

Historic Building Survey

of

FAIRFIELD COTTAGE, COLEBROOKE LANE,
CULLOMPTON, DEVON

By R. W. Parker

For Ivan Munn.



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Fig. 1 Location of Fairfield Cottage (arrowed) in the hamlet of Colebrooke on the south-western side of Cullompton, Devon.

1. INTRODUCTION

Fairfield Cottage and Fairfield House (Fig. 1) lie within the ancient hamlet of Colebrooke to the south west of Cullompton (ST 00596 06017), within the Mid Devon Administrative area. The two properties were formerly one dwelling. Fairfield House is an early 19th-century farmhouse, but Fairfield Cottage represents a part of an older building retained for use as a service wing of the rebuilt house. Both houses are classified as Grade II Listed buildings. This report describes a rapid archaeological survey of Fairfield Cottage undertaken as part of a project to renovate and modernise the cottage for use as a dwelling by the Munn family.

The cottage extends to the north-east of the early 19th-century farmhouse and is an 'L'-shaped building consisting of a two-storey main residential wing and a rear wing behind, extending at right angles to it. To the south east of the cottage are a group of historic farm buildings forming a small stable courtyard arranged around a railed garden. These buildings have recently been rebuilt and were not surveyed as part of this project.

The present phase of archaeological recording was commissioned by the current owner of the property, Ivan Munn. The archaeological work was undertaken as part of a planning application for alterations to the house to insert two new bathrooms at first-floor level, and to improve access to a small rear courtyard garden which, at present, may only be accessed through a window.

1.2 The archaeological works

The archaeological works described here were undertaken by Richard Parker Historic Buildings Recording and Interpretation in May 2016. They consisted of a non-invasive site survey of the cottage, comprising a photographic record and manuscript notes. 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. Fairfield House is now in different ownership and was not accessible as part of the project. Some areas of the cottage were also inaccessible due to rendered finishes and decorations. The survey involved no stripping of existing decorative plasters or investigation of concealed or inaccessible fabric. The conclusions presented in this report are therefore provisional and may need to be revised in the light of any future investigations carried out in relation to the building and its environs.

