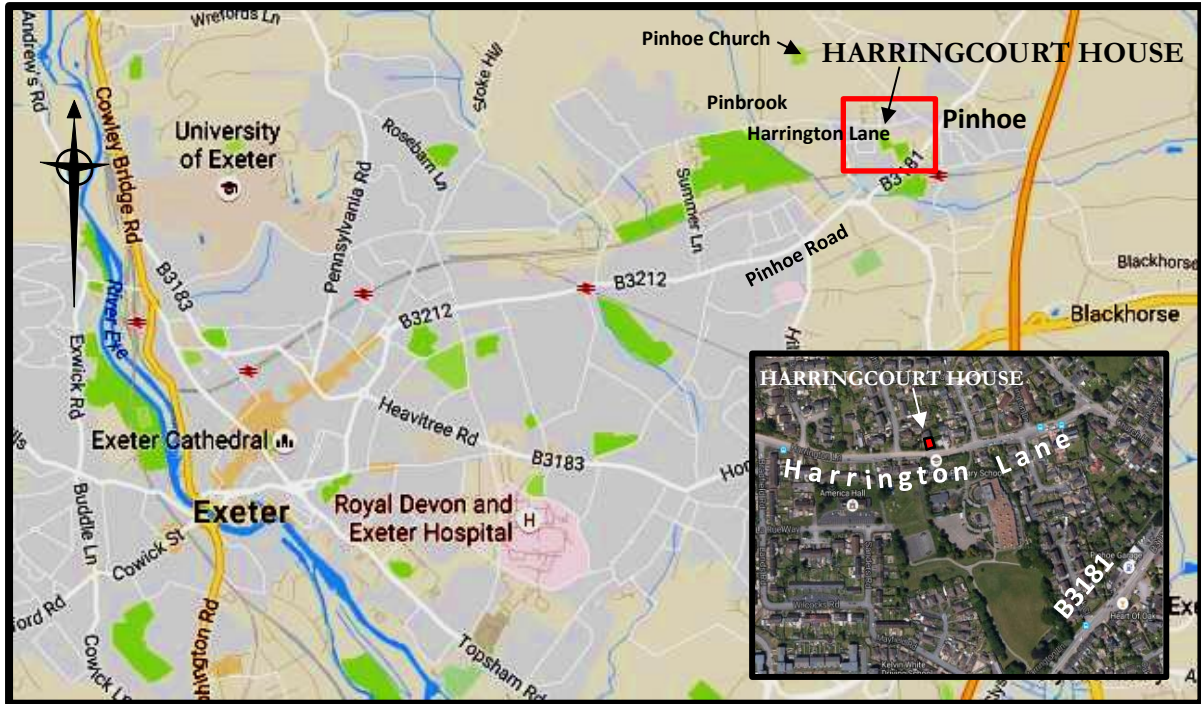


Fig. 1 Location of Harringcourt House at Pinhoe with, inset, a closer view of the area. Not to scale.

1 INTRODUCTION.

This report describes the results of a rapid survey of historic fabric at No 1 Harringcourt House, part of the former farmhouse of Harrington Farm, Harrington Lane, Pinhoe (SX 96076 94500). The site lies to the west of Pinhoe village centre, and some distance to the south and east of the parish church, which lies up on the hillside away from the village. The house lies on the north side of Harrington Lane, which links the historic settlement of Pinbrook with Pinhoe village. The house is aligned at right angles to the road and was formerly separated by a narrow farmyard from agricultural buildings to the east of similar size and alignment, though these have long been demolished. The farmhouse was first listed Grade II in 2000.

No 1 Harringcourt House is the southern part of the historic farmhouse, which was divided into two properties in 1986 (Exeter City Planning Application No. 86/0737/03). This report was commissioned by the current owners of the property, Mr and Mrs Harvey, at the suggestion of members of the Exeter City Council Planning Department, in order to inform an application for planning permission and listed building consent to undertake alterations to the house. The alterations include the renewal and replacement of windows and the conversion of a large loft space to an additional storey of accommodation, with the insertion of a staircase for access to the newly converted upper floor of the building. An application for the conversion of the loft space of the northern part of the former farmhouse (now No. 2 Harringcourt House) has previously been granted by Exeter City Council (Exeter City Planning Application No. 15/0060/07).

1.1 Previous Archaeological Studies

Previous archaeological works on the property have included a description of the farmhouse, forming the listing description (<http://www.britishlistedbuildings.co.uk>; accessed 12.08.2016: Historic England Building ID 481099). This is, as far as is known, the only archaeological survey of the buildings undertaken to date. It is relatively detailed, though based on an internal inspection only, and is reproduced as Appendix 1, Below.

