

Historic Building Record



24A High Street
Hatherleigh
Devon

Deborah Laing-Trengove

Historic Building Record

**24A High Street
Hatherleigh
Devon**

For

Mr Peter Back

By

Deborah Laing-Trengove
26 High Street, Hatherleigh, Okehampton, Devon EX20 3JH
Tel: 01837810310
deb.lt@btinternet.com

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Contents	Page No.
List of Figures	4
List of Appendices	4
Acknowledgements	4
1. Introduction	5
1.1. Project Background	5
1.2. Location	5
1.3. Methodology	5
1.4. Non-Technical Summary	6
2. Historic Background	7
2.1. 24A High Street	7
3. The Building Survey	10
3.1. 24A High Street General Description	10
3.2. Detailed Description	11
3.3. The Roof Structure	15
4. Conclusions	17
5. Bibliography & References	18

List of Figures

Page No.

Cover plate: View down the southern side of High Street, with 24A the second building down on the left.

Figure 1: Location.	6
Figure 2: Hatherleigh as shown on the tithe map of 1839.	7
Figure 3: Extract from the 1839 tithe map.	8
Figure 4: Extract from the 1886 First Edition OS Map.	8
Figure 5: Extract from the 1906 OS Map.	9
Figure 6: The south elevation of 24A.	10
Figure 7: The roofs of the stair and bathroom to the east and kitchen to the west.	11
Figure 8: The south face of the former south exterior wall.	12
Figure 9: Interior ground floor north wall of 24A, viewed from the south-west.	12
Figure 10: Interior ground floor south-west corner, viewed from the north-east.	13
Figure 11: The ground floor south-east corner of 24A, viewed from the north-west.	14
Figure 12: The west wall of the stair lobby.	14
Figure 13: The first floor north wall, viewed from the south-east.	16
Figure 14: The first floor south-east corner, viewed from the north-west.	16
Figure 15: The stair lobby roof after removal of the interior ceiling, from the north.	22
Figure 16: The west gable prior to work, from the east.	22
Figure 17: The western and central portion of the north pitch, from the south-east.	23
Figure 18: The western end of the north pitch, from the south-east.	23
Figure 19: The western end of the north purlin.	24
Figure 20: The eastern end of the north pitch, from the south-west.	24
Figure 21: The east end of the northern purlin, after reinforcement, from the south-west.	25
Figure 22: The eastern and central portion of the south pitch, from the north-west.	25
Figure 23: The western end of the south pitch, from the north-east.	26
Figure 24: The reinforcing timbers at the west end of the ridge pole, from the east.	26
Figure 25: Detail of the south purlin, from the north.	27

List of Appendices

Appendix 1: Project Design.	19
Appendix 2: 24A High Street Listing Text.	21
Appendix 3: Photographic Record of roof structure.	22

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 Ken Lewis for his assistance
 Graham Laurence WDBC Conservation Officer

1. Introduction

1.1. Project Background

Deborah Laing-Trengove carried out building recording at 24A High Street, Hatherleigh, Okehampton, Devon during July and September 2014. The recording work was specifically focussed on the roof structure which was to be impacted by repair and renovation work to be undertaken on the building. However, this report includes a description of the whole building to allow an understanding of the development of 24A over time and the place of the roof structure in terms of the phases of that development.

The work was commissioned by Mr Peter Back and required as a condition of Listed Building consent *'for structural repairs to roof, ceiling and front wall, and replacement of rear extension roof with corrugated sheets'*, requested by the West Devon Borough Council Conservation Officer, Mr. Graham Lawrence. Condition No. 3 states that:

'No work to the main roof structure shall take place until the applicant has secured the implementation of a programme of archaeological/historical building recording work in accordance with the Project Design for Historic Building Recording which formed part of the submission.

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate record is made of historic fabric that may be affected by the development'.

1.2. Location

24A is situated to the south side of High Street which lies to the east of the centre of the town of Hatherleigh in Devon (Figure1). The building lies within the town Conservation Area at the eastern end of the street, on ground that slopes steeply down to the west. The bedrock geology consists of the Bow Breccia Formation (<http://www.bgs.ac.uk/opengeoscience>).

The building is Grade II listed. 24A is included in the listing with Number 24, 'Bowdens', the property to the west, as *'adjoining cottage'* (see Appendix 2).

1.3. Methodology

The building assessment was undertaken by D. Laing-Trengove prior to and during works during July -September 2014. The work was carried out in accordance with a Project Design submitted with an amended planning application (Appendix 1). The work accords with English Heritage and IfA guidelines on the recording of standing buildings and structures.