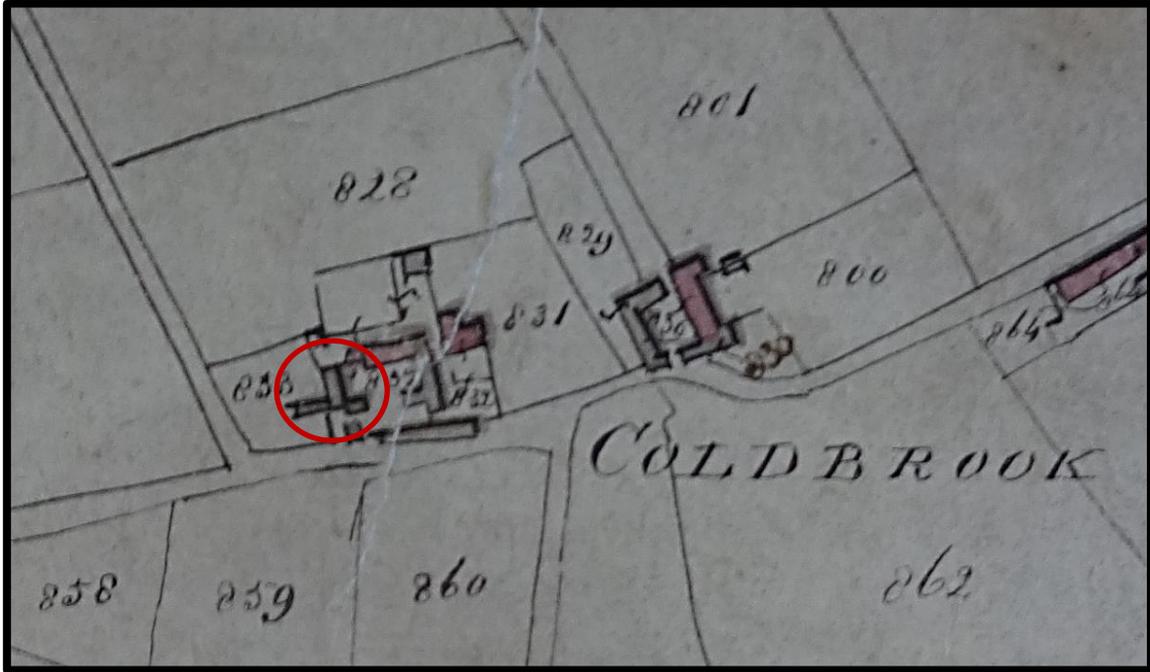


Fig. 2 Detail of the Cullompton Tithe map, surveyed in 1841 by Gideon Boyce of Tiverton, Surveyor, showing the buildings on the site of the current property circled. Residential buildings are coloured pink and other buildings grey.

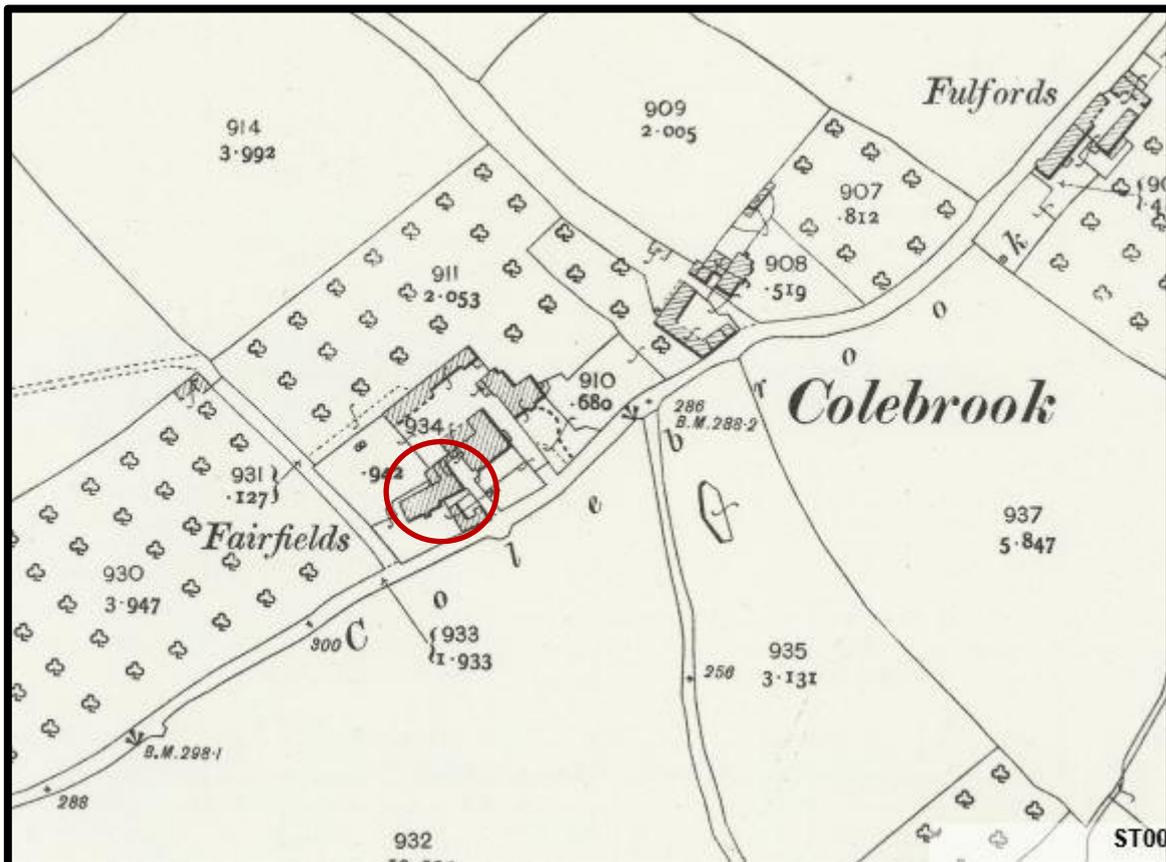


Fig. 3 Detail of the OS 25 inch map of 1892-1905 showing the current property after rebuilding, circled and identified as 'Fairfields'.

Limited documentary research was undertaken to provide a basic map regression to show the changing footprint of the structures. The research 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.

