



Route 39 Academy, Steart Farm Bucks Cross, Bideford, Devon

Historic Building Record



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**Route 39 Academy
Stear Farm
Bucks Cross, Bideford
Devon**

Historic Building Record

Prepared for:

RPS Planning and Development
Mallams Court
18 Milton Park
Abingdon
Oxfordshire
OX14 4RP

Prepared by:

Wessex Archaeology
Portway House
Old Sarum Park
Salisbury
SP4 6EB

www.wessexarch.co.uk




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Route 39 Academy Steart Farm Bucks Cross, Bideford Devon

Historic Building Record

Summary

Wessex Archaeology was commissioned by RPS Planning and Development to create an historic building record of a small complex of former farm buildings located at Steart Farm, Bucks Cross, Bideford, Devon. Steart Farmhouse is Grade II listed and described as late 18th - early 19th century in date with mid-19th century extension. Conditional planning permission and listed building consent was granted following appeal for the construction of a school on the site to include new buildings, associated car parking and landscaping. Buildings 2 and 3 will be stabilised and retained (along with the farmhouse), buildings 4 and 8 will be demolished. A programme of historic building recording prior to construction was required through conditions attached to the planning and listed building consents. The associated farm buildings are regarded as curtilage listed.

The programme of building recording included documentary, cartographic, photographic and digital survey which was undertaken between 16th November and 1st December 2016. All the buildings were photographed and surveyed to Historic England Level 4 standard.

Steart Farm consists of a loose group of buildings, some of which have been built or converted in the late 20th century as part of the conversion of the site into a camping and touring caravan park. Five of these buildings were considered to be of historical merit and were the subject of survey. These included, the listed farmhouse, a former barn, a cart shed, a former farm building range and barn with attached horse-gin.

The origin of the farm would appear to be in the later post-medieval period, and can be characterised as a typical modest north Devon regional farmstead. The earliest building is likely to be the farmhouse, consisting of a cob-built east-west range which is typical of a modest dwelling of this period. The farmhouse was probably constructed in the late 17th or 18th century and retains original features such as timber roof trusses. Soon after its construction a south-west wing was constructed as part of an 18th century re-organisation with a central passage and staircase added dividing the ground and first floors into two rooms. As part of this formal layout, the south-west wing was added - probably as a service range. A rare stamped iron pig ingot was identified as part of a cloam oven frame within the farmhouse fireplace. This is of considerable interest as it appears to have been manufactured in the early 18th century by the Principio Iron Works in Maryland for export to Britain.

The two former barns are both considered contemporary with this early phase of development. The latter part of the 19th century saw improvements on the farm as a direct result of the Rolle's Estate under the ownership of Mark Rolle. As part of these improvements, a horse-gin was constructed to an earlier barn and cattle shed (or shippon) built. An open-fronted cart shed was also built to Rolle's design to accommodate agricultural machinery. The 20th century saw a change of ownership and the farm outbuildings have been altered over time losing some of their historic features. The survey has provided a lasting record of the surviving historic features prior to the redevelopment of the site.



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The programme of site survey and photography were carried out by Bob Davis and Grace Flood. Documentary research was carried out by Grace Flood. This report was compiled by Bob Davis. Building plans were drawn by Bob Davis and Vijaya Pieterse with other illustrations prepared by Nancy Dixon. The project was managed on behalf of Wessex Archaeology by Matt Rous.



Route 39 Academy Steart Farm Bucks Cross, Bideford Devon

Historic Building Record

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by RPS Planning (hereafter 'the Client') to create an historic building record of a small complex of former farm buildings located at Steart Farm, Bucks Cross, Bideford, Devon (hereafter 'the Site'). Steart Farmhouse is Grade II listed (list entry 1105131) and described as late 18th - early 19th century in date with mid-19th century extension. The associated farm buildings are regarded as curtilage listed.
- 1.1.2 Conditional planning permission (ref: 1/0126/2014/FULM) and listed building consent (ref: 1/0127/2014/LBC) were granted following appeal for the construction of a school (Route 39 Academy) on the Site to include new buildings, associated car parking and landscaping. This will include the demolition of the curtilage listed buildings on the Site, although the listed farmhouse is to be retained. An Historic England Level 4 (comprehensive analytical) record of all the buildings on Site was required as a planning condition (5) prior to the construction of work on site. Buildings 2 and 3 will be stabilised and retained (along with the farmhouse), Buildings 4 and 8 will be demolished.
- 1.1.3 The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI) (RPS 2016), which was submitted to and approved by Torrington District Council in advance of the work.

1.2 Previous work

- 1.2.1 A Desk-based Appraisal and Limited Historic Building Assessment (DBALHBA) was produced for the Site by Southwest Archaeology (SA 2015). This document was produced in order to understand the date, form, function and development of a former barn on the site. The aim of such work was to inform on the impact of any proposed development on the historic elements of the building.

1.3 Site location and description

- 1.3.1 The Site is located immediately north of the A39 road, west of Bideford and just to the east of the village of Bucks Cross (**Figure 1**). The Site is centred on Ordnance Survey (OS) National Grid Reference (NGR) 235648, 122884. Until 2015, the Site was used as a camping and touring caravan park, but had not been occupied for several months. The complex of buildings consisted of a mixture of semi-derelict stone and cob farm buildings, converted farm buildings and modern buildings relating to the Site's recent use as a camping facility. The buildings included for survey included:

- Steart Farmhouse (Building 1, Grade II Listing, full listing description in **Appendix 1**)
- Derelict Barn (Building 2)



- Open-fronted cart shed (Building 3)
- Former farm range (Building 4)
- Former farm range and horse gin house (Building 8)

1.3.2 The focus of the buildings was predominantly to the south of the listed Steart Farmhouse. Various tracks provided access to camping areas and to the farmhouse.

1.3.3 At the time of the survey, there had been some grubbing-out of hedgerows and the installation of reptile fencing in order to prepare the ground for development. All buildings were accessible save for the derelict barn (Building 2), which had partially collapsed preventing internal recording.

2 METHODOLOGY

2.1 Aims

2.1.1 The principal aim of the historic building recording, as set out in the WSI (RPS 2016), was to create a permanent record of the buildings affected by the development, so that they were 'preserved by record'. This was to be achieved using a variety of recording methods as outlined below. The recording was in line with Level 4 (comprehensive analytical record) as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (Historic England 2016).

2.2 Documentary research

2.2.1 The existing DBALHBA (SA 2015), other material provided by the Client, and sources in the Wessex Archaeology library were utilised to provide a documentary background history for the Site. Online enquiries at the Devon Heritage Centre (DHC), Clinton Devon Estates archive and elsewhere were also carried out to identify other potential sources of information. The results of these enquiries are presented in section 3.1.

2.3 Photography

2.3.1 The buildings on Site were photographed in detail using a Canon EOS 5D Mark III full frame digitally camera. Canon RAW files were taken and, from these, Tagged Image File Format (TIFF) image files were created for recommended archive standard and are typically 29 MB each. All digital photography followed the '*Historic England Guidance on Digital Image Capture and File Storage*' (Historic England 2015).

2.3.2 A selection of the archive images has been reproduced in this report for illustration purposes (**Plates 1-64**). General views were taken of the exterior of the buildings as well as their setting and also close elevation details. Where accessible, all of the interiors, including individual rooms, including circulation areas, were viewed and photographed. A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns. Plans showing the location and direction of photographic plates used to illustrate the report are included in **Figures 3-13**.

2.3.3 The full photographic record, together with copies of the marked up plans and the photo gazetteer is included in the Site archive.

2.4 Survey and drawn record

2.4.1 Digital survey of all of the buildings was carried out using a Leica 307 Total Station linked via Bluetooth to a Motion Tablet PC running AutoCAD software. Telemetry from the Total Station was received through TheoLtR7 software via CAD allowing for real-time

visualisation of survey data. An internally accurate 3D wireframe CAD drawing was created of each building using this technique and from this, individual plans, cross-sections and elevation drawings were created. These are presented in **Figures 3-13**.

2.5 Site visit

- 2.5.1 The site survey was carried out between 16th November and 1st December 2016 by two buildings archaeologists from Wessex Archaeology.

3 HISTORICAL DEVELOPMENT

3.1 Sources

- 3.1.1 Devon has separate repositories that hold records related to different areas of the county. The DHC in Sowton, Exeter and the North Devon Record Office (NDRO) in Barnstaple both cover the Steart Farm site. A search of their online catalogues identified the following records that were related to the site:

North Devon Record Office

- *Planning Application: Conversion of barn to dwelling, Steart Farm, Horns Cross, 1997. Reference numbers B380/1/3 B380/add/3 App. No. 1/1544/97/45/0010*
- *Planning Application: Conversion of barn to dwelling, Steart Farm, Horns Cross, 1998. Reference numbers B380/1/12 B380/add/12 App. No. 1/0169/98/45/0010*

Devon Heritage Centre

- *Rolle of Saint Giles (Clinton Devon Estates), 1192-1982. Reference 96M.*

The record comprises 87 boxes, 14 maps, 15 volumes, papers and files including documents, volumes, maps and plans. The collection is divided into six sections of which only two (96M/0 and 96M/1) have presently been catalogued.

One catalogued record appears directly relevant to Steart Farm:

96M/0/Box77/18 - *Leases: Parkham Barton, Stert, Ash, Berryments Moore, Watershute, building lease, all in Parkham, 1698-1839*

- 3.1.2 It is possible that more records relevant to Steart Farm are located within the uncatalogued sections of the Rolle archives at the DHC. The DHC has a paper catalogue for the main Rolle of St Giles collection (the majority of which has been added to the online catalogue) and a general listing for the uncatalogued material. According to the DHC, the cataloguing process is ongoing by as yet there is no definitive finish date (James Ward pers.comm 23/12/2016).
- 3.1.3 The DHC has identified several records that, although currently uncatalogued and not publically accessible at the time of writing, may be useful for future research of Mark Rolle's building programme on the North Devon Estate. These include a North Devon Schedule of Farms, North Devon Register of Leases 1866- 1902, North Devon Leases Granted 1866- 90 and North Devon rent books for 1866- 1969 in the uncatalogued deposit 95M/5. The DHC also hold North Devon Estate Account Books 1877- 1913, one volume for each year. These include estate repair information, which might include any works on the farm or farm buildings.
- 3.1.4 The archives of Bicton College and the Clinton Devon Estate (current successor to the Rolle estate) archive were also contacted to enquire if there was any residual material that

had not been deposited at the DHC, which might relate to the Rolle estate and Steart Farm, although everything of relevance to the subject has been deposited at DHC.

- 3.1.5 The previously produced DBALHBA (SA 2015), sets out an historic development of the general area including the coming of the first turnpike roads to Devon. It also provides a cartographic description of the earliest available depiction of Steart Farm. It also identified that the farm was linked to the Rolle Estates in the 19th century. A book *Mark Rolle, His architectural legacy in the lower Otter Valle*, written by Alan Ford and published by The Otter Valley Association Millennium Project 2001, also provides information regarding this period and Mark Rolle's influence during the 19th century.

3.2 The origins of Steart Farm

- 3.2.1 The development of Steart Farm would appear to have origins in the post-medieval period. Building recording and fabric analysis detailed in section 4 indicates that the earliest features within the farmhouse date to the second quarter of the 18th century. As described in section 4.2, an iron lintel dated 1727 is situated above a cloam oven in Building 1 (Steart Farmhouse).
- 3.2.2 The 'Stert' lease held at the DHC (ref: 96M/0/Box77/18) may refer to Steart Farm. It is dated 1698 (22/12/2016 pers. comm. James Ward) and may indicate when the land became part of the Rolle estate. It was not possible to inspect this document, so it is not known whether the land was then a farm, or if the present farmhouse or other buildings existed at this time.

3.3 Development of Steart Farm

19th century

- 3.3.1 The 1840 Parkham Parish Tithe Map (**Figure 2A**) and Apportionment show that Steart Farm was owned by the Right Honourable Lord John Rolle and occupied by James Pickard. The map is orientated with north to the left, and shows that at this time Steart Farm comprised a loose group of five buildings situated around an irregular plan yard with two more buildings located further south towards the road (now the A39). The north-western building is the present Building 1 (Steart Farmhouse) which is depicted as an approximately 'L' plan building comprised of two interlinked rectangular plan components, an east-west range and a south-west wing. Plots 1100 and 1101 immediately west of Building 1 are respectively described as 'Plot' and 'Garden' in the Tithe Apportionment.
- 3.3.2 On the south side of the east-west range there is a small garden area divided into two smaller plots, the east plot curving to the north-east to the south-east corner of the east-west range, as seen today.
- 3.3.3 Two rectangular plan buildings at the south end of the loose group appear to correspond to the location of existing Buildings 2 and 8, although Building 8 appears to extend further east than at present.
- 3.3.4 The Tithe map shows a rectangular plan building to the east of the farmhouse orientated north-east to south-west. It does not correspond to the orientation and plan form of the existing building in this location, so it appears to have been replaced. The map also depicts a square plan building within the centre of the group. It is located within plot 1098, which is described as an orchard and could possibly have housed a cider press.
- 3.3.5 Plot 1020 is described as 'Building, Court Y. Road' and appears to refer to the farmyard as a whole, inclusive of the track to the A39 road.



- 3.3.6 The two buildings located south of the farm group towards the road are square and rectangular in plan. The square plan building is located on the track between the road and the farm yard so may be a gatehouse or lodge controlling access to the farm. The rectangular plan building is located within plot 1018, described as 'Malthouse field'.
- 3.3.7 Steart Farm is shown in detail on the 1:2,500 scale 1886 first edition Ordnance Survey (OS) map (**Figure 2B**). It indicates there was substantial development of the farm at some point between 1840 and 1886. This is partly corroborated by a commemorative plaque inscribed 'M. R. 1879', which is described in section 4.2.
- 3.3.8 During the 1840-1886 period, Building 1 was extended to the east, west and south. The east extension may have been single-storey and had a lean-to roof, as suggested by a render scar in the east gable end of the existing building. It was removed between 1956 and 1981. The west extension appears to correspond to room G5 and possibly would have required a reorganisation of the interior of Building 1. The south extension corresponds to the external stair at the south end of the south-west wing, but, if so, its proportions are incorrect. A small extension on the east side of the south-west wing may be a porch. However, the existing porch in this location is larger and appears to be a 20th century structure.
- 3.3.9 A series of four small pens, probably pigsties, are located to the south of Building 1 which were later demolished between 1956 and 1981. Remnants of the sties may form part of existing boundary walls that define the yard to the south of building 1, although vegetation obscured these walls from clear view at the time of survey.
- 3.3.10 Buildings 2, 3, 4 and 8 are all depicted on the 1886 OS map and appear to match their existing plan forms.
- 3.3.11 Building 2 is shown on the 1886 OS map as almost rectangular in plan, although its north end is angled slightly. This is possibly a cartographic anomaly as its plan form appears more regular (i.e. the angle is less pronounced) on later mapping.
- 3.3.12 The open-fronted cart shed (Building 3) appears for the first time on the 1886 map, which indicates it was constructed in the 1840 to 1886 period. It is depicted as open-fronted on the east side.
- 3.3.13 The 1886 OS map also shows a small irregular pond to the north of the open-fronted cart shed, which no longer exists.
- 3.3.14 Building 8 appears to have been significantly altered by this time with Building 4 likely constructed at the same time. Comparison between the 1840 and 1886 maps suggest Building 8 was shortened and the semi-circular horse-gin added to its north side during this period. Building 4 is depicted as an 'L' plan structure attached to the east side of the shortened Building 8. This arrangement has formed an open sided yard (to the south) with a narrow north-west entrance seen today.
- 3.3.15 The 1886 OS map also shows new buildings added to the east and north of Building 1. The one to the north is a small rectangular building within the garden, possibly a toilet block.
- 3.3.16 To the south of the farmyard, the footprint of the two buildings depicted on the 1840 Tithe map appear unchanged, although the rectangular plan building, on the west side of the track, and within the Malthouse field is shown subdivided in two on the 1886 map.