Figure 1: Location. 24A is coloured red between nos. 26 and 24.

1.4. Non-Technical Summary

24A High Street is a single cell two storey building with later single storey extensions to the south. The building was probably an 18th century addition to 24 High Street, of agricultural function with ground floor animal housing with loft above accessed from the south. The building was truncated to the east on the construction of 26 High Street in the early 19th century when the building was converted to domestic use. The single storey stair lobby was added to the south east, the fireplace in the west wall was inserted, the eaves of the roof raised to the north with a timber stud and cob wall constructed at first floor level. The roof of 24A was also reconstructed at this time. The structure appears to be of a single build and can therefore be attributed to the early 19th century by its association with the build of Number 26 to the east and the change of use from agricultural to domestic.

2. Historic Background

2.1. 24A High Street

Number 24A High Street is depicted on the Hatherleigh tithe map of 1839, but is not differentiated from Number 24 'Bowdens' to the west (numbered 23 on the map) and with it is ligatured to the garden to the south (Figures 2 & 3). There are no apparent additions to 24A to the south at this time. The map, unlike many examples does not have domestic buildings coloured pink but the available tithe apportionment lists Bowdens as *Three houses and garden*, tenanted by *Messer's Strang, Abell & Others*. Clearly suggesting that 24A existed as a cottage at this time.



Figure 2: Hatherleigh as shown on the tithe map of 1839. 'Bowdens', Number 24 High Street, is indicated in green.

The 1886 First Edition Ordnance Survey map (Figure 4) again shows no differentiation between the cottage and 'Bowdens'. It does however show small building(s) or extensions to the south at the eastern end of the range, although that most clearly marked may relate to 'Bowdens' rather than 24A. A possible division within the garden beyond is also suggested.



Figure 3: Extract from the 1839 tithe map showing 'Bowdens' coloured pink with the approximate location of 24A coloured red.



Figure 4: Extract from the 1886 First Edition OS Map. 24A is indicated in pink.

The 1906 Second Edition OS map shows little change to the building (Figure 5). Later, mid 20th century maps indicate that the building was extended to the south.



Figure 5: Extract from the 1906 OS Map. 24A is indicated in pink.

3. The Building Survey

3.1. 24A High Street General Description

24A High Street is positioned between number 26 to the east; a 19th century rubblestone building with pitched slate roof, and 24 to the west; a cob building with a pitched thatched roof, on ground that slopes down to the west (see cover). The building is cut into the slope to the south (rear) where the ground rises to the level of number 26 to the east.

The two storey single celled building is of cob and rubble stone construction at ground floor level, with the first floor north wall constructed of timber framing with cob infilling, rendered to the exterior and plastered to the interior. To the rear (south) are later small single storey lean-to extensions now forming the stair, bathroom and kitchen (Figure 6).



Figure 6: The south elevation of 24A, showing the roofline and later extensions, viewed from the south.

The former exterior cob south wall remains to the west, now within the later brick built kitchen lean-to. This wall rises to above ceiling height supporting the roof above at first floor level at this end. To the east the wall terminates, and is abutted to the south by the later east wall of the kitchen. The stair is set against the east wall and a small lobby gives access to this, the brick built bathroom to the south and kitchen to the west. The walls of the stair lobby are of rubble stone.

The pitched roof of 24A is thatched as to 24 to the west but the ridge rises to a higher level over 24A (see Figure 6). A former chimney serving the fire place in the west wall has been removed. The roof over the stair lobby which projects above the line of the later bathroom roof is covered

with small slates with nails resting on machine cut laths/battens above the rafters (Figure 15) and covered with tar or bitumen and modern roofing felt to the exterior. The two later lean-tos are covered with modern metal sheeting (Figure 7).



Figure 7: The roofs of the stair and bathroom to the east and kitchen to the west; viewed from the south-west.

3.2. Detailed Description

To the interior, the ground floor room has a thick north wall with a door opening at the east end with a pegged frame, a ledged plank door, with modern timbers nailed to the exterior face, and a 3 light closed mullioned timber window, in a pegged frame with 2x3 panes per light in a larger opening with sill/window seat below to the west (Figure 9). To the west, at the south end, the plastered wall contains a large high former fireplace opening with a large squared timber lintel (Figure 10). Where plaster was removed during works below the south end of the lintel, handmade bricks are visible, suggesting that it is a later insertion.