2 TOPOGRAPHY AND CONTEXT

The settlement at Colebrooke lies in hilly country north of Bradninch and south-west of Cullompton. The hamlet consists of a cluster of historic farmsteads, approached from Cullompton via Colebrooke Lane. The hamlet is mentioned in the Domesday survey as having six households, paying 0.5 Geld Units, with two villagers, two smallholders and two slaves. The Lord in 1066 was one Almer, but by 1086 this had passed to Manfred of Chubworthy and the Tenant-in-chief was William ‘the Goat’ (<http://opendomesday.org/place/ST0005/colebrook/>).

The estate was one of five prebends (Colebrooke, Hineland, Waevre, Esse and Upton) whose tithes belonged in the late Saxon period to the Collegiate Church of Cullompton. These prebends and the church of Cullompton were granted to Battle Abbey in Sussex, with other lands in Exeter and Exminster, by William the Conqueror after the Conquest and, in c.1087, Battle Abbey used these properties for the endowment of their subsidiary house of St Nicholas’ Priory in Exeter (White 1850, 288). The properties remained in the possession of St Nicholas’ Priory until its dissolution at the Reformation, in 1536. Murray T. Foster’s *Short History of Cullompton* identified Colebrooke as ‘Luttockshole’, an ancient estate forming one of the five prebends, but ‘there is now no estate of that name in the parish’. Nevertheless, he noted that this was the site of an ancient mansion and chapel (Foster 1910). A further medieval chapel, probably a chapel of ease to either Cullompton or Bradninch, formerly stood at Trinity, to the west of Colebrooke, and its remains survived into the late 19th or early 20th century. Colebrooke Court is also a listed building, probably of 17th-century origin (HE Listed Building description).

2.1 Map evidence

The earliest map of the Colebrooke area readily available at the time of the recording is the Cullompton Tithe Map, surveyed in 1841 by Gideon Boyce of Tiverton Surveyor (Fig. 2) and the Tithe Apportionment associated with it, dated 1842. The map shows a considerable complex of buildings at ‘Coldbrook’ some of which, coloured pink, are dwellings. The property now consisting of Fairfield House and Cottage may be identified with Nos 832 and 833 on the Tithe Map. This is identified in the apportionment as part of a property owned by John Hayman Shaw and occupied by Thomas Marks, consisting of ‘Houses, Homestead and Garden’. Most of the properties surrounding this belonged to a landowner called Henry Palmer. There is very little correspondence between the buildings depicted on the tithe map and those presently on the site, though the footprint of some of the buildings is similar. Fairfield House cannot be identified as a dwelling, and both it and the adjoining buildings on the site of the cottage are shown in grey, as though, whatever their original function, they were then in use as agricultural buildings. It is highly likely that the property was subsequently rebuilt as a new dwelling with the earlier building alongside converted for use as a service wing.

Later maps, including late 19th- and early 20th-century OS maps (Fig. 3), show the buildings in more or less their present form, again suggesting that significant rebuilding of the property was undertaken after the tithe survey of the 1840s, but that the property has not been substantially altered since.

2.2 Newspapers and directories

The earliest mention of the house so far identified under the name ‘Fairfield’ is contained in White’s Gazetteer and directory of Devonshire, (1850) where Henry Palmer is listed as a farmer

residing at Fairfield. Mr Henry Palmer of Fairfield, Cullompton, is also named in the *Exeter and Plymouth Gazette* for the 21st February 1852, where he is recorded as acting as executor to the estate of Mrs Middleton (deceased), of Bradninch. It seems likely that Palmer had acquired the property in the mid 1840s and rebuilt it in its present form at that date.

Henry Palmer was resident at Fairfield for most of the rest of the 19th century and owned extensive farmlands in this area and in the adjoining parishes. He also served as Mayor of Bradninch for a period (Foster, 1910). The form of Fairfield House, with its double-fronted, stucco and sashed elevation and central entrance under an Ionic Portico, would be consistent with a date in the 1840s.