20th century

- 3.3.17 The 20th century saw a change of ownership following the death of Mark Rolle in 1907 and the sale, by his nephew, (Charles John Robert Hepburn-Stuart-Forbes-Trefusis, 21st Baron Clinton) of many of the estates to meet inheritance taxes.
- 3.3.18 Cartographic evidence for the development of Building 1 is confused and appears to conflict with the physical appearance of the existing building.
- 3.3.19 The 1905 (**Figure 2C**) and 1954-56 (**Figure 2D**) OS maps both appear to show the lobby and steps on the east and south sides of the south-west wing of the farmhouse. The lobby, located on the south-east corner of the south-west wing is narrower than the existing lobby. It would appear that the small square building noted on the 1886 OS map, located on the south end of the south-west wing, has been replaced with the existing steps. It is likely that the small lobby and the steps were built at the same time as the steps are built against the south wall of the lobby.
- 3.3.20 Further additions to the farmhouse by this time included a small square plan extension added to the north side of building.
- 3.3.21 The plan would appear to be a simplified version of the plan form of the farmhouse as it shows the south-east lobby to the south-west wing and the south porch of the east-west range, roofed over. There is no physical evidence of this. It is more likely that this is an over-simplification of the plan form of the two porches on this side of the building. Therefore, the porch to the east-west range appears to have been added at some point between 1956 and 1981.
- 3.3.22 The 1981-1984 OS map (**Figure 2E**) largely depicts the farm as seen today. The farmhouse is shown in block plan form. The east kitchen extension, to the south-west wing is shown, as is the toilet and ablution block on the north-west corner (G13 and G14).
- 3.3.23 Twentieth century OS maps dated 1904, 1954-56 and 1981-84 show no changes to Buildings 2, 4 and 8. As previously stated, the existing plan forms of Buildings 2, 3, 4 and 8 appear to have been fully developed by 1886. However, the 1981-84 OS map appears to show that the open side of Building 3 was blocked at some point after 1956. This may be a cartographic error, as the building is shown as open-sided on the c.1995 image on p. 60 of the Heritage Vision report. In addition, a small enclosure was added to the north end of the building and the existing greenhouse and potting shed added to the south end. The farm was purchased by Mr and Mrs Croslegh prior to 1995 and they established the campsite with the additional buildings shown on the 1981-84 OS map.
- 3.3.24 Photos dated 1995 show that Building 2 had been repaired with cement block walls and corrugated iron sheets to the roof and Buildings 4 and 8 were derelict with some of the roof uncovered, broken windows and missing doors (Heritage Vision 2015). A planning application to convert a barn (Building 4) to a dwelling house was granted in April 1998 (application number 1/0230/98/45/0010). The application included existing plans and elevations of Building 4 and 8 dated 1997 (**Appendix 2**) that label Building 4 as a 'shippon' and Building 8 as a barn. As part of the conversion several door openings were blocked or converted to windows including a large opening on the east side of Building 4 originally fitted with a sliding door. Airbrick vents in the north and east walls of Building 4 were also blocked.
- 3.3.25 Aside from Buildings 1, 2, 3, 4 and 8, 20th century mapping also depicts changes to other buildings on Site. These changes are briefly described below.

- 3.3.26 In the 1886-1904 period one of the mid-19th century outbuildings to the east of Building 1 was demolished. In addition, the possible lodge building depicted on the 1840 Tithe map was demolished and the building within the Malthouse field reduced in size to just its smaller north bay. The walls of its south bay appear to have been retained to form an enclosure.
- 3.3.27 At some point between 1905 and 1954-56, the north-east to south-west orientated building shown on the 1840 Tithe Map was demolished. Also in this period, two rectangular plan structures were built in the area to the east of Building 2 and south of Building 8.
- 3.3.28 By 1981-84 several new buildings had been constructed to the east of Building 1 and to the south and south-east of Buildings 8 and 4. In addition, the rectangular plan building in the Malthouse field on the 1840 Tithe Map had been demolished and two large irregular-plan buildings constructed in a similar location. The pigsties to the south of Building 1 were also demolished at some point during the 1956 to 1981 period. The extensive development of the Site between 1954-56 and 1981-84 suggests that the farm was converted to a campsite during this period.

3.4 The Rolle estate and its improvement under Mark Rolle

- 3.4.1 The Right Honourable John Rolle, 1st Baron Rolle (1750-1842) was the largest landowner in Devon, with about 55,000 acres centred on his seats of Stevenstone in the north and Bicton in the south-east. His name is listed on the 1840 Tithe Apportionment as the landowner of Steart Farm. The 'Stert' lease held at the DHC (ref: 96M/0/Box77/18) may refer to Steart Farm and indicate when the land became part of the estate, although the DHC online catalogue only provides a date range (1698-1839) rather than a specific date for this record.
- 3.4.2 Following the death of John Rolle in 1842, his nephew, Mark Rolle (born Mark George Kerr Trefusis), inherited the estate aged six years old, although it was initially administered by Trustees during his minority. Mark Rolle became a prolific philanthropist, builder, and restorer of churches, farmhouses and cottages on his estates including at Steart Farm. A commemorative plaque survives with the lettering 'M. R. 1879' that may originally have been located in the south wall of Building 3.
- 3.4.3 During Mark Rolle's lifetime the estate was served by three stewards (or land agents): Samuel Taylor Coldridge (1840-65), Robert Hartley Lipscomb (1865-92) and Edwin Francis Chalmier (1892-1915) (Ford 2002, 9-15).
- 3.4.4 The major programme of improvements began in the 1860s following a condition report of the estate properties in 1861 (ibid. 37). The building programme intensified under Lipscomb in the late 1860-80s who conducted his own survey of conditions on the estate and made a comprehensive plan for repairs and improvements. An 1883 report by Lipscomb stated that when Mark Rolle inherited in 1842 there was scarcely one set of complete farm buildings on the estate. Whereas by 1892 (when Lipscomb retired) most, if not all of the farms, had been improved by the construction of new buildings (ibid. 39).
- 3.4.5 Robert Kingdom was one of five Clerk of Works on the South Devon Estate during Lipscomb's time as steward. Kingdom prepared the plans and specifications for the works and preliminary drawings were sent for Mark Rolle for approval. Ford (2002) does not indicate whether Kingdom also provided designs for works to the North Devon Estate, which had its own Clerks of Works (ibid. 59-61).

- 3.4.6 Lipscomb initially used outside contractors but after several years decided to carry out major works using the estate workforce. The workforce included joiners, carpenters, masons, painters, plumbers, a blacksmith, several assistants/apprentices and a team of labourers (ibid. 59-61).
- 3.4.7 The building work dropped off after Lipscomb retired in 1892 and Chalmier took over as steward. During the late 19th century, there was a deepening agricultural depression that made financing the building programme difficult, especially for the smaller farms where improvement works were unlikely to be profitable. In fact, Chalmier had to subsidise the North Devon Estate from the south one (renamed as the East Devon Estate as of 1884) (ibid. 26).
- 3.4.8 The programme included improvements to existing buildings as well as new construction and as a result there are numerous examples of farm buildings and cottages constructed or upgraded by Mark Rolle. The extent of the works differed between sites and in some cases involved reconstruction of the whole farm complex, such as Dotton, Seaview and Northmostown Farms (ibid. 47).
- 3.4.9 Many of the buildings constructed or upgraded by Mark Rolle have distinctive architectural characteristics such as brick dressings and corbels that are present in some of the Steart Farm outbuildings (Buildings 3 and 4). The signature 'M. R.' date plaque, such as the one found in Building 1, is also a common feature of Mark Rolle's building programme. Ford (2002, 82-83) lists dated 'M. R.' marked buildings in the Lower Otter Valley, which range in date from 1863 to 1905. These include buildings at Seaview, Weeks, Passaford, Pavers and South Farms in Otterton, Pitson and Northmostown Farms in Newton Poppleford and Dotton Farm in Colaton Raleigh. Another characteristic of farms on the Rolle estate, including at Steart Farm, was that they incorporated a wheel house or horse-gin and continued to use horse power rather than adopt steam power. These Mark Rolle architectural characteristics are described in detail in section 4.

3.5 Improvements to transport infrastructure

- 3.5.1 Devon was poorly served by roads up until the mid-late 18th century when the first turnpike roads were introduced (Heritage Vision 2015). A traffic survey in Tiverton pre-turnpike in 1757 logged only 32 wheeled vehicles but 3,000 horses (ibid.). The Bideford Hartland road is recorded as a principal road in Devon in 1750 and the Bideford Turnpike Trust was established in 1764 with the road showing as a turnpike in the 19th century. The 2015 Southwest Archaeology report (**Appendix 3**) deduces from this evidence that it was conceivable that improvements to the farmhouse and its buildings could be related to the Site's increased accessibility with the turnpiking of the road.

3.6 Agricultural context

- 3.6.1 In the period 1820-70 the population of England and Wales rose substantially (12 million in 1821 to 26 million in 1881). Home production continued to supply the majority of food but there was increased demand for imported food as well. The increased requirements led to a more intensive exploitation of mixed farming known as 'High Farming'. Land was made more productive through use of more and better manure from greater numbers of livestock that were fed on better fodder crops. Animal and cereal husbandry became more integrated. The aim of 'High Farming' was to increase yields for cereals, meat and dairy products through the philosophy that greater input led to increased output. Between 1830 and 1880 crop yields rose by one half (Barnwell and Giles, 1997, 5-6).
- 3.6.2 'High Farming' was generally better suited to larger farms where a high level of investment would be worthwhile. Therefore, the Rolle estate, which contained numerous small farms

was at a disadvantage. In general, small farms were unable or disinclined to adopt 'High Farming' methods unless under direction of a landowner who stipulated how they were to be farmed (Ford, 2002, 31-33).

- 3.6.3 It is possible that the mid-19th century improvements to Steart Farm were intended to integrate livestock and crop farming processes more closely and improve efficiency. Building 8 with its horse-gin may have been used to process fodder crops and the 1997 plans (**Appendix 2**) show there was direct internal access between Building 8 and the cow house (or shippon) Building 4. It is also possible that Building 4 was used as a dairy, although its conversion to a dwelling means that no internal features remain to indicate its former function.

4 BUILDING DESCRIPTIONS

4.1 Introduction

- 4.1.1 For consistency, the buildings retain their numbering sequence established by the WSI. Where possible, internal rooms have been given unique numerical identifiers to assist with identification on the floor plans. It was not possible to record the interior of Building 2 as large sections of the roof had collapsed as well as the first floor. This building was recorded from the exterior only and the results presented last in the sequence. All other buildings were accessible and follow in numeric sequence the established order created in the WSI (RPS 2016).

4.2 Building 1: Steart Farmhouse (Grade II Listed)

- 4.2.1 The farmhouse is located to the north-west of the complex (**Figure 1**). The present two-storey building forms an irregular plan with several extensions to the north, south-west and west of different periods. The building was listed Grade II in October 1998 under the List Entry Number 1105131 and is described as '*Farmhouse. Late C18/earlyC19, with mid C19 extension*'. The full listing description is shown in **Appendix 1**.

- 4.2.2 The earliest part of the house would appear to occupy the principal east-west range (**Figure 3**). It consists of a rectangular plan with thick walls of probable rendered cob construction. Its main façade faces south towards the traditional focus of the farmyard.

Exterior

- 4.2.3 The entire building is externally clad in cement render and painted white. The pitched and gabled roof is covered in slate with a chimney stack at both ends. The west chimney stack is larger and its appearance, with several projecting stone drips and large scale, is considered more of the west country tradition. The east chimney stack is smaller and plain. The south elevation of the main east-west range is symmetrical with a centrally placed front door entrance with flanking and recessed casement windows to the ground and first floors (**Plate 1**).
- 4.2.4 The east gable end of the building is plain with no openings to this end of the building, although there is a render scar at high level which may correspond to an extension to the east end of the building first shown on the 1886 OS map. This extension may have been single-storey and had a lean-to roof. The corresponding, roughly horizontal, mark on the wall marks the level of the roof join (**Figure 7, Plate 2**).
- 4.2.5 The north elevation is also relatively plain, with only three irregularly placed window openings along its entire length (**Plate 3**). A fourth window opening at the west end is now blocked.

- 4.2.6 The west facing elevation shows that the original building has been extended to the south-west forming an attached wing (**Figure 3**). Further additions to this side of the building are located at the west end of the east west range and onto the west side of the existing kitchen (**Plate 4**). Here, the earliest phases of the farmhouse, the east west range and the south-west wing, have been somewhat overbuilt leaving only two window openings to the south-west wing extension.
- 4.2.7 The roof of the south-west wing is pitched and gabled to the south and covered in slate. The west extension to the east west range is mono-pitched and covered in slate. The roof of the west kitchen extension is part mono-pitched and covered in slate. All of the wooden framed casement windows in the farmhouse are modern replacements.
- 4.2.8 The south end of the south-west wing has an external flight of stone steps leading up to a first floor room above the kitchen (**Plate 5**). There is a small lobby built onto the east side of the south-west wing and the west kitchen extension has been further extended to the south with a projecting entrance lobby to this part of the building. The east lobby to the south-west wing is single-storey with a mono-pitched roof covered in slate.
- 4.2.9 A small section of east walling to the south-west wing is visible with two small window openings (**Plate 6**). Here can be seen a change in construction. The lower portion of the exposed wall is constructed from stone up to the level of the sill of the ground floor window. Above this level the surface treatment of the wall, with render, would suggest cob construction up to eaves level. The join between the two construction materials is not level, rather the stone walling rises to first floor level at the south end of the wall. There is also a vertical construction joint visible between the ground floor window and the north wall of the east lobby extension.

Interior

- 4.2.10 Entrance to the east-west range is via a small porch (**Figure 3 G1**). This feature is a later addition and appears 20th century in date (**Plate 7**). It has a pitched and slated roof with weather-boarded gable. This provides a small lobby entrance to what was originally the front door. The original front door has been removed and the porch door acts as the front door. The small lobby entrance is lit by a single narrow window on the east side and the floor surface consists of early 20th century geometric floor tiles.
- 4.2.11 The east-west range has a symmetrical floor plan with a centrally placed access passage (**Figure 3 G2**). The passage has doors at its north end providing access into the ground floor east and west rooms G3 and G4 (**Plate 8**). Modern skirting boards and floor surface have been fitted along the passage.
- 4.2.12 At the north end of the passage is an under stairs cupboard fitted with a plank and batten door. The door is made with two wide outer planks and a narrow centre plank. There are three battens on the inside face of the door. The lower batten is chamfered all-round whilst the middle and upper battens are only chamfered on three sides. The outer edge of these two battens is square and appears to have been cut. This may suggest that the door has been cut down to fit the opening. It is fitted with 'L' hinges and a metal lock case (**Plates 9-10**).
- 4.2.13 Plank and batten doors with irregular plank widths form the simplest form of door. Numerous plank and batten doors survive from the 16th century onwards, with earliest doors generally having the widest planks with two or three to a door. By the end of the 17th century, four planks are commonly found (Hall 2005).

- 4.2.14 The lock case is plain and fixed by three round headed screws and appears to be riveted. There is a central key hole. This may be a later 18th or 19th century feature. There are no scars visible of older lock cases.
- 4.2.15 The 'L' hinges are fitted to a simple doorframe with no decorative elements. These form of hinges come into use in the late 17th century. Some of the earlier examples have decorative ends but the hinges here are plain. The plain form of 'L' hinge is considered the standard throughout the 18th century and into the early 19th century (Hall 2005).
- 4.2.16 Within the understairs cupboard, the wooden stair structure is revealed. This is constructed in hand sawn timber nailed together. The basic frame's horizontal members are set into the side walls, which, are constructed from timber framed panels with small stones set into each panel (**Plate 11**).
- 4.2.17 As mentioned above, the ground floor plan of the east-west range is largely symmetrical. The east ground floor room measures 5.1 m by 4.2 m and has a stone chimney in the north-east corner of the room (**Figure 3, G3**). The chimney is constructed from limestone blocks laid in a random pattern with a simple splayed fireplace opening. The jointing has either been raked out or deliberately left recessed slightly (**Plate 12**).
- 4.2.18 The room is lit by a single splayed window opening in the south wall, which is fitted with a modern replacement timber framed casement window (**Plate 13**). Wainscoting to the north wall is considered to be of modern date, as the boards appear to be of regular softwood tongue and groove.
- 4.2.19 The west ground floor room (**Figure 3, G4**) measures approximately 4.7 m by 4.2 m. The room is simply decorated but retains some period features. Similar to the east ground floor room G3, this room is also lit by a single splayed window opening in the south wall. This is also fitted with a modern replacement casement window. At the west end there is a centrally placed inglenook fireplace (**Plate 14**).
- 4.2.20 The fireplace is constructed from coursed limestone with a timber lintel and rear stone shelf. There is a modern stone hearth. At the rear of the fireplace there are two cloam ovens, a south oven and a north oven. A cloam oven (also spelled 'Clome') is a type of masonry oven with a removable door made of clay or alternatively a cast iron door, and was a standard fitting for most kitchen fireplaces in Devon and Cornwall (Wikipedia.org 2016, 'Clome oven'). The oven would be built into the side of the chimney breast, often appearing as a round bulge in the chimney. This bulge consisted of the masonry surrounding the oven, and was intended to be dismantled should the oven ever need to be replaced. During installation, they are surrounded by packed clay to prevent the actual oven cracking.
- 4.2.21 Clay bake-ovens or cloam ovens, manufactured in north Devon were exported from Devon to areas such as south Wales as early as 1601. Cloam ovens were still being used in new cottages as late as 1860 (RCAHMW 1988, 107). Manufacturing centres include Barnstaple, Bideford and Bridgwater.
- 4.2.22 In order to operate a cloam oven, a fire would have first been built within. As the oven had no internal chimney, the smoke would escape through the oven door, and into the adjacent fireplace where it would vent through the main chimney. Once the oven was hot, the embers would be raked out, or pushed aside, allowing space for the bread or other items to be baked and the door propped up to the opening.