The south wall has an alcove with a single pane timber window above set in a pegged frame with shelves below to the west, and is open to the stair to the east (Figure 10). Within the modern kitchen extension which is partially built against the south wall of the next door property, the southern face of the wall contains a straight joint (Figure 8), marking the return of the east wall of 'Bowdens', at the rubblestone base, the south wall of 24A to the east of this is of cob construction with no clear rubblestone base. The wall face has been roughly hacked away to accommodate a door opening at the north-eastern end of the room and the lowering of the ground/floor level. This is just visible to the left in Figure 12. The opening between the stair and the east end of the south wall has a reused timber lintel which is set into the fabric of the east end of the wall and therefore original to the build (see Figure 11). This indicates a historic door opening here, probably with a door to a former loft above, now with a later infill of lath and plaster.



Figure 8: The south face of the former south exterior wall, showing the projecting return of the earlier south wall of 24 High Street, viewed from the south-east.



Figure 9: Interior ground floor north wall of 24A, viewed from the south-west.



Figure 10: Interior ground floor south-west corner, viewed from the north-east.

The east wall is plastered, with a round pine timber upright resting on a short truncated round pine timber fixed into the wall supporting a ceiling beam associated with the stair structure (Figure 11). It is not certain if the truncated horizontal timber was formerly associated with an earlier ceiling, although if so it was possibly a later insertion. The current ceiling is entirely modern. The floor is modern cement and steps up from the stair lobby to the kitchen and bathroom. However, beneath the stair cobbles remain.

The stairs are modern and turn from the base to the east to a straight run up to the north. The lintel of the opening to the west of the stair rests on a timber support of the planked timber stair structure which is chamfered and stopped to the edges. The lintel appears to have been sawn off at the east end flush with the support. The walls of the lobby are of rubble stone, with the stone quoins revealed on the eastern jam of the door opening to the bathroom in the south wall (see Figure 11). The opening contains a pegged frame below a timber lintel notched to take a plaster covering, suggesting that this became the rear access to the building on construction of the lobby. The west wall of the lobby contains a 20th century forced opening into the kitchen. The opening appears to have no lintel and the fabric of the wall is disrupted both above and to the north of the opening (Figure 12). Both the kitchen and bathroom are 20th century extensions.



Figure 11: The ground floor south-east corner of 24A, showing the stair lobby, viewed from the north-west.



Figure 12: The west wall of the stair lobby, showing the disrupted wall fabric around the forced opening

At first floor level the north wall is of timber and cob construction with a single light timber leaded window in a rough composite timber frame to the east and a mullioned two light leaded timber window in a moulded pegged timber frame to the west (Figure 13). Where plaster was removed in the north west corner the wall was clearly abutting the east wall of number 24 High Street. The wall slopes from the ceiling at the top and the windows sit at eaves height. To the west the wall is of cob and contains a central arched former fireplace opening which appears to have been carved out of the cob with no visible lintel or stone reinforcement. The wall is plastered to ceiling level with some stone packing around the level of the ceiling visible at the northern end (see Figures 16, 18, 19 & 23) The south wall is cob to eaves height to the west with the stair to the east with a slim section of lathe and plaster infill between (Figure 14). The east wall is plastered to ceiling height over rubble stone in an earth and lime bond (see Figures 20 & 21). The ceiling is lath and plaster and the floor modern boards with beaded skirting.

3.3. The Roof Structure

See Appendix 3 for photographic record of the structure.

The single bay roof structure consists of a single waney purlin to each pitch with 9 slim rafters to each pitch with some pegged with slim round pegs to the back of the purlins (see Figure 25), and resting on a timber wall plate to south. The southern purlin is set at a lower level than that to north. Both the purlins and the rafters have redundant peg or nail holes or metal nails or bolts attached indicating that the timbers are reused (see Figure 25).

The southern purlin appears to rest on the sloping wall top of the western gable at this end and is built into the wall to east (Figures 22 & 23). This timber has black staining to the visible face but this is likely to be stain or paint as this timber was visible to the interior of the room. The northern purlin is sunk into the cob wall to west; the wall does not appear disturbed where the purlin enters the fabric (Figures 18 & 19). However this could have been infilled with a later earthen fill as utilised in the building to the east. Below the purlin rubble stone packing is visible, delineating the line of the former ceiling or possibly an earlier lean-to roof (Figure 19). At the east end the purlin does not quite span the width of the building and is nailed or spiked onto a short secondary timber which is built into the wall of Number 26 (Figures 20 & 21). The ridge pole appears to be sunk into the cob to the west (Figures 23 & 24); the east end was not visible but is probably built into the wall.