3. BUILDING SURVEY

Fairfield cottage was formerly an integral part of Fairfield House and, though the two buildings are now very different in character they probably share a common origin. Fairfield House, as described above, is a handsome double-fronted house with large sash windows and a central entrance in the Greek Revival style (Fig. 4). Fairfield Cottage has a lower roofline and a frontage offset to the north, as well as an altogether more vernacular appearance (Fig. 5). Although the interior of Fairfield House was not inspected, it has two large rear chimney stacks of identical size and thus appears to be planned with a pair of large rooms on each floor with a central entrance hall and staircase between them. This plan form is an early modern rather than a vernacular type, unrelated to the usual three-room and cross passage plan of traditional rural houses in Devon. The house may be a complete rebuilding, or it may retain parts of an earlier structure, but this could not be established with any certainty from an external inspection only. The adjoining cottage is a much more obviously vernacular building and may represent the surviving part of an earlier house. Though the evidence of the tithe map does not record a dwelling on this site, it is possible that this was already disused when the tithe survey was made. Alternatively the building may represent a conversion of an earlier farm structure which had not previously functioned as a domestic building.

Fairfield cottage is a thick-walled building, probably of cob or stone rubble construction, set back from the road behind a small stable yard or courtyard garden. The yard is surrounded by very handsome early 19th-century spear-headed railings decorated with urns. The house stands on a raised terrace above the yard, approached by a gateway from the gardens of Fairfield House and by a driveway running alongside the gable end. The main range of the house is one room deep and two storeys high, under a shallow-pitched slate roof and has two rooms on each floor, with a modern staircase rising against the rear wall; this would not be inconsistent with a house of medieval or post-medieval origin, particularly if part of the building was lost when the adjacent 19th-century house was constructed.

3.1 Exteriors

The four windows in the main elevation (Fig. 5) are currently modern timber double-glazed casements replacing metal framed (Crittall?) windows noted in the listing description. These probably occupy the earlier window openings and the irregular fenestration of the façade may be assumed to preserve information about the layout of the original building. The closely-set doorway and window in the ground floor might, for example, occupy the site of a wider opening to a cross passage, and the obvious difference in first-floor levels at the two ends of the cottage, betrayed by the height of the windows, may also reflect a complex development including the insertion of first-floor structures at different periods, perhaps within an originally open structure. These conjectures could only be tested by closer examination of the fabric.

At the rear of the front range is a long rear range extending at right angles to the main house and cottage. The rear (south-west) wall of this building is a substantial masonry of cob structure (Fig. 6) rising to the full height of two storeys. The north-eastern elevation, facing the



Fig. 4 Main elevation of Fairfield House showing features characteristic of the 1840s. This may represent a 19th-century rebuilding of an earlier structure.



Fig. 5 Main elevation of Fairfield Cottage, showing the lower roofline, offset frontage and vernacular appearance in relation to the adjoining house.



Fig. 6 Elevation of the rear range showing the open lean-to (now partially enclosed) and the thin wall of the rear range behind it.



Fig. 7 Elevation of the rear range from the rear courtyard showing the substantial masonry wall (left) and the surviving sash window in the south-western part of the main range, (right).

driveway alongside the end gable of the cottage, is, however, a much less substantial structure consisting of a thin, either timber-framed or blockwork wall, partly concealed by a later open lean-to (Fig. 9). It is conceivable that this was originally an open-fronted structure such as a traditional

Devon linhay, usually either a cattle or cart shed, with an open loft above. Elements of this structure including the vertical posts supporting the open front may yet be preserved in the north-eastern wall of the range, which is presumed to represent 19th and 20th-century infilling of the original open frontage, and also perhaps within its internal first-floor structure where beams and joists relating to the loft floor may be preserved. An open-fronted lean-to or pentice built against this frontage covers part of an extension to the kitchen visible evidence of building breaks and discontinuities

The elevations of the house towards the rear yard are also rendered and most of the windows have been replaced. However the ground-floor room within the main range retains a sash window, without horns, of 9 over 6 panes with thin moulded glazing bars (Figs 7, 8). This window is probably contemporary with the adjoining 1840s house; however, examination of the masonry



Fig. 8 Detail of the early 19th-century sash window in the rear elevation of the main range, showing its relationship with the door and window in the front wall, beyond. It is possible that this might have been the site of an earlier cross passage.