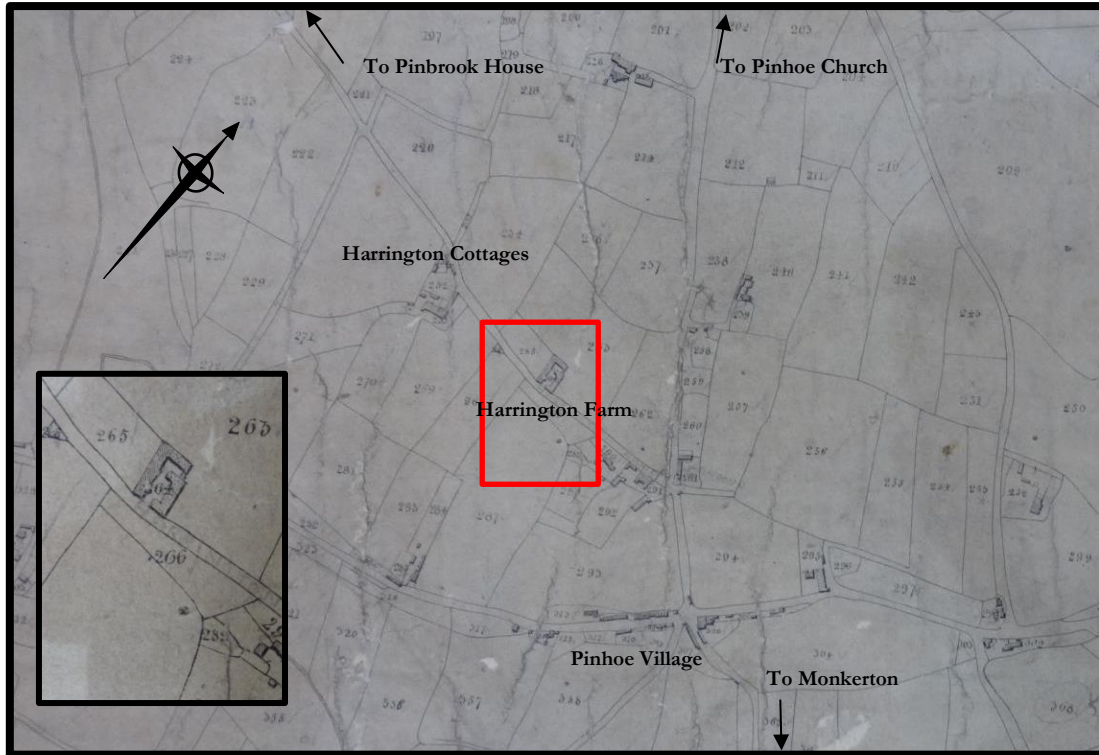


Fig. 2. Detail of the tithe map of Pinhoe, dated 1845, showing the character of the field boundaries, suggesting medieval strip field systems and, inset, detail of the farm complex, since truncated by 19th- and 20th-century demolitions.

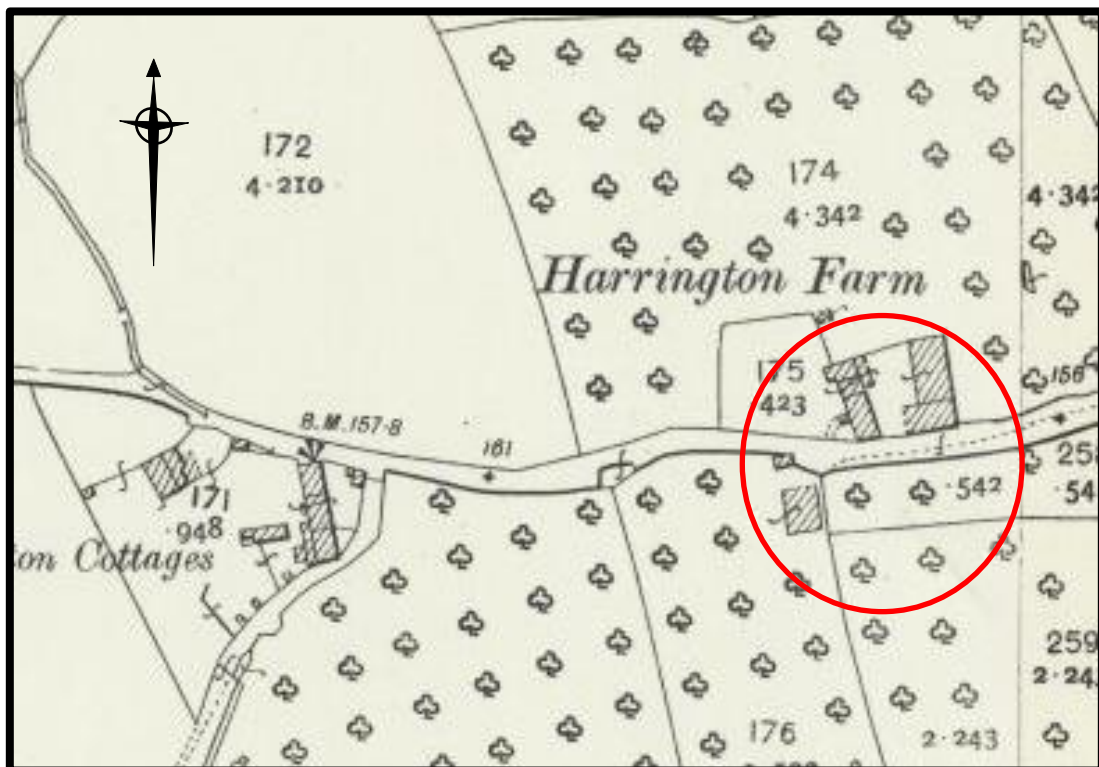


Fig. 3. Detail of the Harrington area as shown on the OS 25 inch map of 1892-1905 showing Harrington Cottages (left), Harrington Farm (right, circled), showing modifications to the footprint of the buildings since 1845 and the farm buildings, now demolished, to the east.