- 4.2.23 The south oven has been built into the south-west corner of the inglenook and the back of the oven has been blocked. The blocking was probably carried out at the same time as the creation of the short passage between G4 and G5. It is possible that the oven was removed and relocated on the north side of the inglenook. Only the opening and stone front shelves remain (**Plate 15**). The stonework around the opening of the south cloam oven appears to be of more random nature (**Plate 16**).
- 4.2.24 The north cloam oven appears to be constructed into the stone walling of the chimney rather than being a later insert with a larger stone opening formed by corbelled stonework surround. There is also a large stone lintel above the main opening. An original cast iron door to the cloam oven still survives. This feature has been simply cast in a trapezoidal profile with two crude projection handles also formed in the same casting. It appears to fit the north cloam opening well suggesting that it is contemporary rather than a later replacement (**Plate 17**). With the removal of the oven door, the interior could be viewed. The rounded and domed oven has been lined with possibly fire clay but did not appear to have been used in recent years (**Plate 18**).
- 4.2.25 Above the north cloam oven opening is an iron lintel with inverted embossed inscription. When examined more closely it appears to read *PRINCIPIO* + or * 1727 although the cross or star and date are not clear (**Plate 19**). A study of online sources would suggest that this feature is likely to be a re-used 'iron pig' or ingot from the Principio Iron Works of Perryville, Maryland (<http://mht.maryland.gov/nr/NRDetail.aspx?NRID=76>). The Principio Iron Works were 'stamping' or marking their pig iron ingots. Several examples have been excavated at the Principio site including '*Principio 1727*' and '*Principio * 1751*'.
- 4.2.26 The presence of the re-used pig iron ingot raises a number of questions. It is not certain as to why this feature has been apparently placed upside down, whether it is in its original position or whether it has been moved from elsewhere in the farmhouse, or whether it represents a re-used piece of iron salvaged and introduced from another site altogether. There is a tradition of marking cloam ovens in nearby Bideford with various symbols and or dates (Ellery 2001 in Rootsweb 2017), although there were no other obvious visible marks. The date on the ingot may therefore be significant or just a coincidence. Cloam ovens, due to their clay lining and therefore fragile construction, need occasional re-lining or re-building. The dated iron ingot may indicate a later rebuilding episode rather than suggesting a post 1727 date for the entire fireplace.
- 4.2.27 Located within the inglenook fireplace, but not part of it, is an inscribed squared slate bearing the initials 'M. R.' and the date '1879' (**Plate 20**). The slate measures 0.46 m square and is thought to commemorate improvement works of the farm buildings by Mark Rolle owner of the North Devon Rolle Estate of which Steart Farm formed a part. It is thought to have been salvaged from its original location either within a recess in the south gable of Building 3, the open-fronted cart shed, or from a similar recess in the west elevation of Building 4. If the plaque were originally fitted into the prominent position of south gable of Building 3, it would have been clearly seen by visitors entering the farm down the main access track. If it were fitted into the recess in Building 4, it would only be visible when viewed from the yard.
- 4.2.28 Both recesses or niches are of similar dimensions, the plaque is able to fit into both. The Heritage Vision report shows an image of building 4 prior to its conversion dated 1995 (Fig 45, **Appendix 4**). In this image, the recess is shown empty and so predates the 1998 conversion. Another image taken in 2013-2015 (Fig 41a **Appendix 4**) shows the recess in building 4 fitted with a slate plaque inscribed with the words 'The Old Shippen or Shippon'.

- 4.2.29 The two recesses may have once had a commemorative Mark Rolle's plaque in each. Both buildings are considered to be of Rolle's work and the surviving example is the only one found at the farm.
- 4.2.30 The rest of room G4 has been decorated in recent years and retains no additional original features. In the north-east corner of the room is access to the stairs. These have been placed within the narrow central bay and consist of a winder rising up and into a short straight flight to the first floor landing (**Plate 21**).
- 4.2.31 In the south-west corner of room G4 access is gained into the south-west extension and the west extension via two doorways (**Figure 3**). The west door leads through a narrow short passage cut through the south-west corner wall of the east-west range into room G5 (**Figure 3**). This is an extension added between 1840 and 1886. The extension is single-storey in height with a lean-to roof. In the north wall is a blocked splayed window opening with timber lintel, the west wall has a large wooden framed window and doorway at the north end (**Plate 22**). The roof is a modern replacement.
- 4.2.32 The blocked cloam oven recorded in the south-west corner of the G4 inglenook would have originally projected partly into the south-east corner of what is now room G5. It is possible that when the short passage from G4 into G5 was created, the oven was in the way and was closed in order to create the passage (**Plate 23**). This suggests that this access between the two rooms is not original.
- 4.2.33 The large modern window opening is probably a replacement as the stone window sill extends beyond the south end of the present opening. The floor level from the east-west range is continued into room G5 with no change in level.
- 4.2.34 Entrance from the east-west range into the south-west wing is via a door in the south-west corner of room G4. There is a distinct floor level change from the east-west range and the south-west wing with latter floor level being significantly lower. The door head here is particularly low (**Plate 24**). There is no access between the east-west range and south-west wing at first floor level.
- 4.2.35 The plan of the south-west wing forms two main rooms. The south end room (**G9 Figure 3**) is a single room and the north room sub divided into three defined spaces (**G6, G7 and G8 Figure 3**). G9 is now a kitchen, fitted out with worktops and cupboards. To the south wall stands a range cooker within a recess (**Plate 25**). G9 has an east doorway with an original frame but the present ledge and braced door is a modern replacement.
- 4.2.36 A doorway in the north-east corner of room G9 leads to the north half of the south-west wing (**Figure 3**). Here too, is a floor level change with the south half lower than the north half. The existing stone step is very worn and the frame appears similar to the frame in the east side of G9. However, the door is a modern replacement (**Plate 26**).
- 4.2.37 The north half of the south-west wing has been sub-divided into three areas (**Figure 3, G6, G7 and G8**). G6 forms a passage along the east side with a splayed window opening in the approximate centre of the east wall. Below the window is a recess within the wall fabric. This may have originally been a door (**Plate 27**). A further recess is located south of the window opening in the east wall and may correspond to the vertical construction joint seen on the outside face of this wall (**Figure 3**).
- 4.2.38 A timber stud partition wall is located on the west side of G6. This feature is free-standing with door openings on the north and south ends. To the west side of the partition the floor

level drops slightly into room G7. This space is lit by a small window in the west wall (**Plate 28**).

- 4.2.39 Room G7 has been fitted out with kitchen worktops and further partitioned with a small modern toilet room (G8) constructed in the north-west corner. On the east side of the toilet a modern set of wooden stairs has been fitted in order to gain access to the first floor room above (**Plate 29**).
- 4.2.40 The west wall of room G9 has been cut through in order to extend the kitchen (**Figure 3**, G10). This single-storey extension appears after 1904 and has a south door and windows to the west and north walls. A small single-storey projecting lobby (G11) has been constructed on the south end of G10.
- 4.2.41 A further single-storey extension has been constructed onto the south-east corner of the south-west wing (**Figure 3**, G12). This feature is also of 20th century date.
- 4.2.42 During the time of when the Site was used as a camping facility, several outbuildings were built around the Site. On the north-west side of the east-west range an ablution block was constructed (**Figure 3**). This facility consisted of back-to-back toilets constructed in cement blocks with sloping roof. A timber extension had been added to the west side and, in doing so, the north window in room G5 was blocked in order to enclose this area.
- 4.2.43 The first floor of the east-west range is accessed via the winder staircase (**Figure 4**). This narrow stair bay is naturally lit by a window in the north wall (**Plate 30**). The staircase has a wooden handrail and turned newel posts. The newel posts are plain in decoration with plain shafts with square-sectioned head and foot possibly suggesting a late 18th – early 19th century date. At the top is a turned shallow finial. The hand rail has a plain rounded profile with flat underside. Along the underside there are joint scars where balusters were once located. These had been simply nailed into position (**Plate 31**). The presence of newel posts, hand rail and balusters may suggest that the staircase was originally open. It would be easier to have fitted a hand rail to the west wall if the two were contemporary.
- 4.2.44 The first floor was also symmetrical in plan. There are doors to the east and west providing access to the first floor bedrooms F2 and F4 (**Figure 4**). The east room (F2), is lit by two windows, one in the centre of the south wall and one in the north-east corner. At the east end, and off centre to the north is a chimney with blocked fireplace. A small stone hearth is still set in the floor (**Plate 32**).
- 4.2.45 The west room F4 was originally larger in size to F2. It has been partitioned to form a modern bathroom in the north-east corner (**Figure 4**, **Plate 33**). A small window has been inserted into the north wall of the bathroom in order to provided natural light.
- 4.2.46 The west room F4 has a single splayed window opening in the south wall. Against the west wall is the chimney stack located in the centre. The fireplace is blocked and cupboards have been fitted into the north side recess and an immersion heater, with double-doors, fitted into the south recess (**Plate 34**). There is no evidence of a side staircase. If there was a traditional winder staircase adjacent to the chimney, it might be expected to have been located on the south side of the chimney. The ground floor cloam oven occupies the north side of the chimney at ground floor level so, there is no room for a stair here. Evidence of a possible side stair may be found under the present flooring.
- 4.2.47 Although the present ceiling height has obscured much of the roof structure, visible along the north and south sides of the first floor ceiling are the lower sections of the principal rafters of the roof. Five opposing pairs can be seen forming six bays (**Figure 4**, **Plate 35**).

The base of each principal is set into the core fabric of the cob walling. However, restricted access to the existing loft space enabled an assessment of the upper part of the roof trusses. Each pair of opposing principals are jointed together at their apex by a half lapped joint with the ends of each principal extending slightly (**Figure 5A, Plate 36**). Each of these joints is double pegged and, in some cases an additional nail has been driven into the joint. Timber collars are also present and these have been fixed to the principals by a single wooden peg. Also present in the roof void are longitudinal purlins on the outside of the principals. It is thought that these elements would have originally supported a thatch roof (**Plate 37**). The existing common rafters and slate roof covering are entirely modern.

- 4.2.48 The first floor of the south-west wing is divided into two rooms (**Figure 4, F5 and F6**). The north room (F5) is only accessible from the modern inserted stair at the north end of the ground floor. This small room is lit by two windows, one in the east wall and one in the west wall. The room has had a modern decoration, however, there is a single exposed roof truss spanning east-west. Similar to those roof trusses recorded along the east-west range, this single example consists of two principal rafters set into the cob walls, their apex joint half lapped and double pegged. The collar is simply single pegged to the north side of the principal rafters (**Figure 4, Plate 38**). No other original roof timbers are exposed, the present roof covering is modern and the west side of the roof has been levelled with two modern purlins fixed to the outside face of the west principal rafter.
- 4.2.49 The south first floor room (F6) is only accessible via the external flight of stone steps at the south end of the south-west wing. Entrance is via a wooden door at first floor level (**Plate 5**). This room has most recently been used as store and is open plan with a small window in the south wall. There is a chimney against the south wall which has been re-faced in modern brick (**Plate 39**).
- 4.2.50 Similar to the north room F5, this room has a single timber roof truss exposed. It is identical in design to the other roof trusses recorded across the roof of the farmhouse. It has traces of limewash on its surfaces indicative of traditional decoration. The north dividing wall between rooms is constructed in cob and has two vertical timber studs visible in the surface. These features may have been set in to the surface of the wall to assist in fixing shelving or such (**Plate 40**). The purlins and roof covering is entirely modern (late 20th century).

4.3 Building 3: open-fronted cart shed

- 4.3.1 Building 3 is located on the west side of the main access road to the farm and south of the farmhouse (**Figure 1**). Constructed between 1840 and 1879, it likely forms part of the Mark Rolle estate improvements on the farm. As mentioned above, in paragraph 4.2.22, the south gable of this building probably housed the commemorative plaque situated in the inglenook fireplace of the farmhouse. A study of available mapping suggests that this is very likely as the building is not depicted on the 1840 Tithe map, although it is clearly visible by 1886 (**Figure 2**). The present building is roofless, although the north, south and west walls are intact.
- 4.3.2 A photograph (Fig. 38, **Appendix 4**), presented in a 'proof of evidence' section of a document produced by Heritage Vision Ltd in 2015, shows the open-fronted shed in 1995. Although not clear, the view is taken from the north and shows the building with a pitched roof covered in what appears to be slate. The east front has three piers but it is not clear if the piers are constructed in brick or stone or timber posts.

- 4.3.3 The existing building measures 11.3 m north-south by 6.63 m east-west. It is 'C' shape in plan with the open-front facing east. The walls are constructed from Devonian slate stone laid in random courses and bonded with coarse lime mortar with characteristic red brick dressings characteristic of the Mark Rolle improvements (**Plate 41**). Devonian sandstones and slates in the past have been extensively used for local building stones with characteristic red or grey sandstones in many villages (Devon County Council 2017).
- 4.3.4 It is thought that there would have been four internal bays. The roof trusses are missing but short lengths of timbers are still to be seen in the inside face of the west wall marking their positions (**Figure 8, Plate 42**). The present floor surface is concrete and clearly modern.
- 4.3.5 Original features include the distinctive red brick quoining associated with Mark Rolle's improved buildings. Each of the corners of the walls are detailed in brick dressings in block bond and un-frogged bull nosed bricks used to each corner. The type of brick used are hard red extruded bricks with each bull nosed brick perforated with holes. This type of machine made brick developed in the mid-19th century (Brunskill 1997). They could not be produced with a frog unless they were re-pressed. This was costly, and, in the case of the bricks at Steart Farm, this was deemed unnecessary. The perforations can still be seen.
- 4.3.6 The distinctive brick corbels at Steart Farm are located at either side of a gable end. The design incorporates two corbelled stretcher bricks with a single course of three bull nosed bricks laid on their edges so that the bull nose curves upward. There is a further similar course above this course of three bull nosed bricks. The top is finished with two flat courses of bricks projecting slightly from the upper edge of the bull nose course below. In this fashion, the block-bonded brick quoining is maintained along the axial wall (**Plate 43**).
- 4.3.7 The north gable end wall of the building has no further distinguishing features. However, the south wall has been afforded some decorative brick embellishments. A low-level narrow window with brick dressings is located directly below a square recess set into the gable of the wall (**Figure 8, Plate 44**). The brick dressing is plain chamfered unlike the bull nosed bricks used at the corners of walls. The recess measures 0.46 m square and therefore the measurement matches the plaque in the farmhouse fireplace.

4.4 Building 4: former farm range

- 4.4.1 This building occupies the north and east sides of the open side yard to the south-east of the farmhouse (**Figure 1**). The existing building is joined to the east side of Building 8. It is 'L' shaped in plan and single-storey and constructed in probably Devonian slate stone which is generally laid in random courses. However, the modernisation of the building in the late 20th century has meant that some areas of walling have been partially re-built or repointed.
- 4.4.2 The building has two single-storey ranges, an east-west short range measuring 12.76 m east-west by 6.11 m north-south (**Figure 9**). The pitched roof is clad in slate. Similar to the open-fronted cart shed (Building 3), this building was photographed in 1995 prior to its conversion into the existing building (Fig 41. **Appendix 4**, Heritage Vision 2015), not shown in this report). This photograph shows the building in an abandoned state with some of the roof covering missing. The join with Building 8 to the west consists of a stone wall on the east side of a wide and tall cart entrance. The photograph shows various openings in the south elevation of the east-west range and west elevation of the south range. These have been re-used in the present building and fitted with modern doors and windows.

4.4.3 Planning documents dated October 1997, supplied by the Client, include basic plans and elevations of the existing building at this time. A drawing made of Building 4 (not shown in this report), indicates that it was still an agricultural building most probably used as a cow shed or shippon. The plan shows elements to the building that would suggest that it was built to house cows possibly for milking or wintering. Along the north wall of the east-west range and the east wall of the south range there are a series of air-bricks. These features are often commonly associated with animal houses, inserted into walls to provide adequate ventilation. There is also a single window opening in the north wall. The basic floor plan is shown open, again an indicator of animal use. The plan also shows a communicating door at the west end of the east-west range leading into the east side of Building 8.