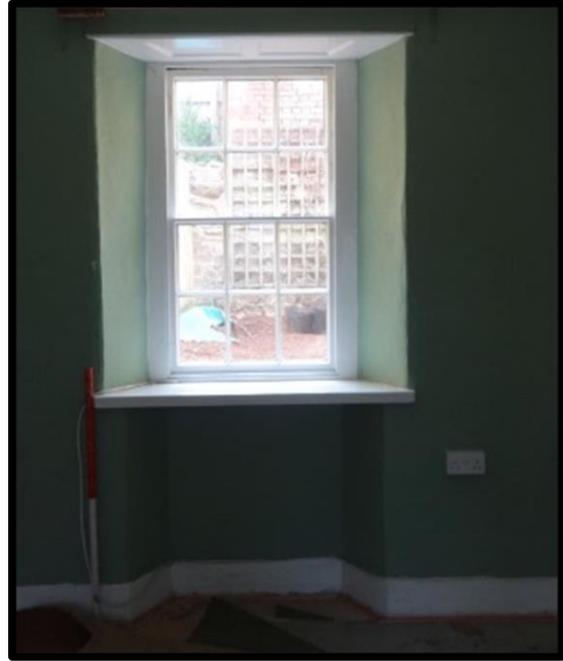


Fig. 9 The early 19th-century window in the rear of the main range from within showing the recess below the window, which might represent either a blocked opening or the remains of a cupboard below the window seat).



Fig. 10 The plank door to the south-west of the 'kitchen', possibly dating from the 18th century.



Fig. 11 The plank door to the north west of the 'kitchen' now hung on modern hinges.



Fig 12 Detail of the rear elevation of the lintel over the very large fireplace in the north-east gable wall of the main range, showing the two substantial chamfered timber lintels or bresummers spanning the opening.

below the opening shows evidence of brick blocking in a lime mortar easily distinguished from the clay-bonded rubble of the rear wall. The window may therefore occupy the site of an earlier doorway which, as it is more-or-less opposed to the doorway in the front wall of the main range (Fig. 8), may conceivably represent the site of a cross passage running through the main range from front to rear. Internally, the recess below this window has splayed sides (Fig. 9), which are unlikely to relate to the original opening, and is rather narrow. It is highly probable that the opening was altered in the 1840s to provide cupboard space below the window sill. Further investigation beneath the plaster and render would be necessary to determine whether this really is the site of a wider opening for a cross passage pre-dating the present window opening.

3.2 Interiors

The main range

The north-eastern room in the main range is probably now the principal room in the house. This room is entered by plank doors of 18th-century character from the north west and the south west, each consisting of three planks joined by four battens to the rear face. The south-western door (Fig. 10) is of pine planks and is hung on spear-headed strap hinges beneath a three-paned glazed overlight; this door has 19th-century door handles and a lock box but preserves traces of an earlier arrangement with a larger timber box; the door may date from the 18th century. The other door is painted and hung on modern hinges (Fig. 11) but is probably reused from another position.

The room is dominated by an immensely wide and deep fireplace in the north-east gable wall, now disguised as a cupboard. Part of the original timber lintel is visible within the cupboard (Fig. 12). This has no external chamfer, but is chamfered internally and bears a second chamfered lintel or bresummer supporting the wall above the fireplace. The chimney breast can be seen passing through the upper storeys of the house as a huge 'fire hood', contracting as it rises through the structure (See Fig. 18). Unfortunately it was not possible to determine the relationship between this chimney and the first-floor joists. It is possible that the chimney rose originally through an open volume the full height of the house. The absence of decorative mouldings or stops to the

outer face of the lintel may suggest that it was not designed as an impressive feature for display in a prestigious room. Its great size would be suitable for a domestic function such as a kitchen, but equally it might simply have been large fireplace in an outbuilding, intended for some purpose other than cooking. The great depth of the fireplace raises the possibility of concealed ovens and chambers for malting or bread making. Alternatively it might have been used for brewing, smoking and preserving meats, which needed a low heat and plenty of space for aromatic smoke to circulate among the hanging joints. It might also have served a laundry. Without stops or mouldings the date of the fireplace is difficult to determine; however, it presumably pre dates the rebuilding of the house in the 1840s. The fireplace seems to have been utilised as a kitchen fireplace after the rebuilding of the house and it may be of late 17th or 18th-century date.