1.2 The archaeological works

The current phase of archaeological work was undertaken by Richard Parker Historic Buildings Survey and Interpretation on the 1st of July 2016 and consisted of a rapid visual survey of the farmhouse and a limited photographic record, concentrating with particular attention to the areas proposed for alteration. The works aimed to provide a visual and descriptive record of the building, to establish the basic outline of its development and the location of fixtures and fittings of particular significance, in particular the date and significance of timber structures in the roofs. The works were non-invasive, and many areas remained inaccessible due to rendered finishes and decorations.

Limited documentary research was also undertaken. This explored easily available map sources, published sources and records published online. These works sought to contribute to an understanding of the historic significance and usage of the house but could not be undertaken in detail due to the constraints of the project. The conclusions presented in this report are therefore provisional and may need to be revised in the light of any future investigations carried out at or in relation to the building.

2 TOPOGRAPHY AND CONTEXT

Pinhoe is an ancient settlement lying to the east of Exeter, now part of the city suburbs. Its village character has been to a large part effaced by 20th-century road widening and urban expansion, though many important early buildings survive. The ancient parish church lies on the hill at some distance and height above the historic village centre, which was in early modern times concentrated along the main road (the B318) between Exeter and Cullompton. Whether the original settlement has moved away from the church to a site along the valley road, or whether the village was always a dispersed rather than a nucleated settlement with a defined ‘core’ is difficult to establish without further, detailed research.

Recent archaeological works by Cotswold Archaeology (CA) have revealed Mesolithic, Bronze Age and Iron Age features at Pincourt Farm and at Old Park Farms, not far from the house, and also the remains of possible Roman field systems (CA 2010, reports 10185, 10104). The village is also famous as the site of battles fought between Saxon and Danish forces in 658 and 1001 (Hoskins 1960, 12; White 1850, 199). Worthy mentions traces of barrows on the high ground above the village, which he associated with burials following these battles (Worthy 1892, 123). The field name ‘Dungeon’ (‘Donjon’: a fortified tower), for a high hilly site not far to the west of the church, with extensive views towards Woodbury Castle and east Devon, may raise the possibility of early fortifications in this area, whether a prehistoric hill fort, Roman signalling station or early Norman motte and tower, though inspection of this field revealed no certain evidence of earthworks. Hoskins noted the presence of a ‘particularly massive’ bank or boundary running from the Stoke Hill road in the direction of Beacon Hill, north of the church, and speculated that this was one of the boundary works of an ancient Royal estate (Hoskins 1960, 14). It is not unlikely that earthworks and early settlement and burial sites may survive, unrecognised, in the area of the house.

2.1 Documentary and map evidence

The Domesday book records Pinhoe as part of the Royal demesne containing the vills or farms of Monkerton, Pinpound, Langaton, Herrington and Wotton (White 1850, 199). ‘Herrington’ is recorded in that spelling by Polwhele in 1662 and also appears as Herriton and Hereton. ‘Herrington’ is recognisable as the modern ‘Harrington’ (‘Harringcourt’ being a late 20th-century invention) and ‘Monkerton’ and ‘Pinpound’ (Pinbrook) remain recognisable settlement centres today, both having manorial centres located at the intersections of many lanes and tracks.

Harrington Farm, by contrast lies away from major road junctions in an area of relatively large and regular rectilinear field boundaries which may represent the remains of a medieval open field system formerly divided into narrow strips (Figs, 2, 3). The numerous right-angled turns in the lanes near the church in particular suggest access routes around medieval strip-fields.

The church and the Monkerton property passed at the Conquest into the ownership of Battle Abbey and thence to the Priory of St Nicholas, Exeter. St Nicholas Priory continued to hold Monkerton until the Reformation, but the Manor of Pinhoe seems to have been held first by the Molton family and subsequently by the Cheney family, whose name is preserved in Cheneygate Lane, west of Harrington. In about 1531 the manor was broken up and sold ‘piecemeal’ (Worthy 1892, 127-9). Much of the manor later came into the ownership of The Bampfylde Family of Poltimore, but Harrington appears to have been sold with ‘The Barton’ (i.e. Pinbrook). It was probably purchased in the 17th century by Sir John Elwill, – a wealthy Exeter merchant who rebuilt Pinbrook House in 1679 – since, by 1822, it was the property of Lady Freemantle, a descendant of John Elwill (Lysons 1822, 390).

In 1845 the Tithe map and apportionment record that Harrington Farm was the property of Lady Freemantle and in the occupation of Charles Waters. The property is described as consisting of a ‘House, buildings and court’. The tithe map shows a long building, identifiable as the present house, returning at its northern end to the east, closing the northern end of a narrow farmyard. A second building is shown to the east, probably a farm building, though the map is not coloured to make this distinction. Charles *Walters* is listed by White as a farmer at Pinhoe in his gazetteer of 1850 (White 1850, 200). Later newspaper references have been identified to alterations under the architect W. H. Veysey, of Bedford Circus, Exeter, in 1892 (EPG 3.5.1892), which may have involved alterations to the house and farm buildings, which appear to have been truncated to the north by the removal of the northern branch of the buildings, to create two parallel ranges, as shown on late 19th- and early 20th-century maps (Fig. 3). Later references have been identified to the sale of the property by auction 1915 (EPG 2.3.1915; WT 26.2.1915); however, more detailed tenurial research was not possible within the constraints of the project budget.