Exterior

4.4.4 The south and west facing elevations face inward to the open-sided yard (**Figures 10 and 11, Plate 45**). The south elevation of the east-west range has a single window and door opening (**Plate 46**). Each of these openings has characteristic red brick dressings of Rolle's work. The window exhibits block quoining with a cambered arch of soldier bricks with stone keystone. The window sill is slate with a modern replacement wooden framed casement window. The door has similar red brick dressings and the door head has a similar keystone.

4.4.5 The west elevation of the south range is also shown in a photograph dated 1995 (Fig 45. **Appendix 4**, Heritage Vision 2015). In this photograph, the main door is shown flanked by two similar windows. To the south there is a single blocked door opening with a square recess set into the stone wall fabric. The Heritage Vision report suggests that this square recess is a possible location for the commemorative plaque recorded in the inglenook fireplace in the farmhouse. The recess measures 0.46 m square. As discussed above (paras 4.2.29-31) it is possible that this recess or niche once held a commemorative plaque as part of a pair together with the recess in Building 3.

4.4.6 The late 20th century conversion has attempted to retain the external appearance of the original building whilst, at the same time modernising some of the exterior. Modern windows and new front door have been fitted and a plastic framed entrance lobby built in front of the main door (**Plate 47**). However, the red brick dressings around the window and door openings, characteristic of Mark Rolle's architectural style, are present.

4.4.7 The blocked door opening to the south of the south window has been converted to a window opening, the walling below the window infilled with stonework to match the existing (**Figures 9 and 11**).

4.4.8 The two small windows flanking the west facing door entrance similarly share red brick dressings (**Figure 11**). The north window has a slate window sill that exhibits possible apotropaic marks. Among what appears to be general scratches and signs of wear on the surface of the slate window sill, are several faint daisy wheel patterns inscribed into the upper surface (**Figure 11, Plate 48**). Such 'witch' marks are thought to have been used to protect a building from evil spirits, witches or their animal familiars (Hall 2005). Fear of witches was at its height in the 17th century and the placement of apotropaic marks was crucial in providing protection against these perceived threats. Generally placed around doors, windows and fireplaces as these were seen as danger points, through which evil spirits could enter a building. The marks can be many designs, although the daisy wheel is more common. Whether these particular marks are original to the farm or come from a re-used sill is uncertain. However, the superstition and tradition has continued down the years with many 19th and 20th century examples found.

- 4.4.9 The south end of the north-south range also displays the signature of Rolle's work. The east and west ends are embellished with brick quoining topped with the characteristic red brick corbels and there is a large window opening in the centre of the wall (**Figure 10, Plate 49**). Bull nosed extruded bricks have also been used in the corbels here. The bricks appear to be original but have been cleaned and reset, perhaps during the conversion works.
- 4.4.10 The west side of the gable wall appears to have been built off an existing stone wall. This remnant section of walling may be the remains of the east-west boundary wall seen on the late 19th century OS map (**Figure 2D**). This wall would have effectively enclosed the south side of the farm yard. Above the large window opening the gable appears to have been rebuilt as part of the conversion of the building. It has a small decorative brick surround to a modern air-brick.
- 4.4.11 The east facing elevation is relatively undecorated (**Figure 11, Plate 50**). This plain appearance is also thought to be associated with the building's original use as a shippon. A photograph, taken in 1995, shows this side of the building prior to the conversion works (Fig 44. **Appendix 4**, Heritage Vision 2015). In 1995 the north end of the wall was occupied by a wooden sliding door, thought to be associated with a livestock entrance from the east fields into the Shippon. The photograph also shows that the gable above the door has been partly rebuilt in concrete blocks.
- 4.4.12 During the conversion the sliding door was removed and the existing large kitchen window inserted. The gable above was rebuilt in the style to match the rest of the building. At each end of the gable are the associated red brick corbels of Rolle's (**Plates 51-52**).
- 4.4.13 The north elevation of the east-west range remained generally plain (**Figure 10, Plate 53**). The 1997 building drawings, supplied by the Client, indicate that originally, the elevation had air-brick openings and a single high-level window. The presence of such features strongly suggest that the building was used as a Shippon. The air-brick provided ventilation and the window, located at high level, allowed some natural light and was positioned as to not be damaged by moving cattle. The air-bricks have been removed and blocked with stone walling and the existing window is a modern replacement.

Interior

- 4.4.14 The interior of the building has been converted into a modern living space and is of little interest. In order to insulate the building for this purpose a cavity and internal lining wall of insulation blocks has been constructed around the entire inside of the building (**Figure 9**). Stud partitions form all of the internal walls with no original fixtures or fittings remaining (**Plates 54-55**).
- 4.4.15 The original roof has been entirely removed and fitted with modern trusses (**Figure 9, Plate 56**)

4.5 Building 8: former farm range and horse-gin house

- 4.5.1 This building is located to the south-east of the farmhouse and on the north side of the farm yard. It was historically attached to the west end of the east-west range of Building 4 (**Figure 1**). It stands largely derelict with no roof and partially missing north wall. In the recent past it was the subject of some reconstruction work, with new concrete floors cast and some concrete block walling. The south section of the building is rectangular in plan with a distinctive curving stone wall on the north side which, is thought to represent the remains of a horse-gin house.

- 4.5.2 Similar to Building 4 and Building 3, recent late 20th century drawings and photographs of the building dating to 1997, supplied by the Client (see **Appendix 2**), give an impression of its appearance at this time. The drawings indicate that the north elevation was partly constructed of cob. The lower section of wall was stone. The other elevations described on the drawings are assumed to be stone. The existing east wall has been rendered and painted and now forms the west end wall of the east-west range of building 4.
- 4.5.3 Photographs shown in the Heritage Vision report (Figures 41 and 42, **Appendix 4**), indicate that the roof was covered in corrugated sheeting at this time. There is no indication, from the photographs, of the roof structure itself. The south facing elevation has a wooden framed window in a single opening and the cart opening is also shown intact and on the east side of the window.
- 4.5.4 A study of cartographic evidence suggests that the horse-gin at Steart Farm was constructed between 1840 and 1886. It was possibly built as part of the improvements carried out by the Rolle estate along with the other buildings.

Exterior

- 4.5.5 The rectangular south section measures 11.3 m east-west and 5.8 m north-south. Constructed from Devonian slate stone laid in random courses, the south facing elevation has a single window opening but, the window frame, seen on earlier photographs, is removed (**Figure 12, Plate 57**). The window opening has timber lintels. Only the west side of the cart opening to the east of the window survives as the east side is mostly collapsed or removed.
- 4.5.6 Examination of the 1840 Tithe map (**Figure 2**), suggests that this building may have originally been longer, although this may be down to cartographic error and there is no fabric evidence for this as the remains of the east end of the building have been either removed or over built by the west end of Building 4. However, the 1997 plan (supplied by the client) suggests that a thick stone wall stood at the east end of the building at this time and it may still exist behind the modern render. The drawing also shows a communicating door between Building 8 and Building 4 in the south-east corner of Building 8. This link would allow for fodder or feed to be taken from Building 8 into Building 4, the shippon or cow shed.
- 4.5.7 The south and west sides of the building are constructed entirely of stone whereas, there is evidence of cob on the north side (**Figure 12**). This difference may be deliberate or it may suggest a re-fronting. Visible in the south elevation is a vertical straight joint in the stone wall (**Figure 12**). This feature is also recorded in plan with a slight step in the wall line (**Figure 12**). The joint is not visible internally and does not continue beyond 1.4 m in height.
- 4.5.8 The majority of the west facing gable end of the building is also constructed in locally occurring slate stone laid in random courses (**Plate 58**).
- 4.5.9 The north side of the building is occupied by the remains of a probable 'wheel house' or horse-gin (**Figure 12**) which was constructed between 1840 and 1886. This feature has substantial stone walls measuring 0.7 m thick. The remains stand a maximum of 1.5 m in height, although is not certain whether this is the original maximum height as the ground level around the structure has likely changed and there is no sign of wall plate to support a roof. The diameter of the building is approximately 6.2 m, although the plan of the building is not entirely circular (**Plates 59-60**).

4.5.10 Although derelict, some features were recorded in the surviving section of walling. Located on the west side of the curving wall and toward the entrance to the farm yard, was a blocked doorway (**Figure 12, Plate 61**). Two distinct vertical joints mark the door opening at 1.23 m wide. This door opening would have been wide enough for a horse or donkey and, given its location, would be the shortest route from the stable on the west side of the farmyard to the wheel house without passing through the south part of the building. A further blocking was recorded (**Figure 12, Plate 62**). This feature is probably a window opening as the vertical joints do not reach ground level. The original width of the opening measures 0.87 m wide. At some point the original width was narrowed with blocking up the east side. This narrowed the opening to 0.63 m.

4.5.11 The east side of the stone wall of the horse-gin has been rebuilt in modern concrete blocks (**Figure 12, Plate 60**).

Interior

4.5.12 The interior of the rectangular section of Building 8 is plain with no distinguishing features. The existing floor is cast concrete on two levels. The latest phase of development appears to have been left uncompleted. The interior of the horse-gin has also been altered - while the present floor surface was covered in debris, the remains of a concrete gulley were present in the south-west corner (**Figure 12**).

4.5.13 The 1997 set of drawings supplied by the Client (**Appendix 2**) suggest that the north wall of the south section was intact at this time. This wall was constructed from stone with a cob top. The elevation drawing also shows a tall narrow window in the north wall. This may have been where the horse engine transmission shaft passed from the wheel house and into the south building. There is no surviving evidence of these features now and there was only a remnant area of surviving cob in the north-west corner.

Horse gin

4.5.14 Originally the horse-gin house, or gin-gangs as they are sometimes known, were buildings typically present on the sides of threshing barns and were characteristically circular or polygonal (Major 1985). Originally the roof structure would carry a bearing at its centre point which would support the upright shaft of the horse wheel. The shaft would carry a large gear wheel, made of wood, below which one or more animals could be harnessed (ibid.).

4.5.15 The drive into the barn would be by means of a lay shaft driven from the gear wheel. Because of the size of the primary gear wheel, the slow speed of the horse could be translated into the necessary high speed of the threshing drums. Because the horse wheel was so efficient, after its introduction for threshing it was also used to drive other fixed machines in barns such as water pumps, chaff cutters, turnip choppers and even circular saws (ibid.).

4.5.16 Cast iron became part of normal millwrighting practice about 1800 and its introduction meant that the large high-level gear of the horse wheel was no longer practical. The result of the change to cast iron was the production of the low-level horse gear. In this the animal was harnessed to a long pole which was mounted on the top of a short vertical shaft. The low-level gear could be fixed in a horse-wheel house or outside a barn, or it could be mounted on a carriage and taken round the farm. The drive shaft was arranged to run along the ground and the animal was trained to step over it (ibid.).

4.5.17 It is not certain as to what type of running gear the horse-gin at Steart Farm ran on as there is no physical evidence left. However, the fact that the 1997 drawing shows an

opening at approximately waist to head high, may mean that the engine had an overhead shaft.

4.6 Building 2: former barn

- 4.6.1 At the time of the survey (November 2016) this building had largely collapsed and was inaccessible. However, some features remain at the south end and the west walling was still extant. Most of the roof timbers had fallen into the interior and the east walls were in a dangerous condition (**Plate 63**). The building was fenced off for safety reasons and observations were only available from outside of this barrier. Despite this, it was possible to carry out a limited record of the structure including external photography and survey through use of a remote total station survey employing reflectorless red laser in order to create a basic plan and cross section. These are shown in **Figure 13**.
- 4.6.2 This building was the subject of a rapid assessment by South West Archaeology in February 2015 (see **Appendix 3**), at which time it was still standing. It was thought to be part of the original farm and possibly contemporary with the farmhouse.
- 4.6.3 It is located to the south of the farmhouse and on the east side of the access track (**Figure 1**). The building is rectangular in plan measuring 13.89 m north-south and 6.00m east-west (**Figure 13**). What was left of the roof was pitched and gabled at the surviving south end. It is understood from the assessment report that the north end of the roof was half-hipped. The report also concluded that the building was originally an open hay barn which had been altered at the south end creating a gable in order to insert the raised hay loft door at this end. The first floor level was inserted at the same time creating a hay loft with animals below.
- 4.6.4 The west wall of the barn was still standing and was constructed in Devonian slate stone laid in random courses (**Plate 64**). This wall retained several openings, a window at the south end, a door opening with elevated threshold approximately in the centre and two small wall vents along the north end. The presence of a window at the south end would suggest the need for natural light and further suggest that a work process was once carried out at this end of the barn. The elevated door opening would also suggest that material was transferred into and out of the barn to the raised level of carts.
- 4.6.5 The presence of the ventilation slots in the north half of the wall strongly suggests that this end of the building was always meant to be occupied by animals. The two small openings appear to have been built into the fabric of the stone wall and not 'cut-in' at a later date. The assessment report also describes the tops of the stone walls were constructed in concrete blocks thought to have replaced the upper part of the wall originally built from cob. This would make sense if animals were originally kept inside as cob walling at low level would be easily damaged by animals moving about. The stone walls are both stronger and animals would not be able to lick the cob walls as a salt-lick.
- 4.6.6 The east side of the barn was in a very poor condition (**Plate 63**), however photographs taken as part of the earlier assessment report (see **Appendix 3**) indicate that the north end of the east wall was rebuilt in concrete blocks possibly replacing cob walling. The centre door opening to this wall was certainly wide enough for horses. In plan the south end of the east wall had a distinct step (**Figure 13**).
- 4.6.7 Photographs of the interior of the barn taken at the time of the assessment, indicate that the ground floor was largely open at this time. The first floor appeared to be a later insertion suggesting that the building was originally open along its entire length. At ground level there was evidence of a stone dividing wall (**Figure 13**). This feature, although not

fully recorded, may be original and corresponds with the possible stable area at the north end of the building.

- 4.6.8 The lower north end of the west wall is thicker than the upper section. From an approximate height of 1.5 m the wall measures 0.58 m in thickness thinning to 0.45 m (**Figure 13**). This may represent a strengthening of the wall at ground level to counteract any damage caused by livestock.
- 4.6.9 A single roof truss survives at the south end of the roof (**Figure 13, Plate 65**). Consisting of characteristic principal rafters and collar, it appears to be of similar design to those roof trusses recorded within the farmhouse roofs suggesting that the buildings may be contemporary. The two principal rafters are half-lapped and pegged at the apex and the collar is simply pegged to the south side of the principals. The remnant purlins were not considered to be originals and effectively are sheet purlins in order to fix the corrugated sheeting. The roof was probably thatched originally.
- 4.6.10 There are two openings in the south gable wall. The lower opening is a wide doorway with timber lintel thought to be an access point into the hayloft for meadow fodder from the field to the south. The upper opening is smaller and was possibly built to allow natural light into the roof hayloft.

5 DISCUSSION

5.1 North Devon architectural comparisons

- 5.1.1 An online search for similar buildings in the surrounding area was made, particularly those associated with Mark Rolle's building programme. As a starting point, the properties owned by John Rolle or his lessees in the Tithe Apportionments (DCC Tithe Maps and Apportionments website) were identified. The property names were used as search terms to find images of farm buildings for comparison with those at Steart. Parish Tithe Apportionments examined include Parkham, Clovelly, Woolfardisworthy, Littleham, Alwington and Buckland Brewer.
- 5.1.2 Cabbacott Farm, Cabacott (4.9 km south-east of the Site situated at: NGR 240165 121080) was owned by Edward George Senior lessee of Lord John Rolle and occupied by Edward George Junior in 1842 (Parkham Parish Tithe Apportionment, DCC website). The farm yard is located close to the road so the farm buildings are clearly visible on street view images (Google). One of the buildings (Google Street View imagery 2009) has an 'M R 1887' commemorative plaque mounted in its north gable, which confirms that Cabbacott Farm was part of the Mark Rolle building programme. The farm has several random-coursed stone farm buildings with slate covered roofs and Mark Rolle's distinctive brick dressings and corbels (Billinger 2008 and Google Street View imagery 2009), in addition to the plaque already mentioned. They are very similar in appearance to Buildings 3 and 4 at Steart Farm. Also, like Building 4, at least two of the buildings appear to have stone keystones over some of windows/high level openings.
- 5.1.3 Bilsford Farm, Buckland Brewer (6.2 km south-east of the Site situated at: NGR 240475 118960) is visible on street view images (Google Street View imagery 2009). It appears the farmhouse and at least one outbuilding have Mark Rolle characteristics. The buildings are constructed of random-coursed stone with slate-clad roofs, brick dressings, masonry keystones to openings and space for a plaque mounted on the gable of the outbuilding (although a detailed view of this feature is not possible from Google Street View images). A comparison of the Buckland Brewer Tithe Map (1842) and Apportionment (1841; DCC website) and the 1886 OS map (NLS website) show that these probable Mark Rolle

buildings replaced earlier structures on Tithe plot 1050, so are definitely of the right period. Tithe plot 1050 was part of the Gorwood property, owned by Trustees of Lord Rolle and occupied by Thomas Abbot, whereas plot 1055 (immediately to the south) was part of Bilsford. The Buckland Brewer Tithe Map and Apportionment show that plots in this area were divided among several small properties but by 1886 they appear to have been amalgamated and are collectively labelled as Bilsford on the 1886 OS map. This development is consistent with Mark Rolle's building programme as it did involve attempts to increase farm size through amalgamation.