The south western room is very different in character, with handsome six-panelled doors to the main entrance and to the stair and other cupboards (Fig. 13). The room now has a modern brick fireplace, but all the other details of the doors and the rear window (described above) point to its refurbishment in the 1840s, with tight, Greek-Revival mouldings and a far more 'polite' presentation than the presumed kitchen to the north-east. The window has a panelled soffit and was formerly fitted with folding shutters above the presumed cupboard. The room may have been fitted out for a senior servant such as a housekeeper or, alternatively, the room may have been used as a private sitting room, farm or estate office for the farmer.

There is evidence that the room was originally divided by walls to form a corridor linking into the adjacent house, and a large walk-in cupboard to the south-east, perhaps a plate closet, or a still room, boot room or servery. The rather convoluted route to the kitchen from the main house is typical of 18th and 19th-century domestic planning, which sought to reduce the possibility of cooking smells and smoke from the kitchen reaching the dining room.

The modern stairs rise against the rear wall of the range within the former kitchen and are closed by a 1950s door with many short horizontal panels (Fig. 14). The stairs must have been reconfigured in the mid 20th-century to ease their going, and this has resulted in their impinging on one of the upstairs rooms. Evidence of a blocked doorway to an earlier staircase, perhaps for a much steeper flight, can be seen within the stair cupboard off the south-western room and this suggests a steeper staircase with winders at the base, perhaps more awkwardly sited in relation to the first-floor rooms. This may again point to the conversion of an earlier building for domestic use in the 19th century.

The upstairs rooms show the same curious contrast between the rougher presentation of the rooms in the north-eastern parts of the house and the more 'polite' rooms in the south-western part of the house, which are better finished and presented. Few of the upper rooms appear to have been heated and none of the fireplaces survive today. Several of the upstairs rooms retain early doors. The grandest of these (Fig. 15) is a six-panelled door with rather more delicate mouldings than those in the room below, and is hung in a very narrow architrave. This door might be of c.1805-c.1820, though, of course, it may be reused in this position.

The door opens into the south-western room, which is a large and well-appointed room with a higher floor level than the adjacent first-floor rooms. The floor boards of this room are also later than those of the other first-floor rooms, being narrower and of deal rather than Elm. The room may have been heated by a fireplace: though this has been removed, a chimney survives within the party wall between this room and the adjoining house, serving both the ground and possibly the first-floor rooms.

Adjoining this room is a short length of corridor which seems formerly to have been linked via a short staircase with the adjoining house (Fig. 16). The window of this room is a modern replacement and there is no enclosure of the staircase, suggesting that this formed part of the circulation space of the 19th-century dwelling. The ceiling is cut away into a sloping soffit to allow head room for the staircase, but otherwise the area has no surviving historic features. It is proposed to turn this area into a bathroom serving the first-floor rooms of the house



Fig. 13 The room to the south west, showing the 19th-century six-panelled doors and evidence of a dividing wall defining a walk in closet or store.



Fig. 14 The modern stairs to the first floor, closed by a mid 20th-century door and probably replacing a steeper flight in the same position.



Fig. 15 A fine late 18th- or early 19th-century door leading into the south-western room at first-floor level.



Fig. 16 The site of the corridor to the main house, showing the recess for the stairs in the ceiling: the site of the proposed new bathroom.



Fig. 17 A fine late 17th- or early 18th-century plank door leading into the north-eastern room at first-floor level, showing wide floorboards of elm.



Fig. 18 The large first-floor bedroom, showing the tapering hood of the kitchen fireplace, the floor of wide, elm boards and the cupboard alongside the chimney. A new door to the *en-suite* bathroom is proposed in the wall to the left.

The largest of the first-floor rooms is approached from the main landing by a handsome plank door with three unequally-sized planks and four battens to the interior (Fig. 17). This is hung on modern strap hinges and has 20th-century Bakelite door furniture, replacing the original lock box. The door is painted, and it is not possible to tell whether it is of oak or pine, but it might date from as early as the late 17th century.