3. BUILDING SURVEY

Harrington farmhouse consists of a long, two-storey rendered building of mixed stone and timber construction, lying at right-angles to Harrington Lane, with a hipped gable facing the road. The farmhouse is now entered from the east, but seems formerly to have faced west, since the façade facing in this direction is the most elegant and finished architecturally; however, this may have resulted from 17th- or 18th-century alterations to an earlier building, with the intention of creating a polite garden façade, facing away from the farmyard.

3.1 Exteriors

The western front of the farmhouse is more or less symmetrical in arrangement, and originally of five bays, two of which have now been annexed to the neighbouring property (Figs 4, 5). The façade is rendered, apparently, over stone rubble and completed at the eaves by a coved cornice of late 17th- or early 18th-century type. This runs the whole width of the façade and also wraps around its southern gable to extend across this elevation. The façade is divided into five bays expressed by four wide, rectangular windows on each storey, and by a modern opening concealed by a modern conservatory, with a narrower opening over, in the fourth bay from the north. The windows in the north part of the former farmhouse are tripartite sashes with horns, probably inserted during the 1890s alterations (Fig. 6). All the sashes of No 1 Harringcourt House, which may have been of similar design, have since been replaced by modern frames, most of which are very clumsy modern timber replacement windows echoing the tripartite form of the late 19th-



Fig. 4 West elevation of the farmhouse showing the modern replacement windows and the covered cornice of late 17th- early 18th -century type running below the roof at eaves level.



Fig. 5 West elevation of the northern part of the farmhouse, now a separate property, showing tripartite sash windows and the coved cornice continuing across the whole façade.



Fig. 6 Detail of the late 19th-century tripartite sashes in No. 2 Harringcourt House, possibly dating from the alterations of 1892.



Fig. 7 Detail of one of the modern tripartite top-hung casements, probably inserted in place of earlier sashes in c.1987.



Fig. 8 View of Heathcote's House, Tiverton, showing tripartite sashes, with glazing bars, of late 18th- or early 19th-century date, probably similar to those originally at Harrington Farm.



Fig. 9 A window from Yarde Farm, Malborough, dating from 1718 showing a mullion-and-cross frame (metal casements missing). The early windows at Harrington Farm may have been of this type.



Fig. 10 East elevation of the farmhouse, showing the enormous chimney stacks and the portico.

century windows, but hinged to open from the top (Fig. 7). The window openings of No. 1 are slightly taller and squarer in proportion than those in the neighbouring house and it is possible that there were slightly taller tripartite sashes or, perhaps, an older form of casement window (see below). Over the roof of the modern conservatory, which masks what may, formerly, have been the main entrance of the house, is a narrower window with thin glazing bars forming margin lights (Fig 4). This is also a modern replacement, though perhaps more accurately replicating its predecessor.

The southern façade of the farmhouse faces directly on to the road and is of a single bay, with a single tripartite window on each floor. These may well also have been tripartite sashes, but have all been replaced with modern windows at, or since, the subdivision of the house in the 1980s.

The form of the earlier windows

The windows inserted at No. 2 in the 1890s (Fig. 6) are typical of the period in that they have bold 'horns' below the bottom and top rails of the upper and lower sashes respectively, and were designed for plate glass without subdivision by glazing bars. These may have replaced earlier tripartite sashes with glazing bars, like those seen in many late 18th and early 19th-century houses in Devon. An example of a house of c.1790-1800 in Tiverton, with the earlier form of tripartite sash is shown in Fig. 8. The tall, square proportions of the window openings at No. 1 are, however, also suggestive of an earlier form of window. The typical window of the late 17th and early 18th century (the period suggested by the coved cornice at the summit of the façade) would have been a 'mullion-and-cross' window typified by heavy wooden mullions and transoms and leaded iron casements hinged from austere simple timber frames. An example of a window frame from Yarde Farm in Malborough parish, dating from 1718, is shown in Fig. 9. This occupies a rather taller opening than the windows at Harrington Farm, but mullion-and-cross sashes of similar date and squatter proportions survive in the upper storeys at Pinbrook House at the western end of Harrington Lane, and also at Fordmore, Plymtree, illustrated by Cherry in her paper on 17th- and



Fig. 11 Detail of the early 19th-century sash in the bedroom on the east side of the house, showing narrow glazing bars with typical mouldings of c.1800.



Fig. 12 The early 19th-century casement window in the north bedroom, with similar narrow glazing bars and 20th-century window furniture.



Fig. 13 The fireplace in the ground-floor drawing room, showing the curved stone brackets of local breccia supporting the timber lintel. This fireplace is possibly of 16th-century date.



Fig. 14 The fireplace in the ground-floor kitchen, showing the truncated lintel, cut to accommodate two small side windows, and the rebuilt stone jambs beneath.

early 18th-century gentry houses (Cherry 1988, 102; Pl. 13). The best examples locally, complete with original casements, are in the rear of the Custom House on Exeter Quay, dating from 1680.

The east elevation of the farmhouse (Fig. 10) betrays its probable earlier date. This elevation is dominated by two very large chimney stacks flanking the front door and leaving very little room for fenestration. The stacks are of stone construction with later brick upper sections and both seem wide enough to have accommodated a fireplace on each storey. The windows of this façade have been squeezed in around the stacks, and include a pair of very small windows with ‘*Art Deco*’ leaded glazing on either side of the kitchen fireplace in the northern stack. Inspection of the fireplace, described below, shows that these have been cut into the fabric and that the original, broad, opening of the fireplace has had to be narrowed to accommodate them.