- 5.1.4 The materials, plaque space, brick dressings and keystone details at Bilsford Farm are similar to Buildings 3 and 4 at Steart Farm. Conversely, the probable Mark Rolle buildings at Bilsford Farm lack the distinctive brick corbels seen at Steart Farm. Also, the Bilsford farmhouse east wall includes a stone plinth dressed in brick that is not a feature of the Steart Farm buildings.
- 5.1.5 Lerwell Farm, Chittlehampton (29 km east of the Site situated at: NGR 264450 126460) is listed in the 1841 Tithe Apportionment as the property of Lord Rolle's trustees. A comparison of the 1840 Chittlehampton Parish Tithe Map and 1890 OS map shows a redevelopment of the farm in this period (Lerwill 2015, 'The Broad History'). This suggests the farm was part of Mark Rolle's building programme. Several buildings are random-coursed stone structures with brick dressings and slate roofs (Google Street View 2009). Photos of the cider barn (Lansley 2008 on Google Maps and Mark Kobayashi-Hillary 2006 **Plate 66**) farmhouse (Google Street View imagery 2009 and Lerwill 2015 'The Lerwill Pages') and Furze Cross Cottages (Rightmove 2014) show that all buildings have the Mark Rolle characteristic brick dressings but lack the distinctive brick corbels and there is no M.R. plaque visible. The building materials and brick dressings used at Lerwill Farm are similar to Buildings 3 and 4 at Steart Farm.

5.2 Reused pig iron lintel

Principio Iron Foundry

- 5.2.1 The lintel within the cloam oven of the farmhouse appears to be formed from a reused 'iron pig' or ingot from the Principio Iron Works of Perryville, Maryland and is of considerable interest due to its rarity and presence in a domestic rural setting.
- 5.2.2 The Principio Iron Works were started in 1719 by Joseph Farmer with capital from England and an ironmaster, John England, who made it one of the most successful of the colonial ironworks by the 1740s, producing pig iron for sale in London (Wikipedia entry 'Principio foundry'). The furnace, known as 'Principio' because of its unique status in the colony, (Latin language translation sources suggests that 'Principio' means 'beginning' or 'origin' in English translation), was completed in 1723. It was the first blast furnace in the State of Maryland and one of the first in the American colonies. It has been estimated that, of the approximately 50,000 tons of pig and bar iron imported to Britain from Maryland between 1718 and 1755, perhaps half came from the furnaces owned by the Principio Company (Maryland Historical Trust website).
- 5.2.3 The Principio works later supplied bar and cannon balls to the Continental Army during the revolutionary wars (1775–1783). In 1780, the Maryland General Assembly confiscated the property at Principio and activity ceased until 1785, when the land was purchased from the state and a blast furnace (the second at the Principio site) was erected a few hundred yards south of the original furnace. The works were destroyed by the British in 1813 during the War of 1812. Subsequently, the works were reopened in 1837 and the site produced iron until 1925 (*ibid.*).

Presence of American iron at Steart Farm

- 5.2.4 While it seems clear that iron was being imported from America into London and possibly other large British cities in the early-mid 18th century, it is unclear how this ingot came to Steart Farm.
- 5.2.5 Due to its importance as a port at the time, it seems most likely that it would have come from nearby Bideford located 10.5 km to the east-north-east. Between the 1670s and 1740s Bideford prospered by trading with the American colonies which required all types of manufactured goods until they were able to establish their own industries. Tools, clothing, footwear, livestock and all types of household goods formed part of the cargos packed into the holds of British transatlantic traders (Bideford 500 website). It is possible that, along with other raw materials such as timber and furs, iron ingots were imported into Bideford on the return voyage.
- 5.2.6 In addition to the possibility of importing iron direct from America to Bideford, another path for the iron could be as ballast in a ship as this became common from the late 17th century onwards (Lavery 1987, 186). Iron ballast, known as 'kentledge', came in the form of strips known as pigs which had to be laid as low as possible in the ship. These pigs varied in size measuring from 3 ft x 6 in x 6 in (0.91 m x 0.15 m x 0.15 m) to 1 ft x 4 in x 4 in (0.3 m x 0.1 m x 0.1 m). The approximate size of the cloam oven lintel measures 0.55 m x 0.1 m, although the width is not visible due to it being buried within the fireplace. A hole would have been present at each end of the ingot for ease of lifting.
- 5.2.7 Considerable quantities of iron were used as ballast in British warships during the 18th century, although the quantities varied even in similar size ships. In 1756, four 90-gun ships, the *Prince*, *Ramillies*, *St George* and *Prince George* carried 102, 50, 98 and 50 tons of iron respectively. By 1796 the amount of iron ballast had been standardised for each type of ship (*ibid.*).
- 5.2.8 Whether the iron was directly imported for use in local industry or was surplus ballast, perhaps following the decommissioning of a ship, or even as a result of a local shipwreck, is unknown, although further research might establish the type of goods that were being imported into Bideford during this period.
- 5.2.9 Steart Farm is situated just off the main highway (present day A39) running from Bath along the north coast of Somerset and Devon down into Cornwall. Iron imported to Bideford or Barnstaple would have been dispersed along this road by cart to local smithies or industries and would have passed nearby to the Site. A smithy denoted on the first edition 1886 Ordnance Survey map in the adjacent village of Bucks Cross (0.58 km to the west) would have likely received regular pig iron supplies by this route. How the iron ingot got to the Site may never be known, although it may represent an opportunistic find which was selected purely because of its functionality as a useful fireproof lintel for the cloam oven.

5.3 Steart Farm

Steart Farmhouse

- 5.3.1 The programme of building recording and fabric analysis has shown that the earliest features within the farmhouse (Building 1) likely date to the 18th century. The farmhouse is constructed in traditional cob walling with original A-framed roof trusses still remaining *in situ*. Such construction is typical in large parts of rural Devon and similar examples can be found from the 16th century onwards.

- 5.3.2 The earliest phase of Steart Farmhouse appears to be a modest rectangular east-west plan structure with a south-west service wing added slightly later (**Figures 3-4**). The later wing is also constructed from cob and has similar style roof trusses to those on the main part of the house.
- 5.3.3 Despite the stylistic similarities between the two elements, the join between the house and south-west wing is irregular and, when viewed in plan, the south-west wing appears to have been forced into the south-west corner of the main house avoiding any significant impact on the main south elevation. The significant floor level change between the two elements and the resultant low door head providing access between the two is another indicator of different phases of construction, the lower level signifying the hierarchy between the main part of the house and newly formed service areas.
- 5.3.4 The south-west wing likely represents the first expansion or upgrading of the house from modest beginnings in the 18th century. The dated pig iron ingot found over the cloam oven in G4 may be original and part of the first phase of the house (some time post-1727) or it may signify a later reorganisation/repair/expansion episode. The ingot may have been moved within the fireplace from its original position when the south cloam went out of use as a result of the construction of the west extension. The fact that it bears the date 1727 is solely related to its casting date in America rather than a date for the oven, fireplace or farmhouse. It is possible that the iron ingot may have been unused for many years before being utilised for its present purpose.
- 5.3.5 As mentioned, the presence of the iron ingot may represent the introduction of re-used material from a source beyond Steart Farm during a reorganisation of the fireplace ovens, although such cloam ovens were used over a long period of time and their presence does not indicate a precise date. Locally manufactured (Bideford) cloam ovens were being constructed and exported from the 16th – 19th centuries (RCAHMW 1988, 107).
- 5.3.6 The present plan form has a centrally placed access passage and stair, with rooms to either side. The original house was probably only heated by the west fireplace and large chimney. The east chimney is later and was probably inserted when the plan form was altered into the present arrangement. The chimney was able to heat the east rooms when the floors were later partitioned.
- 5.3.7 During the mid-late 19th century the farmhouse expanded again to the east and west. The improved accommodation may be attributable to the Mark Rolle programme of work at Steart Farm. In addition to improving the general farm building stock, as a philanthropist, Rolle was interested in improving conditions for his workers and responsible for constructing cottages and farmhouses across his estates (Ford 2002).
- 5.3.8 Later 20th century expansion of the ground floor has improved the accommodation with the camping ablution block added on the north elevation associated with the use of the Site during this period.

Steart Farm

- 5.3.9 The original Steart farmstead probably consisted of a number of outbuildings around a small yard. Of the present outbuildings, only the derelict and collapsed barn (Building 2), with similar A-frame roof trusses as found in the farmhouse, survives as part of this early phase. While much altered in the 20th century, the building was positioned in order to store hay or fodder from the adjacent meadows. The part cob-built barn with later horse-gin attached (Building 8) may also been part of the early farm, although it too has been altered in the 19th and 20th centuries and now stands derelict.

- 5.3.10 During the mid-late 19th century, the Mark Rolle improvements began to take effect across his estates in south and north Devon. The buildings constructed or improved at Steart Farm show a parallel architectural style to the work carried out in south Devon revealing an overarching design form across all the estates. Between 1840 and 1886 there seems to have been a general upgrading of the buildings at Steart Farm with an open-fronted cart or implement shed constructed, and also a new cow shed or shippon. All of the new alterations or constructions were embellished with Rolle's signature detailing of red brick dressings and brick corbelling along with his 'M.R.' date stone stamp ensuring his legacy would last in his tenant's memory.
- 5.3.11 While keen to invest in new buildings, where needed, the Rolle improvements also appear to have utilised existing structures where possible. The part cob barn was adapted to house machinery powered by horses housed in a newly constructed wheel house. The new shippon, built onto the end of the processing barn, was deliberately placed in order to provide an efficient process flow of fodder from the barn to the cattle house in the shippon. This newly built cow shed may have also been part milking parlour as the inward facing elevations were embellished with decorative window and door dressings.
- 5.3.12 It is possible that Steart Farm may well have had its origins from before the 18th century and into the earlier post-medieval period. The earliest form of the farmhouse appears to have been upgraded by the early-mid 18th century with little to see of its modest beginnings. The continued survival of the farm's building stock during the economic and agricultural pressures of the 19th century, can be argued to be largely down to it belonging to the Rolle Estate and the attentions of Mark Rolle. Its modest size and geographic location are both factors that may well have contributed to its earlier demise had it not been for the protection and investment of the wealthy Rolle Estate. Maintaining a modest farm, with its traditional cob and stone buildings, whilst also keeping it a viable production unit, was expensive and records show that the north Devon estate was often subsidised from the south during the late 19th century.
- 5.3.13 The early 20th century saw a change of ownership following the death of Mark Rolle and the sale of much of the north Devon estates by his successor. Several of the farm outbuildings were altered during this period losing some of their historic features, although the farm complex appears to have expanded to its greatest extent during the mid-late 20th century. Many of these 20th century farm buildings were removed when farming ended at Steart during the late 20th century and the Site was developed as a campsite.

Conclusion

- 5.3.14 This programme of works has ensured that a comprehensive record has been made of the buildings at Steart Farm prior to the redevelopment of the Site, which will be publicly accessible for future research and interest.
- 5.3.15 The exact date of when the existing farmhouse was built and its early phase of expansion may be refined through additional work, such as dendrochronology of the surviving roof timbers. As the farmhouse is to be retained within the scheme, this must be considered an interesting, although non-urgent priority that could, perhaps, be encompassed as part of a future educational project at the Site.
- 5.3.16 The discovery of a rare dated example of an early 18th century imported American pig iron ingot within the farmhouse is very significant. The survival of these objects is rare, even in America. The imported ingots or surplus ballast would likely have been intended to be smelted for manufacture of iron goods so the existence of such a rare item within the farmhouse raises its significance. Further research on this item could form part of the



suggested additional work and assist in our understanding of 18th century imports from the American colonies and their distribution in north Devon and the wider region.

6 STORAGE AND CURATION

6.1 Archive

6.1.1 The recording of Steart Farm buildings has produced a drawn, written and photographic archive which is currently held in Wessex Archaeology's Salisbury office. The complete Site archive including digital data and paper records will be prepared following the standard conditions for the acceptance of archaeological material and in general following nationally recommended guidelines (ClfA 2014; Brown 2011; ADS 2013). Any relevant archive will fully conform to the standards for deposition required and will be deposited with DHC in due course.

6.1.2 An OASIS form will be completed at <http://ads.ahds.ac.uk/projects/oasis> for inclusion in the ADS database. This will include an electronic copy of this report in PDF format which will be accessible six months after deposition. The digital photographic record will also be deposited with ADS.

6.2 Copyright

6.2.1 Wessex Archaeology shall retain full copyright of this report under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the Client for the use of the report by the Client in all matters directly relating to the project as described in the specification. Any document produced to meet planning requirements may be copied for development control, planning and educational purposes without recourse to the Copyright owner, the copyright owner to be given full acknowledgment in any reproduction of material.

6.2.2 This report and the archive generally, may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. All remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of this report.

6.3 Security Copy

6.3.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.



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<http://maps.nls.uk/geo/find/#zoom=13&lat=50.9718&lon=-4.2941&layers=64&b=1&point=0.0> Page accessed 19-23/12/2016



Maps purchased from the Promap website <http://www.promap.co.uk/>

1886 OS Map 1:2500 scale (Site located on Devon sheet XVIII.14)

1905 OS Map 1:2500 scale (Site located on Devon sheet XVIII.14)

1954-56 OS Map 1:2500 scale (Site located on sheet SS3522)

1981-84 OS Map 1:2500 scale (Site located on sheet SS3522)

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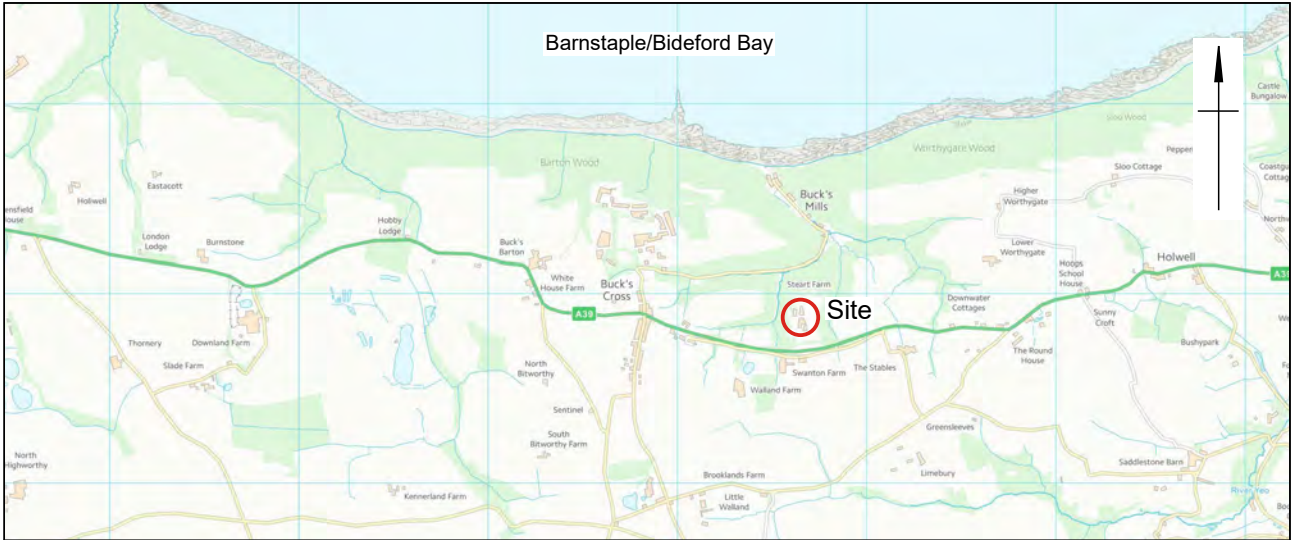