One whole wall of this room is filled with the huge chimney breast from the kitchen fireplace below. There is no evidence that this room was ever served by a fireplace opening into this chimney and the absence of such a facility, as well as the shape of the chimney breast, suggest that this room may not originally have been floored; the chimney breast may originally have been exposed within a full-height volume. The chimney breast has been slightly truncated to create a small cupboard with an interesting door in the form of a single plank and a range of assertive 19th-century coat and hat pegs. The room has a floor of wide elm boards, perhaps of late 17th- or 18th-century date.

The room is encroached upon by a small box room, over the stairs, access to which, from an adjacent room, has been compromised by 20th-century alterations to the staircase. The box room is partitioned off by a lath and plaster partition which, from the details of its construction (where this is visible), is unlikely to pre-date the refurbishment of the house in the 19th century. It is proposed to create a new doorway from this room to the large first-floor room and convert the box room into an *en-suite* bathroom.

The roof of this range is supported by large strutted King-post trusses typical of the 19th-century and was presumably replaced when the adjoining house was rebuilt in the 1840s. The roof has been extensively refurbished and the present purlins are modern, but many of the original common rafters appear to have been reset.

The rear range

There is no evidence that the rear range formed part of the domestic accommodation until the late 19th century at the earliest. The ground-floor rooms in this part of the building, now a modern kitchen, pantry and bathroom appear to have been unheated and to have been reconfigured in the 20th-century by the creation of an extension to the kitchen, partly under the lean-to roof, and by the addition of the small pantry, constructed out of concrete blockwork, adjoining the kitchen. This modern room has a most remarkable door, which may have been reclaimed from another part of the building. This is constructed of four planks and three battens, and hung within a pegged wooden frame from very handsome long strap hinges with rounded expanded ends of a type known from 17th-century contexts locally, but which may have continued in use into the 18th century. The room has 20th-century metal-framed windows and there are no other features of archaeological significance. The external door to the modern kitchen is a modern replacement, but is hung in an earlier frame with external pintles which suggest the door opened outwards. This door has probably also been reset during 20th-century alterations in this area.

The first floor of the rear range is divided into two rooms. A larger one to the north west and a smaller room at the centre adjoining the rear of the main range. Both rooms have insubstantial internal walls to the north east. The smaller room retains an early plank door and a floor of wide, elm boards like that of the main first-floor room in the main range. This room was unheated and has a 19th- or early 20th-century plank door opening into the box room. This door has also been reset; it has been truncated at one corner and built up at the other to accommodate it beneath the shallow-pitched roof of this range. This alteration may have been made in the 1950s when the stair appears to have been reconfigured, which perhaps necessitated alterations to the access to the box room.

The large end room has a modern roof and ceiling and is entered by a 1950s door from a corridor extending along the side wall of the range from the head of the stairs. The only early feature to survive in this area is the recess for a chimney, perhaps of 19th or early 20th-century date, which appears in the gable wall. The chimney may have been of brick, cut into an earlier cob or stone wall. Its removal has left an unusually-shaped recess in the wall. In this room it is proposed to construct a new partition within the very insubstantial north-eastern wall, doubling it in thickness and improving its insulating qualities, and also to raise the level of the collar beams of the modern roof to create extra headroom so that the room may serve as a bedroom.

4. DISCUSSION AND DATING

The general impression is that Fairfield Cottage use was an earlier building, possibly not intended for residential use, which was converted during the 1840s for use as the service range for the adjoining farmhouse. As there are few overtly dateable features in the house and the replacement of the roof in the 19th century has removed much evidence for the original structure, it is difficult to determine its origins with confidence. There is some possibility that the house may have had a cross passage, which could mean that it began life as a three-room-and-cross-passage house; if this is the case it seems that only the service end, below the passage, remains and that the grander part of the house was either demolished or completely remodelled in the 1840s when Fairfield House was rebuilt. Probably the finest surviving feature of the original building is the exceptionally large fireplace, which is on an impressive scale suggestive of an early date, but without the usual mouldings and stops associated with medieval and early post-medieval fireplaces. The plain treatment of the lintel might suggest a date in the late 17th or early 18th-century, at which time such details had become unfashionable. Although there are several features, mainly doors and door furniture which might also date from as early as the second half of the 17th century, many of these are reused. The house is not shown coloured pink on the tithe map of 1841 and it is possible that the building had never been, or had ceased to be a residence by the time of the tithe survey.