The main doorway to the house is sheltered by a large pillared portico with odd architectural details, including octagonal timber posts with simple pad capitals, which suggests that it has also been the victim of 1980s alterations; though the bold dentilled canopy with a *cyma-recta* moulding may well be original. The 8-over 8-paned sash window above this porch (Fig. 11) seems genuinely of early 19th century date, as does the pair of casements lighting the bedroom to the north of the kitchen chimney stack (Fig. 12), which have delicate mouldings typical of the late 18th- or early 19th century. Both windows have 20th-century latches or stays. The small bathroom window south of the stack is modern, and may have been inserted to light a lavatory.

3.2 Interiors

Ground floor

The plan of the house consists of three large rooms, a drawing room at the south end of the house and a kitchen at the north end, with a large square hallway lying between them, divided into western and eastern rooms by a partition of the main axis of the house. The stairs rise from north to south against the western side of this partition. The staircase is of late 18th- or early 19th-century date, though it has been much altered by the substitution of modern turned balusters for the original stick balusters.

The plan of the house thus does not immediately seem to conform to the usual pattern of a ‘three-room-and-cross-passage-house’ common among vernacular buildings in Devon. These houses usually have a narrow entry passage between opposed front and rear doors flanked on one side by a service room and, on the other, by a much grander hall, with a further service room or parlour beyond the hall. Often these elements are separated by low timber screens, but the internal volumes were usually gradually enclosed by additional partitions and floors to produce a fully-storeyed building, a sequence of development which can usually be recognised by identifying first the position of the cross passage and then successive insertions of floors and ceilings within the original open volume.

At Harringcourt House the present large entrance hallway seems too wide to have been part of a cross passage, and the rooms on either side are both heated by large historic fireplaces. The fireplace in the southern room is an exceptionally grand example with a timber lintel decorated by ovolo mouldings and stepped run-out stops, borne on a pair of breccia jambs featuring bold, curved, projecting brackets (Fig. 13). The fireplace in the northern room is much larger but cruder in design and seems to have been intended for a kitchen fireplace rather than for a grand reception room. The lintel has been truncated at either end and the lintel supported by modern jambs constructed within the original opening, as is clearly shown by the infilling blocks immediately below the present lintel (Fig 14). The fireplace thus seems to have spanned the entire width of the room in its original form, before its truncation by the insertion of the two small flanking windows. The details of these fireplaces would be consistent with a date in the 16th century and it is clear that they represent the earliest visible fabric in the house.

The design of the fireplaces implies a grand parlour to the south and a kitchen to the north of the entrance hall, which appears to have been unheated. Unless the cross passage lay beyond

the north end of the present property, in the area now occupied by No. 2 Harringcourt House or unless the present entrance hall has annexed part of an adjacent room, the plan of the building shows little evidence of derivation from a traditional three-room-and-cross-passage plan. It is possible that the rebuilding of the house in the late 17th- or early 18th century, and the annexation of the northern part of the house have confused the plan of the building, and that more invasive investigations might reveal the original arrangement.

First floor

The first floor has been more heavily altered, but seems, again, to reveal its plan as of three more-or-less equally-sized rooms, the middle one of which appears to have been unheated, and probably contained a staircase. At present the northern part of the house is divided into a small bedroom, and bathroom, in the eastern part of the house and a larger bedroom to the west. South of this is a large landing and a further bedroom, occupying the area above the main entrance. At the south end of the house is a very large bedroom and a rather confusing area between the room and the staircase, now occupied by many cupboards and a small *en-suite* bathroom. This is the area in which it is proposed to construct the new staircase. There are few surviving historic features on this storey and nothing as early as the fireplaces on the ground floor. The cupboards in the southern bedroom retain a number of historic doors, one of which has a sprung latch of 18th-century date (Fig 15 and inset).

Roof Structures

The roof structure is clearly later than the lower parts of the building and must have been rebuilt when the house was remodelled in the late 17th or early 18th century. This structure now survives beneath a modern roof built over it. The roof space is divided into three and a half bays, which bear an uncertain relationship with the rooms below; however, the upper parts of several partitions extend above the ceilings into the roof space and may provide some evidence of the plan of the first-floor rooms. The numbering of both trusses and bays is the author's, as no carpenters' marks or truss numbering were visible. The northern part of the roof space has been truncated by a concrete wall inserted when the farmhouse was divided into two properties. Most surprisingly, the roof structure does not appear to have been continuous over the northern part of the building, but preserves the remains of a hipped gable at this end; the hip rafters and one of the purlins remain in position, under the new roofline (Fig. 16). This is unexpected evidence that the original building was only of three bays, represented by the whole of the present area of No. 1, and that the northern part of the building (No. 2) was formerly roofed differently, at a lower level, perhaps until the late 19th-century alterations, when the profile of the southern part of the roof was continued over the northern part of the house. The southern part of the house may thus have been intended to read as a single architectural unit, with the northern part of the house playing a subsidiary rôle in the composition. It may have been a service wing or even, perhaps, an agricultural range prior to alteration.