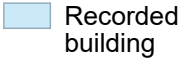

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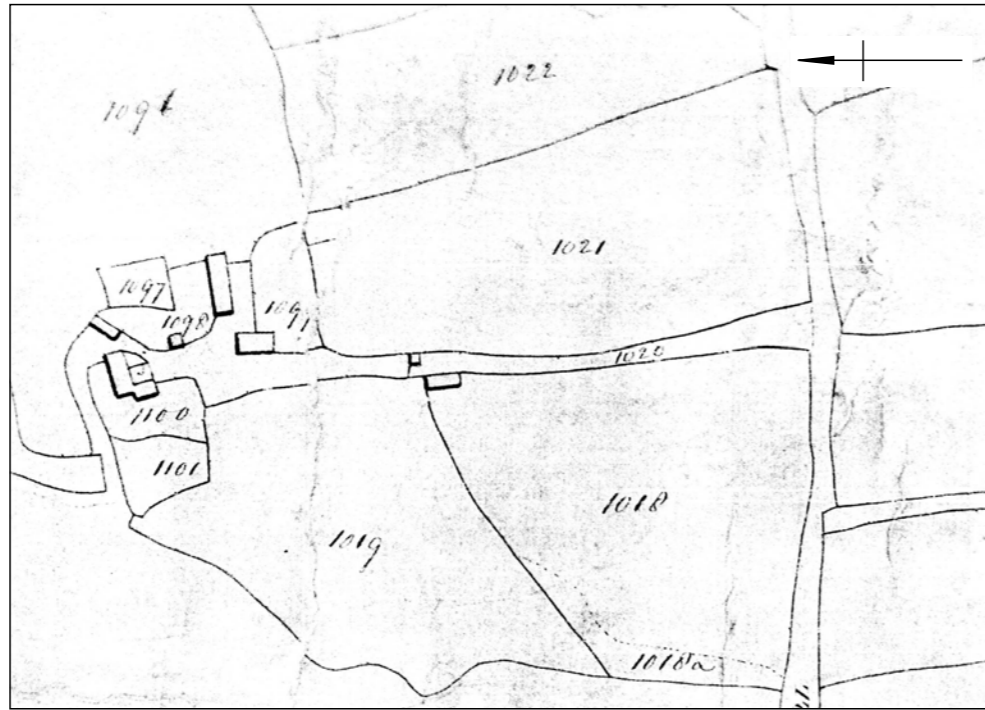
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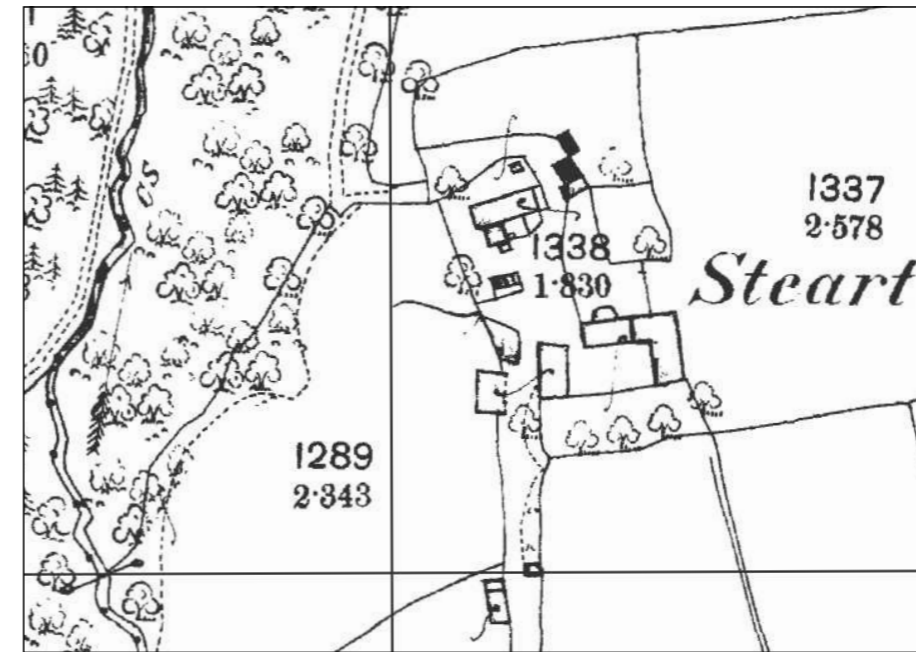
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Site location and building locations

Figure 1



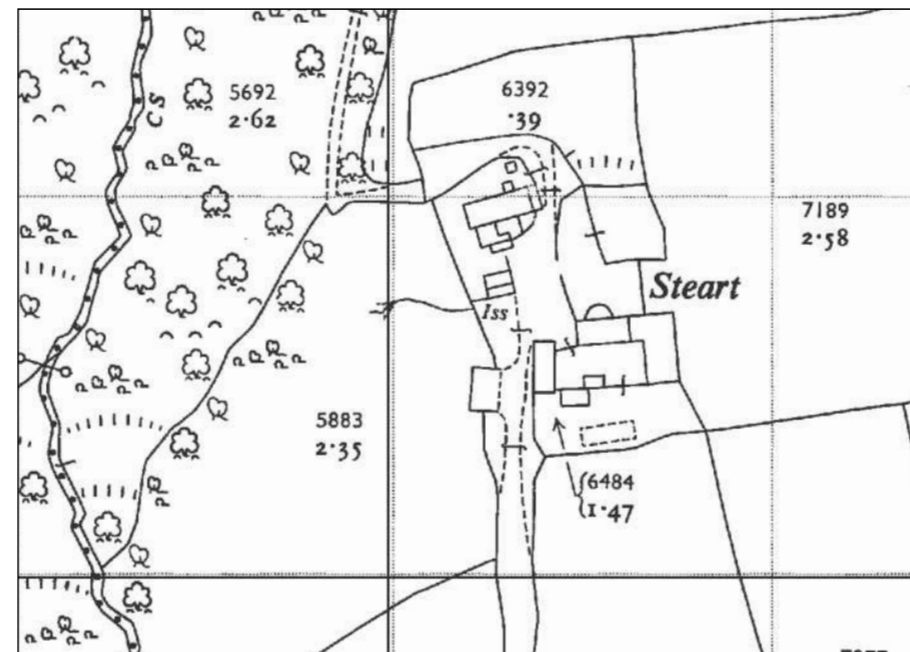
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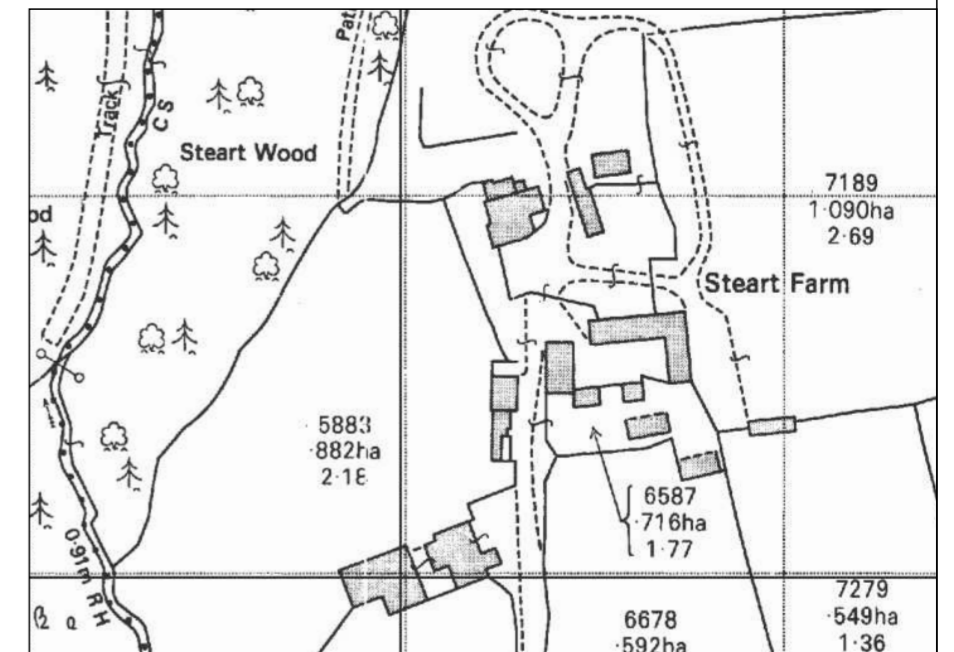
B: 1886 OS Map



C: 1905 OS Map



D: 1954-56 OS Map



E: 1981-84 OS Map



Map A:

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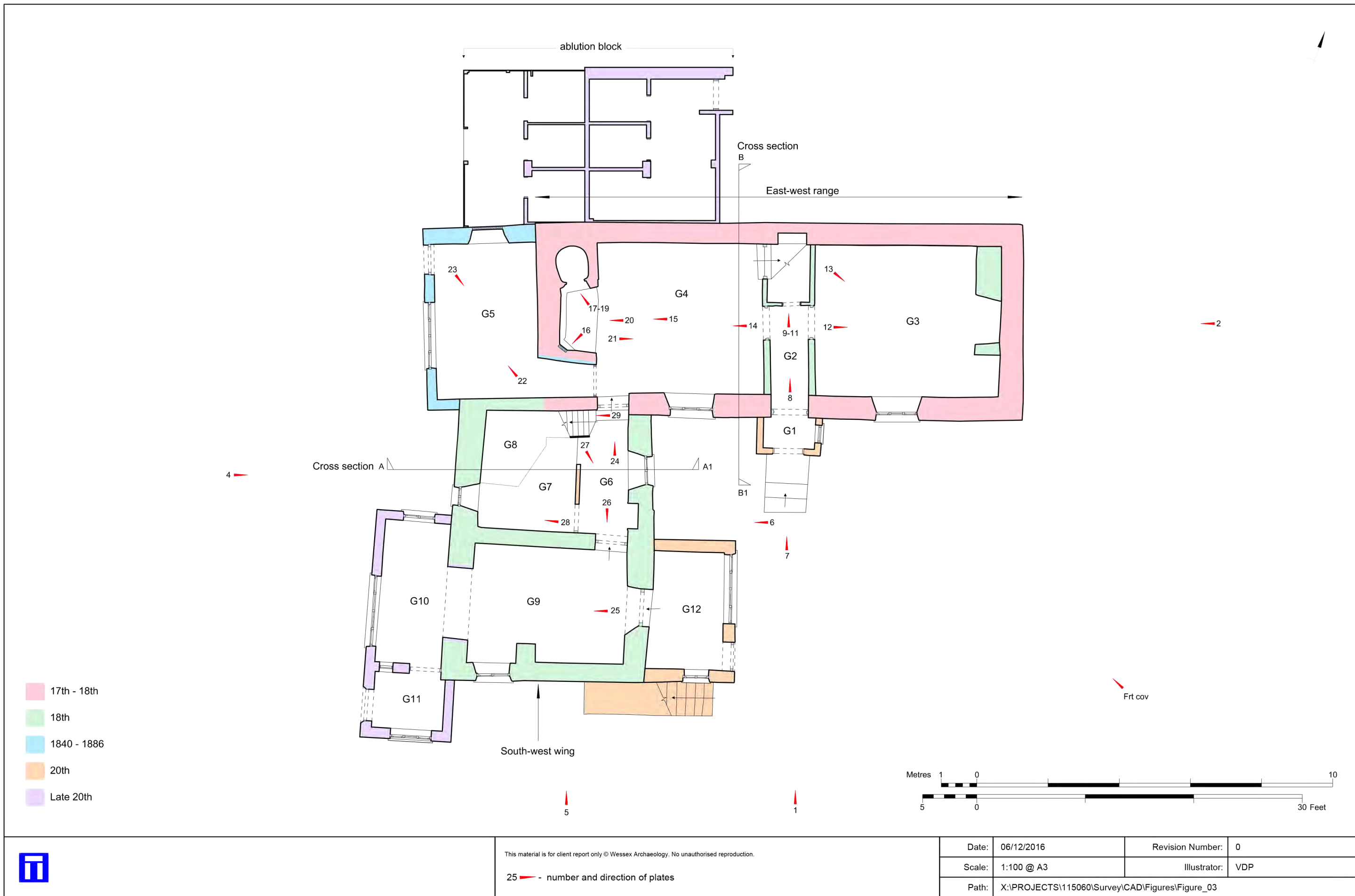
Maps B-E:

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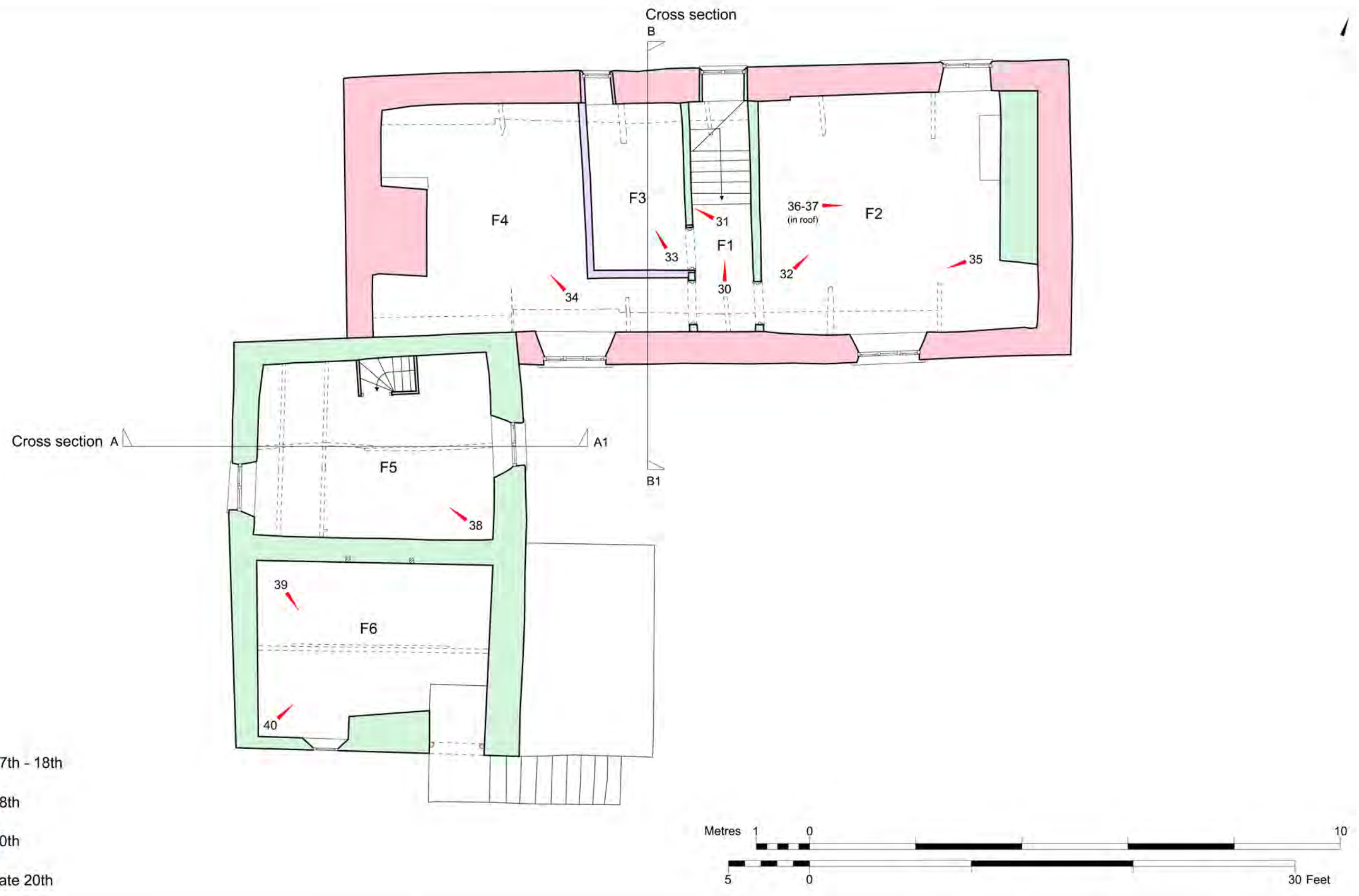
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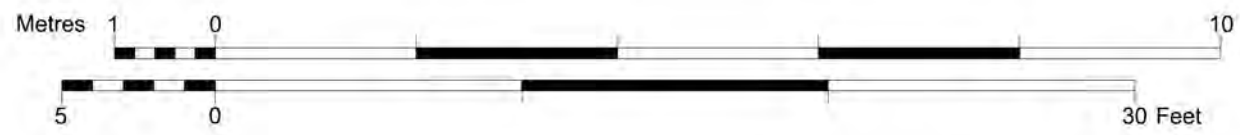