There are regularly spaced battens nailed to the rafters remaining to north (Figure 17) but few remain to south (Figures 22 & 23). Here a number of extra timbers appear to have been inserted to support the thatch, including at the ridge at the west end and below this where the roof rests on the gable wall (Figures 23 & 24). A bunch of small oak branches/twigs also seems to have been inserted against the wall at the east end. The lower portion of the roof below the purlins has a covering of regularly sized laths with plaster over to north and south, exposed by the works to the north (Figures 18 & 20).



Figure 13: The first floor north wall, viewed from the south-east.



Figure 14: The first floor south-east corner, viewed from the north-west.

4. Conclusions

24A High Street is a single cell two storey building with later single storey extensions to the south. It was probably an 18th century, addition to 'Bowdens'; the return of the rubble stone base of south wall of Bowdens is clearly visible within the 20th century kitchen and the later south wall of 24A to the east of this has no apparent rubble stone base at this level.

The building was probably originally of agricultural function, with ground floor animal housing with a loft above accessed externally from the south. The loft door opening is positioned directly above the former rear (south) door opening; here the south wall terminates neatly providing the western door jamb and loft opening reveal, with the reused timber lintel between built into the wall fabric to west and later truncated and supported by the stair structure to east. It is possible that at this time the building was covered by a monopitch roof sloping down to the north.

The building was truncated to the east on the construction of 26 High Street in the early 19th century when it was converted to domestic use. The single storey stair lobby was added to the south east, the fireplaces in the west wall at ground and first floor level were inserted, the eaves of the roof raised to the north with a timber stud and cob wall constructed at first floor level and a ceiling inserted.

The roof of 24A was also reconstructed at this time. The structure over the main building appears to be of a consistent single build and can therefore be attributed to the early 19th century by its association with the build of Number 26 to the east and the change of use from agricultural to domestic. The roof of the stair lobby was also added in slate at this time and a lathe and plaster infill, blocking the former loft door opening at first floor level between the stair and the south wall.

5. Bibliography & References

5.1. Published Sources

English Heritage 2006: *Understanding Historic Buildings A Guide to Good recording Practice.*

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment.*

Institute of Field Archaeologists 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*

Institute of Field Archaeologists. 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials.*

5.2. Internet Resources

<http://www.devon.gov.uk/tithemaps.htm>

<http://www.bgs.ac.uk./opengeoscience>

Appendix 1

Project Design for Historic Building Recording

Address: 24A High Street, Hatherleigh, Okehampton, EX20 3JH

NGR: SS54240437

Proposal: Listed building consent to replace monopitch corrugated rear roof over kitchen and bathroom, repair ground floor bedroom ceiling, and reinstate an internal door opening.

Planning Application No. Pending (revised application)

Agent: Mr Ian Little

Client: Mr Peter Back

Date: 22.04.2014

1.0 Introduction

This document forms a Project Design for historic building recording and reporting to be undertaken prior to and during works at 24A High Street, Hatherleigh, Devon EX20 3JH. The Project Design has been commissioned by Mr Peter Back (the Client), in support of a revised planning application for the above works, and has been devised in consultation with Graham Lawrence, Conservation Officer, WDBC (14.04.2014).

2.0 Background

24A is a single cell, two storey thatched Grade II Listed building situated to the south side and toward the eastern end of High Street, Hatherleigh. The cottage is listed with the adjoining property to the west; No. 24, a possible 17th century house and sits between this and a 19th century sandstone building to the east (No. 26). No. 24A is located within the Hatherleigh Conservation Area.

3.0 Aims

The work to be undertaken includes:

- i. Desk-based research to establish a context for the building;
- ii. Historic Building Recording to identify and record architectural elements affected by the works;
- iii. Production, submission & archiving of a report.

4.0 Methodology

4.1 Desk-based Research

A limited desk-based study will be undertaken to establish a historic context for the property. This work will include map regression based on the Tithe map and Apportionment, early Ordnance Survey maps and any other available cartographic sources. Online resources will be utilised as well as records held by the Devon Records Office. The work will be undertaken in accordance to *Standard and guidance for historic environment desk-based assessment - IfA 2012*.