The narrow hipped bay at the southern end of the house has ceiling joists running from north to south and is formed by two diagonal hip rafters and an end king rafter converging at the apex. There are two levels of purlins, notched over the backs of the trusses, and the common rafters run over the backs of the purlins, ignoring the bay divisions. The very widely-spaced battens, surviving on the south face of the roof only (Fig. 17), are spaced at intervals of 31 cms, centre to centre, so roughly a foot apart. These cannot have supported small helling stones or scantle slates, but might rather have supported very large rag slates. These would have to have measured more than a foot in depth and none survive. Alternatively, the roof may have been thatched, though no evidence for thatching ties, spars or thatching material is visible. On the east and west sides of the roof the battens are not preserved, but many of the common rafters remain.



Fig. 15 View of the cupboards in the southern first-floor bedroom showing, historic doors reused in this position, one of which retains an 18th-century style sprung latch (inset).



Fig. 16 Detail of the hipped gable at the north end of the house showing the original roof structure overlaid by later roof timbers.



Fig. 17 View within the roof space showing the form of the trusses, and parts of partitions or timber 'stiffeners' protruding in to the roof space.



Fig. 18 Detail of the southern end of the roof showing Truss I, the remaining battens beyond and a possible partition protruding within the roof space.



Fig. 19 Detail of the eastern foot of Truss III showing a timber cleat or wedge applied to the underside of the truss which may have related to a vertical post, now removed.



Fig. 20 Detail of the western foot of Truss III showing a similar timber cleat or wedge, now redundant, but perhaps part of an earlier partition.

Running through the centre of the bay from purlin to purlin is a high level horizontal timber resembling a collar, beneath which are a series of small ties. This structure may have been inserted to stiffen or support the ceiling structure (Figs 17, 18).

Truss I, at the south end of the building consists of a pair of large, elm principal rafters tusk-tenoned together and crossed at the apex to form a cradle for a substantial diagonally-set ridge tree. The principals are linked by two collars, one of which retains much bark, running at a height of 0.33m above the present ceiling joists. This timber is crudely secured to the feet of the principals by a large spike or nail. Overlying this and crossing the roof space at a height of 0.57m above the ceiling joists is a second collar, secured to the principals with a large threaded bolt and a spike. This timber appears to be secondary. There is no visible evidence on an earlier tie beam or bridging beam within the ceiling structure, though this is possibly concealed by the loft insulation. The absence of any sort of socket or lap joint in the principals for a primary collar is highly unusual and may suggest that the principals were at one time seated in a tie at the base of the roof structure. Attached to the upper and lower collars are a series of vertical studs which may represent the position of a partition at first-floor level, though it could not be established whether these extended below, or have been truncated at the level of, the ceiling.

Bay 2 also has two levels of purlins and retains its ridge tree and common rafters, some of which are now loose or displaced. There are about seven common rafters on each side, but no battens nor evidence of roofing materials remain. The joists roughly to the half-way point in bay 2 are aligned north/south, but then turn east/west over the centre part of the house, before turning back again to a north/south alignment beyond Truss III.

Truss II is of similar form to the first truss, consisting of elm principal rafters tenoned and crossed at the apex to support the ridge. The original purlins are scarfed and notched over the backs of the principals. There are also two levels of collars, the lower one of elm, crudely nailed to the feet of the principals 0.43m above the present ceiling and the other both bolted and nailed to the principals at a height of 0.59m above the ceiling. This timber must also be secondary, but there is no evidence of an earlier collar or ties.

Supported on the top of the upper collar and running from north to south along the axis of the building is another curious 'binder', a quartered elm log retaining much bark and supporting a series of small vertical studs. These lie on the line of a partition at first-floor level but appear to have been truncated below the present ceilings.

Bay 3 retains all its common rafters and purlins complete, except for at a low level on the east side, where everything beneath the lower purlin has been removed.

Truss III is similar to Nos I and II, but with a collar rising 0.53m above the ceiling joists, bolted and spiked to the principals. Above this is a very crude, unsquared log rising 0.75m above the ceiling joists. This supports the other end of the curious axial partition or binder in bay II.

Attached to the underside of the truss just below the modern collars are a pair of small wedge-shaped gussets or cleats (Figs 19, 20). The eastern of these is cut as though to butt against the side of a vertical post, now removed, which may have formed part of an earlier partition dividing the upper storey of the house. The western one has a flat underside, as though it braced the principal from the top, rather than the side of such a vertical stud. These vestigial timbers might have represented short 'queen-posts' linking the principals to a tie beam at a lower level, or they may have formed vertical elements in stud partitions, now removed. These anomalous features strongly suggest that partitions at first-floor level are not primary to the house, but that the original partitions and perhaps also the ceilings, were removed and replaced with the present ones during a period of alteration to the house.

Bay 4 is the narrowest bay and retains all its purlins, common rafters and ridge intact, but there are no surviving battens.

Truss IV is the last truss of the main roof and is similar to the others, with the exception that the ridge tree is supported by an applied yoke. There are three horizontal elements: one at ceiling level, rather insubstantial, rising 0.2 m above the ceilings and not continuous for the width

of the building. The second rises 0.92m above the ceilings and is secured by spikes. This supports another binding or stiffening structure. The third collar rises 1.76 above the present ceiling. All of these elements appear secondary.