Building 1 Steart Farmhouse, annotated ground floor plan

Figure 3



- 17th - 18th
- 18th
- 20th
- Late 20th



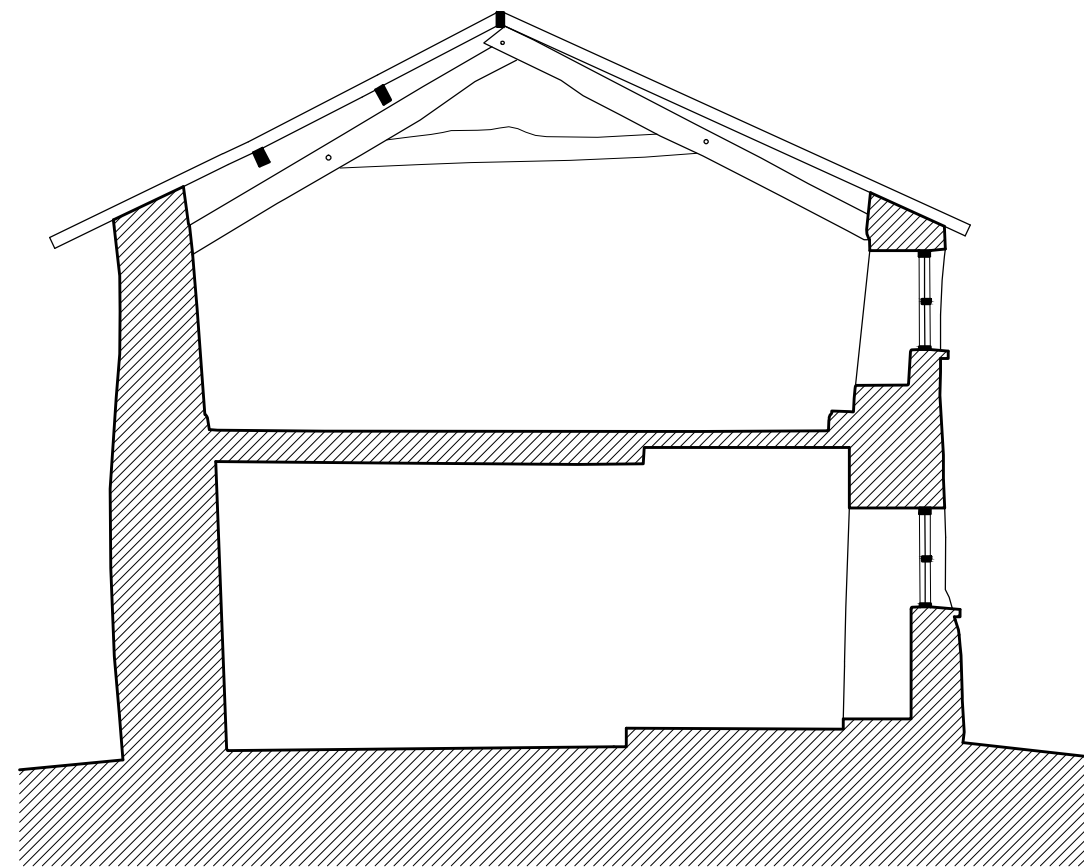
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Building 1 Steart Farmhouse, annotated first floor plan

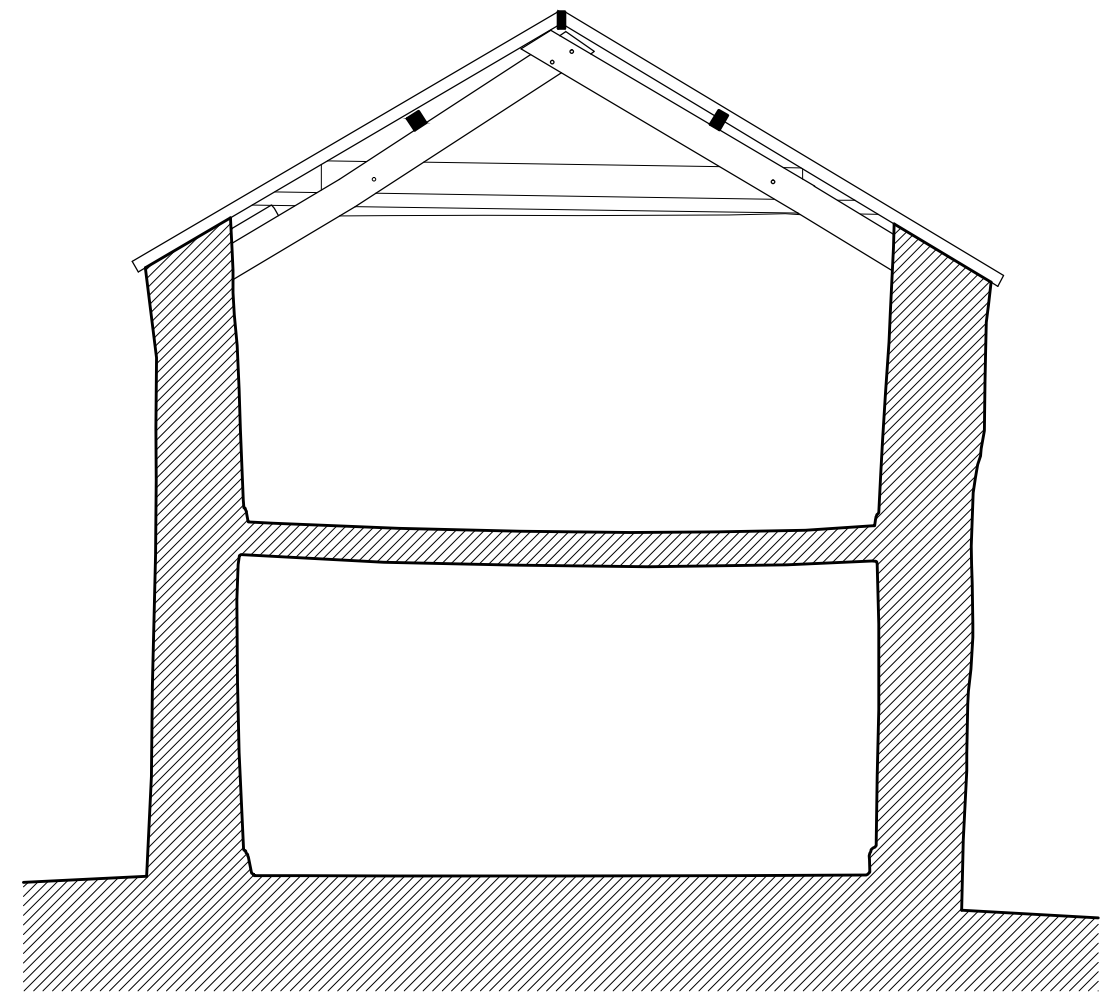
Figure 4



A

A1

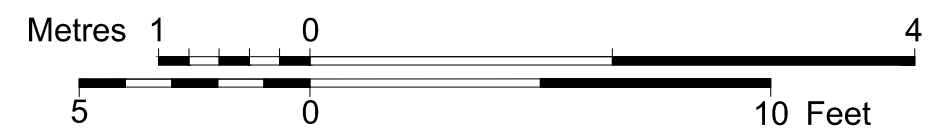
South-west wing



B

B1

East-west range



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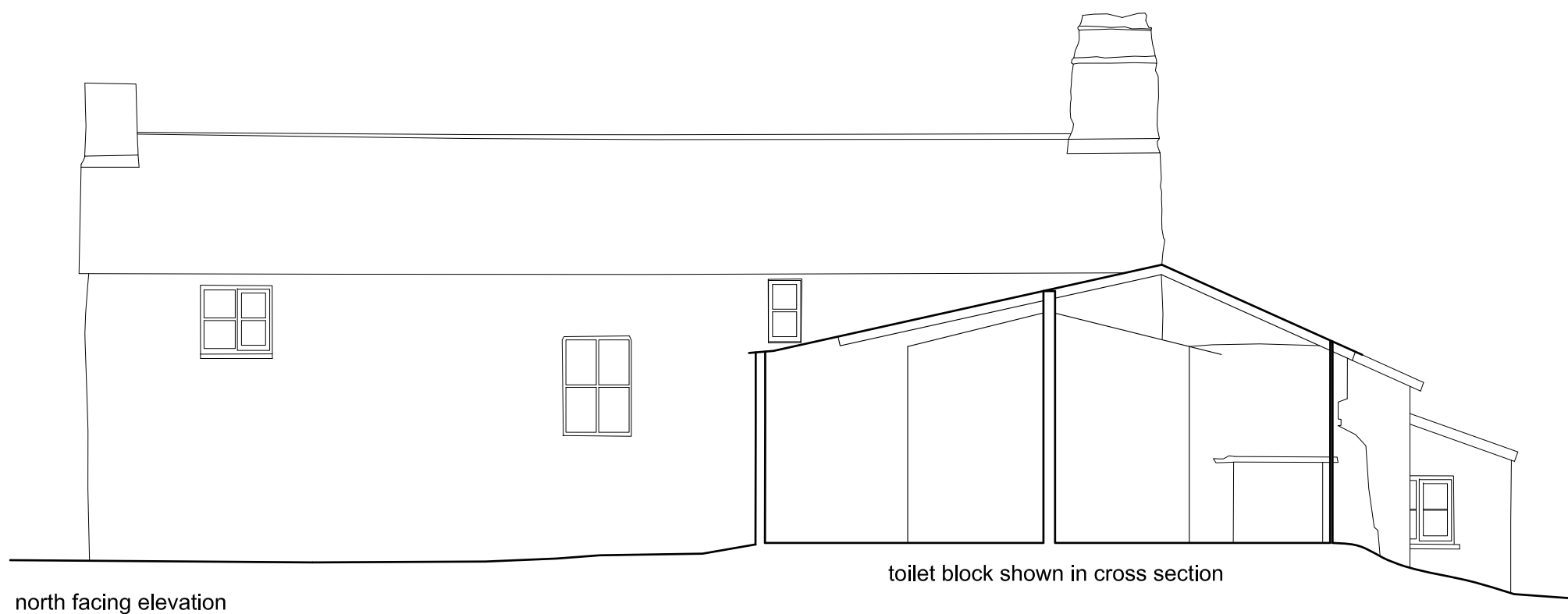
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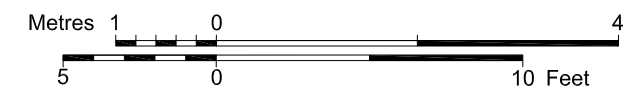


north facing elevation

toilet block shown in cross section

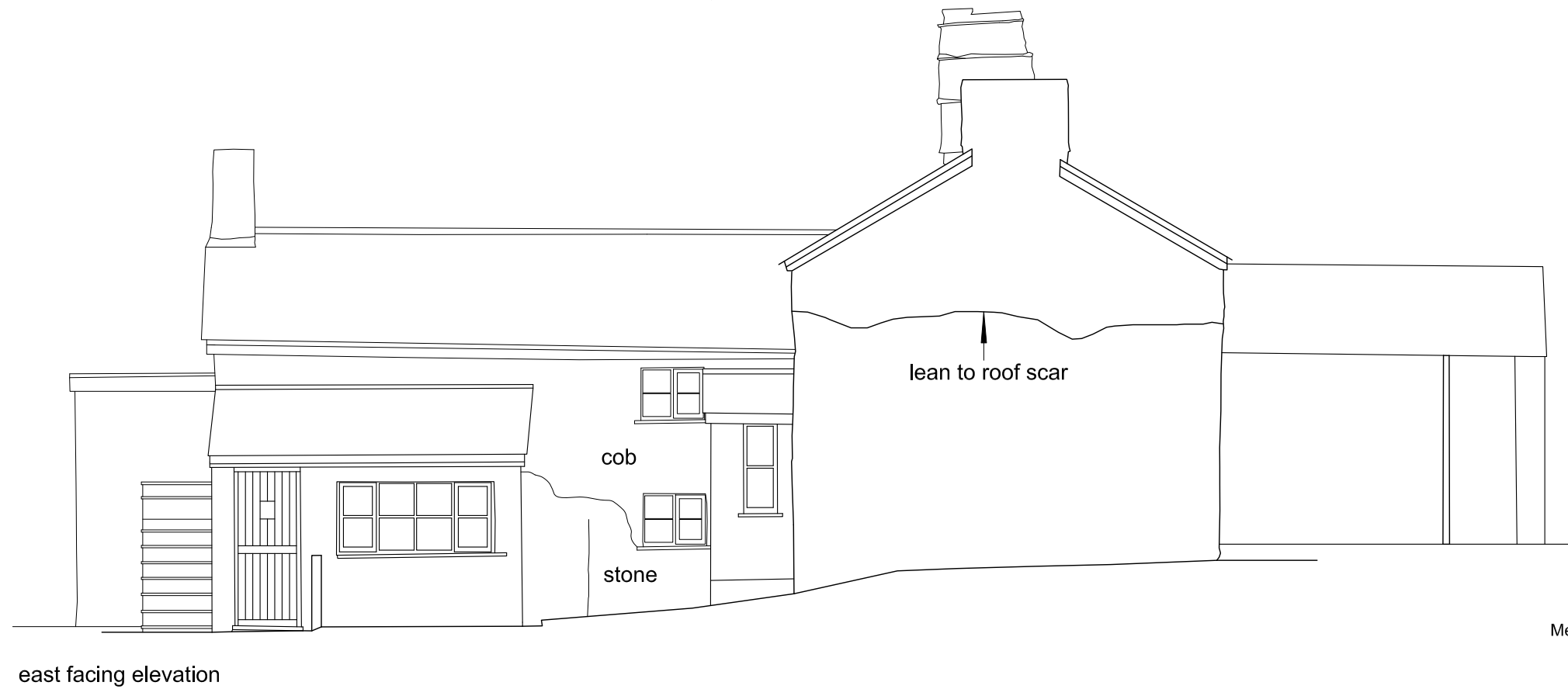
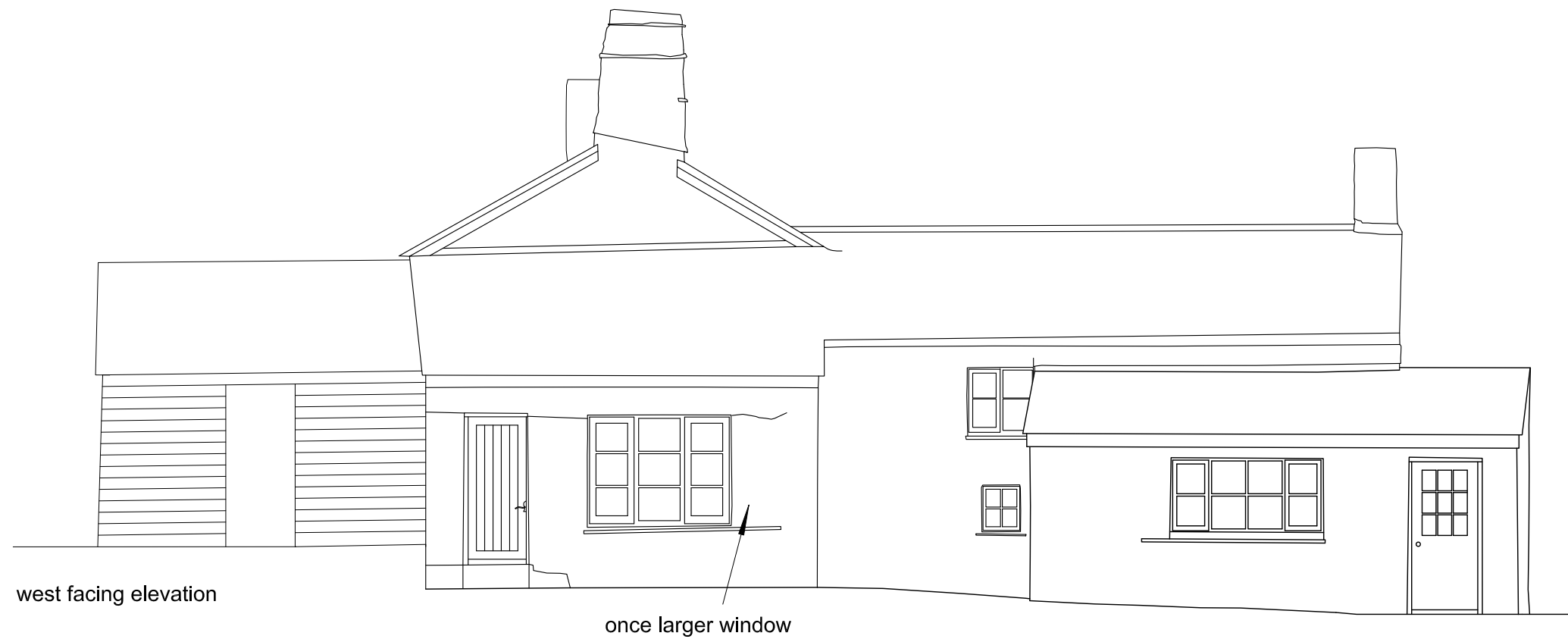


south facing elevation



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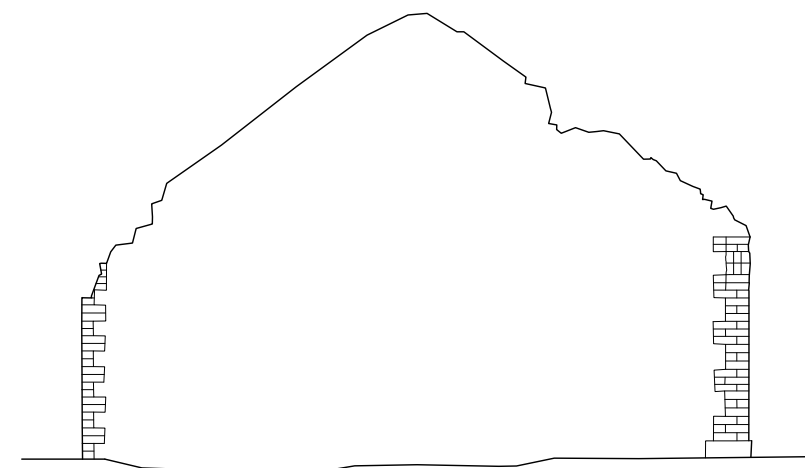