4.2 Historic Building Recording

A record will be made of the historic fabric of the buildings affected by the conversion/repair works. The recording work will include a general survey of the building as a whole as well as focus on the parts of the roof structure to be impacted by the proposed works; with this work to be carried out after removal of the first floor ceiling. The work shall conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006*:

*Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, not normally an end in itself but contributing to a wider aim. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments or historic landscape characterisation, for a pilot project, to identify buildings for planning purposes, or whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.*

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.

- 4.2.1 Previously prepared architect's plans will be used as the basis of any historic building fabric recording, if of adequate scale and accuracy.
- 4.2.2 A photographic record of the historic building recording work will be compiled and included in the resulting report. This will include digital photographs illustrating the principal elements, architectural features and any finds discovered, in detail and in context. All photographs of architectural/historical detail will feature an appropriately-sized scale.

5.0 Report

- 5.1 Upon completion of the fieldwork an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 4.2 above.

The report will include:

- 5.1.1 A summary of the project's background;
 - 5.1.2 A description and illustration of the buildings location;
 - 5.1.3 A methodology of all works undertaken;
 - 5.1.4 Maps and reports of all documentary and other research undertaken;
 - 5.1.5 A description of the project's results;
 - 5.1.6 An interpretation of the results in the appropriate context;
 - 5.1.7 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - 5.1.8 The results of the historic building recording including a written description and analysis of the historic fabric of the building, appropriately illustrated;
 - 5.1.9 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
 - 5.1.10 A consideration of evidence within its wider context;
 - 5.1.11 Any specialist assessment or analysis reports that were undertaken;
- 5.2 A draft report will be submitted to the Conservation Officer for comment prior to its formal submission to the Local Planning Authority. The Conservation Officer can 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 the Officer will be informed of this and a revised date for the production of the full report agreed.

6.0 Archive

- 6.1 On completion of the final report, in addition to copies required by the Client and the Conservation Officer, a copy of the report shall be supplied to the Historic Environment Team on the understanding that it will be deposited for public reference in the HER. In addition to any hard copies of the report, one copy shall be provided to the County Historic Environment Team in digital format - in a format to be agreed in advance with the HET - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 6.2 An online OASIS (Online AccesS to the Index of archaeological investigationS) form in respect of the work will be completed. This will include a digital version of the report.

Deborah Laing-Trengove
Historic Building Specialist

Contact details: Email: deblt@btinternet.com

Telephone: 01837810310

Appendix 2

List Entry Number: 1165342

HATHERLEIGH HIGH STREET, (south side)

SS 5404

Hatherleigh

11/40 No. 24 and 24A

22.2.67

GVII

House and adjoining cottage, originally likely to have been one house. C17 possibly with earlier origins and probably extended in C18. Rendered cob and rubble walls. Gable ended roof, thatch to main part but right-hand end is lower with asbestos slates. Brick stack at right-hand end of thatched part. Plan: probably 2 or room and through-passage plan originally, with lower end to the right with outbuilding or carriageway beyond. All first floor windows are C19 1, 2 and 3-light leaded pane casements with pin hinges. Ground floor left-hand window (to No. 24A) is C19 with 3 fixed lights and has C20 plank door to its left. This part is recessed from the main house whose ground floor windows are fixed C19 lights of 12 and C20 panes. The central part projects slightly and its first floor overhangs on exposed joists and appears to be timber-framed C19 double paneled doors at centre. Above them is Sun Insurance firemark. Interior: open fire place with rough wooden lintel to right-hand room. Traces of wooden spiral staircase at rear. No access to roof-space but substantial straight principals with threaded purlins are visible on the first floor suggesting an early roof structure. The house preserves an unaltered traditional exterior. Listing NGR: SS5422604382

Appendix 3

Photographic Record of roof structure



Figure 15: The stair lobby roof after removal of the interior ceiling, from the north.



Figure 16: The west gable prior to work, from the east.



Figure 17: The western and central portion of the north pitch, from the south-east.



Figure 18: The western end of the north pitch, from the south-east.



Figure 19: The western end of the north purlin, with stone packing below associated with the ceiling, from the east.



Figure 20: The eastern end of the north pitch, from the south-west.



Figure 21: The east end of the northern purlin, after reinforcement, from the south-west.



Figure 22: The eastern and central portion of the south pitch, from the north-west.



Figure 23: The western end of the south pitch, from the north-east.



Figure 24: The reinforcing timbers at the west end of the ridge pole, from the east.



Figure 25: Detail of the south purlin showing a reused pegged rafter timber, with small pintle attached, from the north.