Bay 5 is truncated by the concrete wall diving the two properties but retains evidence of a hipped roof structure to the north end of the house, as described above.

The modern roof is supported above the old one on further large purlins which do not align with the earlier ones and with a shallower pitch. The relationship of the modern and earlier roofs with the eaves cornice suggests either that the roof kicked out at the eaves, as was common in late 17th and early 18th-century houses, or that the roof covering was very thick. This points, again, to the possibility of the thatched roof over the original building.

4. DISCUSSION AND DATING

The evidence of the fireplaces in the ground-floor rooms suggests that the house was originally constructed in the 16th century, perhaps after the sale 'Piecemeal' of the original manor lands of Pinhoe in 1531. It is uncertain whether or not the house occupies the site of the Domesday 'Herrington' though this is perhaps unlikely as it appears to occupy an area of relatively regular field boundaries perhaps representing 16th-century enclosure of earlier open fields. The sale of the manor lands would be a likely date for the enclosure of such open fields and the subdivision of a larger estate into several properties, to maximise rental income. The surviving corbelled fireplace might be consistent with a date in the second quarter of the 16th century.

The plan form of the building is, however, unusual for such an early date, with two large rear lateral stacks. The house may have been conceived of as a symmetrical house with a central entry and rooms on either side of a central entrance hall; however, this would be rather an advanced plan for such an early date. On balance it seems likely that this plan may be the result of later rebuilding of the house.

The house (or part of the house) may have been substantially reconstructed in the late 17th century, perhaps after its acquisition by Sir John Elwill, who had rebuilt Pinbrook House in a very advanced manner, in brick, at the same period. The rebuilt house at Harrington Farm was given a formal, symmetrical elevation facing west; parts of the older house may have been retained as a service wing to the north and north east, but the remodelled house seems to have been conceived as having a three bay frontage under a high, hipped roof, possibly covered with thatch. The proportions of the present window openings and the high, hipped profile of the original roof, with a coved cornice suggest a house with a handsome modern appearance characteristic of the period *c.*1700.

The interior appears originally to have been divided by two timber partitions into three separate areas, probably with two storeys of heated rooms on either side of an unheated central volume. The central room may have provided an unheated room on each floor, as well as space for a large open well staircase like those which survive at Haine in Zeal Monachorum and also at Fordmore in Plymtree Parish (Cherry 1988, Pl. 12). Fordmore, though a much grander house, has a similar three room plan and may also represent remodelling of an earlier house in a fashionable late 17th-century style. Another similar house was Lower Southwood in Rockbears, a large thatched late 17th-century brick farmhouse, now rebuilt after a thatch fire in 1992 (Thorp & Cox 2001, 180).

The upper storeys of the house may have been remodelled in the late 18th or early 19th century, possibly as a result of alterations to improve the first-floor rooms. The staircase is probably of this date, though it has been altered in the late 20th century. The roof space of the house seems never to have been inhabited; there are no signs of plaster or lathing on any of the roof timbers. It seems likely that the early 19th-century alterations involved raising the ceilings of these rooms, and necessitated the removal of the original ties at the foot of the trusses to increase

the headroom. This would explain the absence of any provision for original collars and the rather *ad-hoc* arrangement of later collars applied to the principals of the present trusses. The additional collars may have been found to be inadequate and were supplemented with later collars both bolted and spiked to the original trusses.

In the late 19th century the house appears to have been extensively remodelled for a third time. The roof structure was extended over the northern part of the building at a level to match the original, and the roof covering, whether of thatch or rag slates was renewed across the whole roof. The coved cornice on the west elevation may have been replicated in the new part of the façade and tripartite, horned sashes were inserted in the two northern bays of the new façade. It is unclear whether the new sashes were intended to respect the appearance of early 19th-century tripartite sashes in the southern part of the house, which had previously replaced the original windows; this seems very likely given the survival of early 19th-century folding shutters within the embrasures of the windows in the west and south fronts, and the survival of contemporary sashes and casements in the east front.

In the 1980s the house was converted into two dwellings. This involved the loss of some of the original detail of the first-floor rooms, and also perhaps of the entrance portico, though some 19th-century doors appear to have been reused and their fixtures retained. Sadly, many of the windows in the west and south facades were renewed with most unsuitable modern top-hung casements at this time.

5. IMPACT ASSESSMENT

The current proposals are for alterations to the roof space, to create a new inhabited loft with an *en-suite* bathroom, lit by roof lights, accessed by a staircase within the area now occupied by cupboards between the head of the present stairs and the main southern bedroom. The fenestration of the house would also be repaired and replaced, with more sympathetic double-glazed windows.

The impact of these works would principally affect the roof space, necessitating the removal of at least some of the present horizontal ties and stiffening structures to create unencumbered floor space. As these timbers all appear to be secondary or even tertiary, and as the removal of the ties would not involve the dismantling of historic carpentry joints contemporary with the original roof, this alteration may be considered of relatively low impact. The insertion of new tie rods or timbers at a lower level, to secure the roof and reinforce the ceilings might well disturb the present 19th-century ceilings, but might also expose the remains of earlier tie beams at the foot of each truss. The provision of roof lights within the late 19th-century roof structure may necessitate the moving or repositioning of earlier common rafters, but this is unlikely to impact seriously upon the historic structure as many of these timbers are already loose, or have been truncated, and no early battens remain on the eastern and western sides of the roof.