After the early 19th-century rebuilding the cottage appears to have served as a service annexe to the house, and was closely related to the stable block and stable yard to the south east. The ground floor of the remodelled wing contained a kitchen and a grander room adjoining it which was perhaps reserved for senior servants such as a housekeeper or for farm and estate administration. On the first floor of this range were two bedrooms, one of which may have been of higher status and was, perhaps, heated.

The rear range may have been converted from a more obviously agricultural building in this, or at a later period. It may have begun life as an open lincage, but was gradually encroached on by the residential parts of the house. The ground-floor rooms became sculleries and stores and the first-floor rooms bedrooms, only one of which was heated. In common with many vernacular buildings, earlier doors appear to have been reused and repurposed throughout the building, and many survive today hung on modern hinges or in contexts which clearly show that they are reused.

5. IMPACT ASSESSMENT

The current proposals for alterations are for the modernisation of the house to provide two upstairs bathrooms, the improvement of the rear range for use as bedrooms and the improvement of the access to the rear yard. The bathrooms are to be created by partitioning off part of the existing landing, and by making a new door, through a 19th-century partition, to link the main bedroom with the former box room. Neither alteration would have a significant impact on the historic fabric. The large ground-floor fireplace is to be opened for part of its width beneath the original lintels, which would expose and display the principal surviving historic feature of the house. The alterations to the rear range would take place within the existing historic envelope. The



Fig. 19 The roof space over the main range showing King-post trusses, replacement purlins and the raised ceiling over the south-western rooms.



Fig.20 Detail of the late 17th-century hinge on the pantry door.



Fig. 21 View of the first-floor room in the rear range showing the recess for a demolished chimney.

alterations to the roof of the rear range are to a modern, rather than an historic roof and would also have a minimal impact on the historic fabric.

The greatest area of potential impact of the proposals is in the creation of a new doorway from the south-western ground-floor room to the yard. This would necessitate the removal of the existing 1840s sash window and the enlargement of its embrasure to create a larger opening. Although this alteration would effectively reinstate an earlier doorway, for which some evidence remains, it would result in the loss (or relocation) of the only historic window remaining in the cottage. As this window has already been compromised by the loss of its shutters and the cupboard beneath, and as the window is not prominent in any view of the cottage from the outside, its significance is perhaps lessened. Reusing the window in another part of the building, (perhaps in place of the modern window above) might achieve the aim of providing access to the yard while minimising the loss to the historic fabric. Such a development would arguably be in keeping with the somewhat ‘magpie’ character of the house.

ACKNOWLEDGEMENTS

This report was commissioned by Mr Ivan Munn, the present owner of Fairfield Cottage. The archaeological work was carried out by Richard Parker Historic Buildings Survey and Interpretation in May 2016. We are grateful to the staff of the Devon Heritage Centre, and to Ivan Munn for his hospitality on site.

SOURCES CONSULTED

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HE Historic England Listed Building Description Building ID 95279

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Exeter and Plymouth Gazette 21st February 1852.

Web Sources

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Maps and Plans

Tithe Map and Apportionment for the parish of Cullompton (1841 and 1842) surveyed by Gideon Boyce of Tiverton, Surveyor.

Ordnance Survey County Series 2nd Edition, 25 inch Map of the Colebrooke Area 1895-1905

APPENDIX 1: The Listing Text:

CULLOMPTON COLEBROOK LANE

Fairfield House. Grade II

Building ID 95279

Detached house. Early-C19. Blocked plaster, probably cob, under hipped slate roof. Central staircase plan. Right-hand end stack with brick shaft. 2 storeys. Front: Symmetrical 3-window range; hornless sash windows throughout, 16 panes to all except centre window to 1st floor which has 12. Central portico with moulded canopy, dentilled, 2 Ionic columns; panelled door and reveals. The lower range, extending to the right of the main block could be the remains of an older house, with right-hand end stack, but now with 2- and 3-light metal frame casement windows.

Listing NGR: ST0058606011

CONDITIONS

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