The insertion of the new staircase would also have an impact on the 19th-century ceilings, but within an area now enclosed within existing cupboards. It is thus unlikely to affect any really significant historic fabric or impact upon the existing character of the interiors. Historic doors and fixtures might easily be reused, as previously, and thus retained on site.

The character of the fenestration of the house is more complex. No evidence now remains for the form of the original fenestration in the south and west elevations, though the proportions of the openings are suggestive of mullion-and-cross windows with iron casements and leaded lights. These might easily be reproduced as modern, double-glazed units, as is often done on the Continent, but the survival of 19th-century internal shutters, and of the tripartite sashes in the northern part of the farmhouse might suggest that replica tripartite sashes, either with or without glazing bars, might be restored with more confidence, and would reflect better the complex development of the house, as far as this is understood.

ACKNOWLEDGEMENTS

This report was commissioned by Mr David Harvey, the present owner of No 1 Haringcourt House. The archaeological work was carried out by Richard Parker Historic Buildings Survey and Interpretation in July 2016. The topographical research was undertaken with the assistance of Helen Ballantyne. We are grateful to the staff of the Devon Heritage Centre and to Mr and Mrs Harvey and their family for their hospitality on site and their patience during the composition of this report.

SOURCES CONSULTED

Published Sources

- Cherry, B. 1988 'The Devon Country house in the Late Seventeenth and Early Eighteenth Centuries', *Proc. Devon Archaeol. Soc.* 46, 91-135.
- Gover, J. E. B., Mawer, A. and Stenton, F. M., 1932 *The Place-Names of Devon*, Part 2 (Cambridge). HE Historic England Listed Building Description Building ID 481099.
- Hoskins, W.G., 1954 *Devon* (London).
- Hoskins W.G., 1960 *Two Thousand Years in Exeter* (Chichester).
- Lysons D. & Lysons, S., 1822 *Devon: A general and Parochial History of the County*. Magna Britannia Volume 6 (London).
- Thorp, J.R.L. & Cox, J., 2001 *Devon Thatch* (Tiverton).
- White, W. 1850 *History Gazetteer and Directory of Devonshire*. (Newton Abbot).
- Worthy, C. 1892 *The History of the Suburbs of Exeter* (London).

Newspaper Sources

- EPG Exeter and Plymouth Gazette 3.5.1892; 2.3.1915.
- WT Western Times 26.2.1915.

Maps and Plans

- Tithe Map and Apportionment for the parish of Pinhoe (1845).
- Ordnance Survey County Series 2nd Edition, 25 inch Maps of the Pinhoe Area 1895-1905

Other Sources

- CA Cotswold Archaeology 2010 *Old Park Farm, Pinhoe, Devon: Archaeological Evaluation For Nexus heritage on behalf of A.E. Stuart and Sons*: CA Report No. 10104.
- CA Cotswold Archaeology 2010 *Land Around Pinn Court Farm, Pinhoe, Devon: Archaeological Evaluation For Millwood Homes (Devon) Ltd.*: CA Report No. 10185.
- Exeter City Council Planning Application No. 86/0737/03.
- Exeter City Council Planning Application No. 15/0060/07.

Web Sources

- British Listed Buildings Website: <http://www.britishlistedbuildings.co.uk>; accessed 12.08.2016:
Historic England Building ID 481099

APPENDIX 1: The Listing Text:

PINHOE: HARRINGTON LANE

(North side) 18 Harringcourt House. Grade II

Historic England Building ID 481099

Large house now divided into two. Probably C16 or C17 core with early C18 and later alterations. Mass wall construction, part painted render and part exposed painted stone rubble; hipped slate roof; red brick chimney shafts with bands; some round, tapering terracotta chimney pots remain; cast iron rainwater goods. Plan: House sited at right angles to the road. Original plan may have been 3 rooms and a cross passage, lower end and middle room heated by projecting lateral stacks. Exterior: 2 storeys. Asymmetrical, 5 window front with large lateral stacks on either side of a projecting open porch with octagonal columns and an entablature with dentil frieze. 6-panel door with top 2 glazed. Single light window with coloured glass to right of porch. Second entrance to right of centre with C20 half glazed door. 2 light casement window with small panes to right of it. 16-pane c.1800 hornless sash to first floor left over porch. Small horned sash window to right of it. Three 2 light small paned casement windows left of centre at first floor level. Skylight in roof. The left return and garden elevation has an early C18 coved eaves cornice and mostly narrow 3-light tripartite sash windows without horns or glazing bars. Window right of centre is a hornless sash with vertical margin panes.

INTERIOR: Not inspected but likely to retain features of interest and the roof construction may be early.

Listing NGR: SX9607794499

CONDITIONS:

This report has been prepared for the use of Mr and Mrs David Harvey and their professional advisors and should not be used or relied upon for any other project or purpose without the prior written authority of the author. Richard Parker Historic Buildings Recording and Interpretation accepts no responsibility or liability for the consequences of the use of this document for any other persons or purpose other than that for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Richard Parker Historic Buildings Recording and Interpretation for all loss or damage resulting therefrom. No copies, in whole or in part, may be reproduced or transmitted in any form or by any means, electronic or mechanical, without the prior written authorisation of Richard Parker Historic Buildings Recording and Interpretation. © Richard Parker Historic Buildings Recording and Interpretation August 2016.