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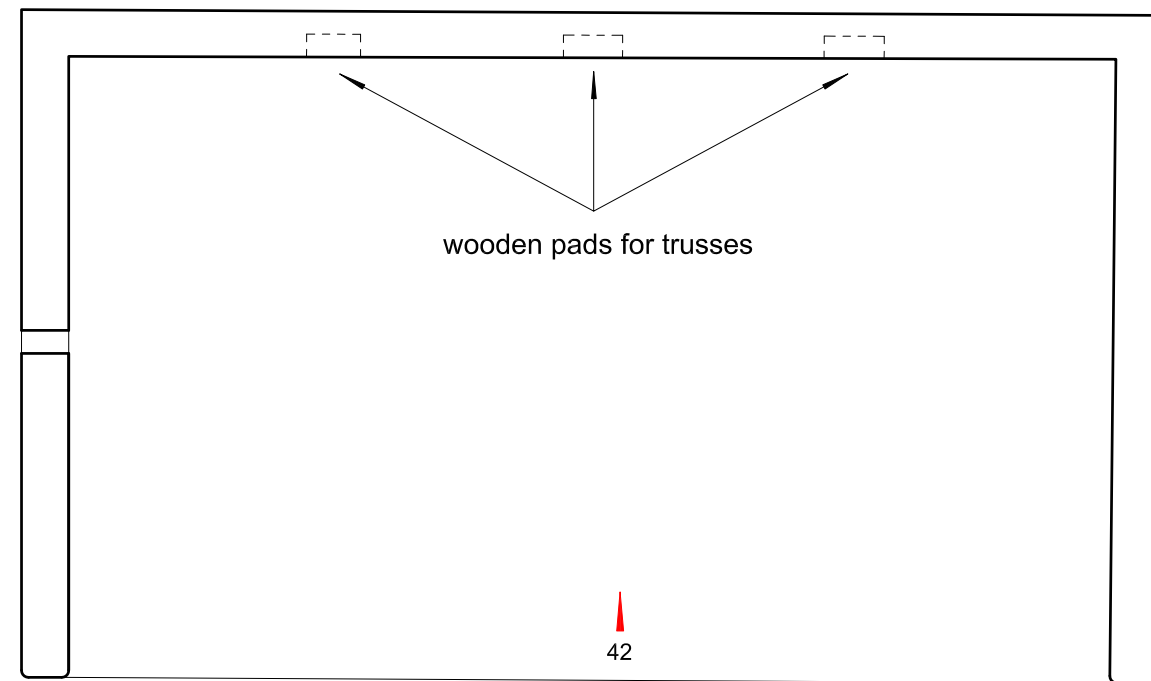
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Building 1 Start Farmhouse, east and west facing elevations

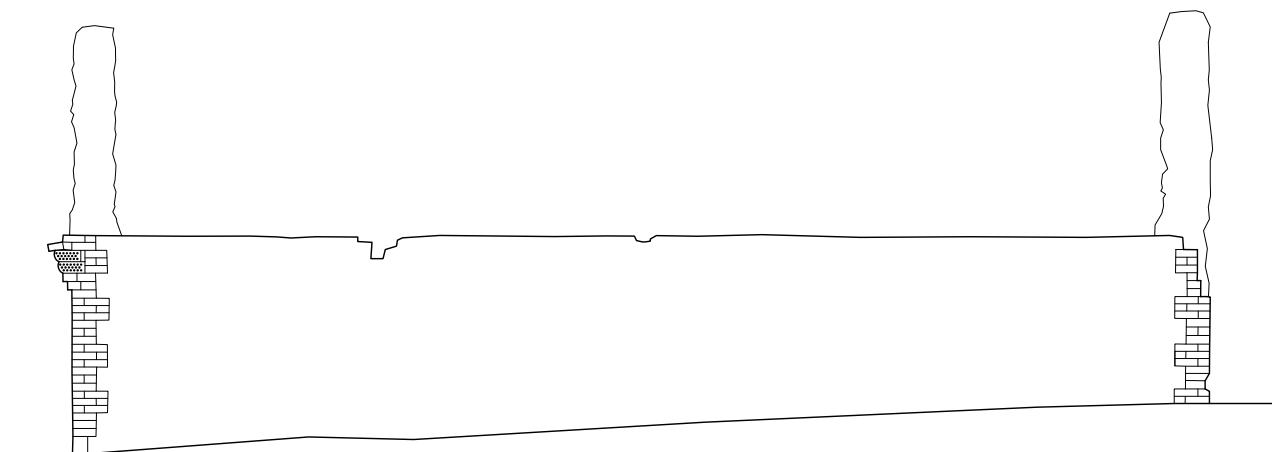
Figure 7



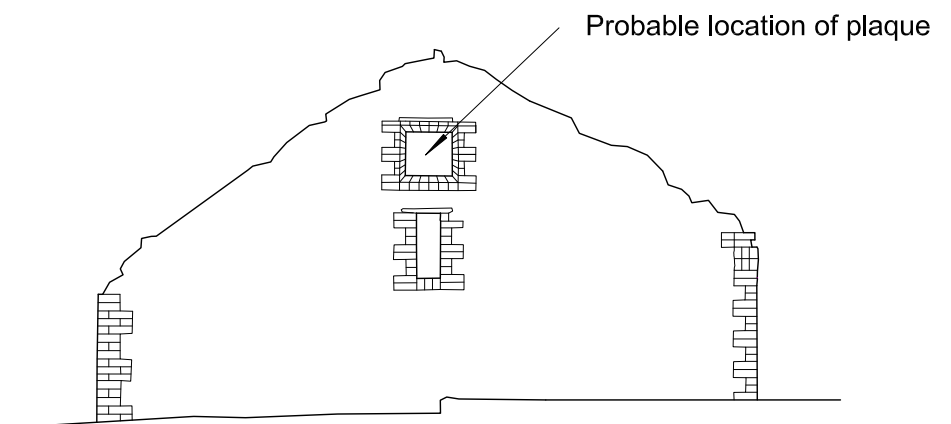
north facing elevation



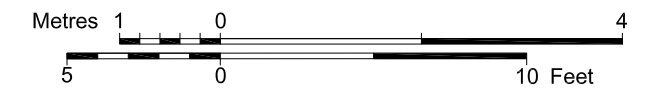
plan



west facing elevation



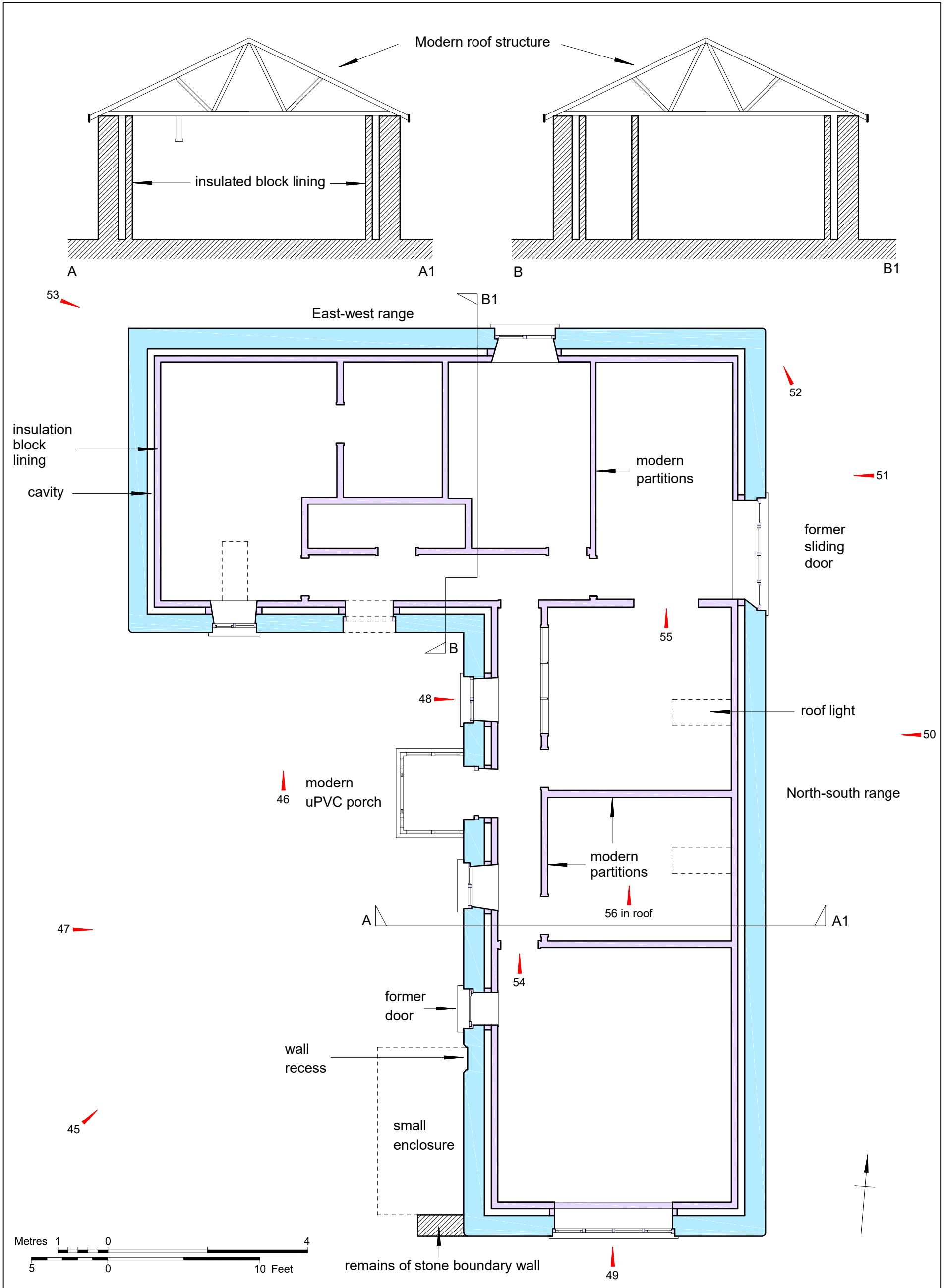
south facing elevation






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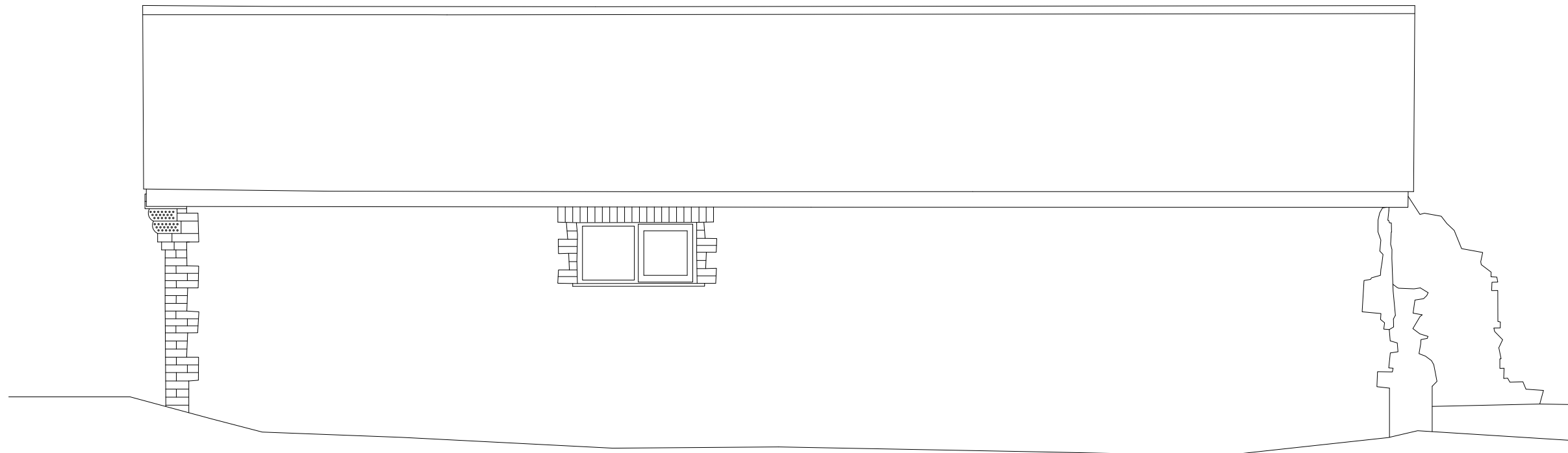
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	 1840 - 1886	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.	
	 Late 20th	42 - number and direction of plates	
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Building 4 former farm range, annotated plan with cross sections

Figure 9



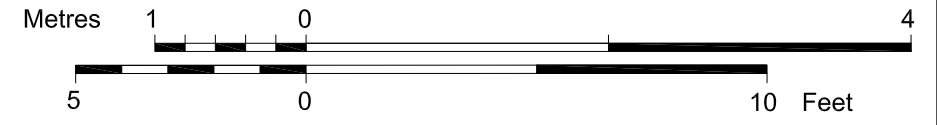
north facing elevation



south facing elevation

remains of stone boundary wall

corbel profile

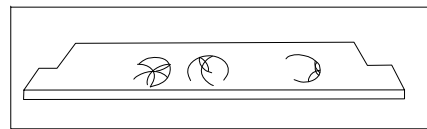
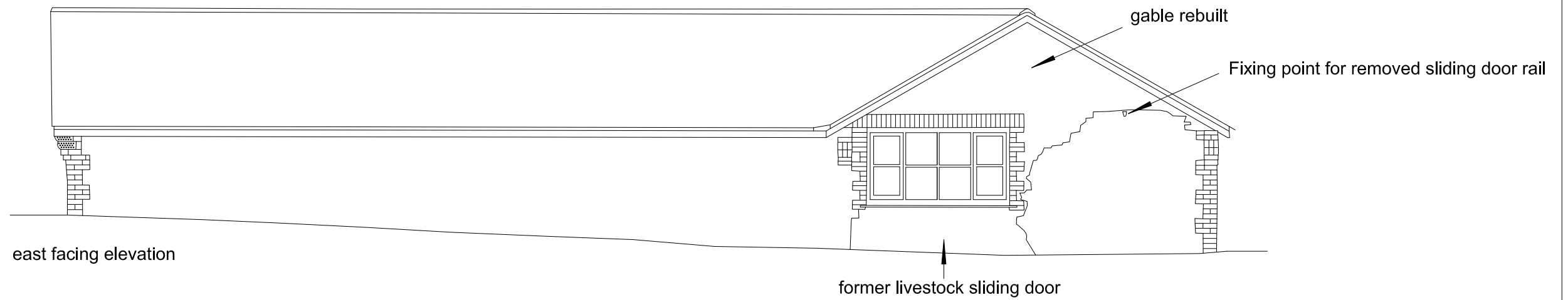


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Building 4 former farm range, north and south facing elevations

Figure 10



enlarged detail of marks on window sill
see plate 48

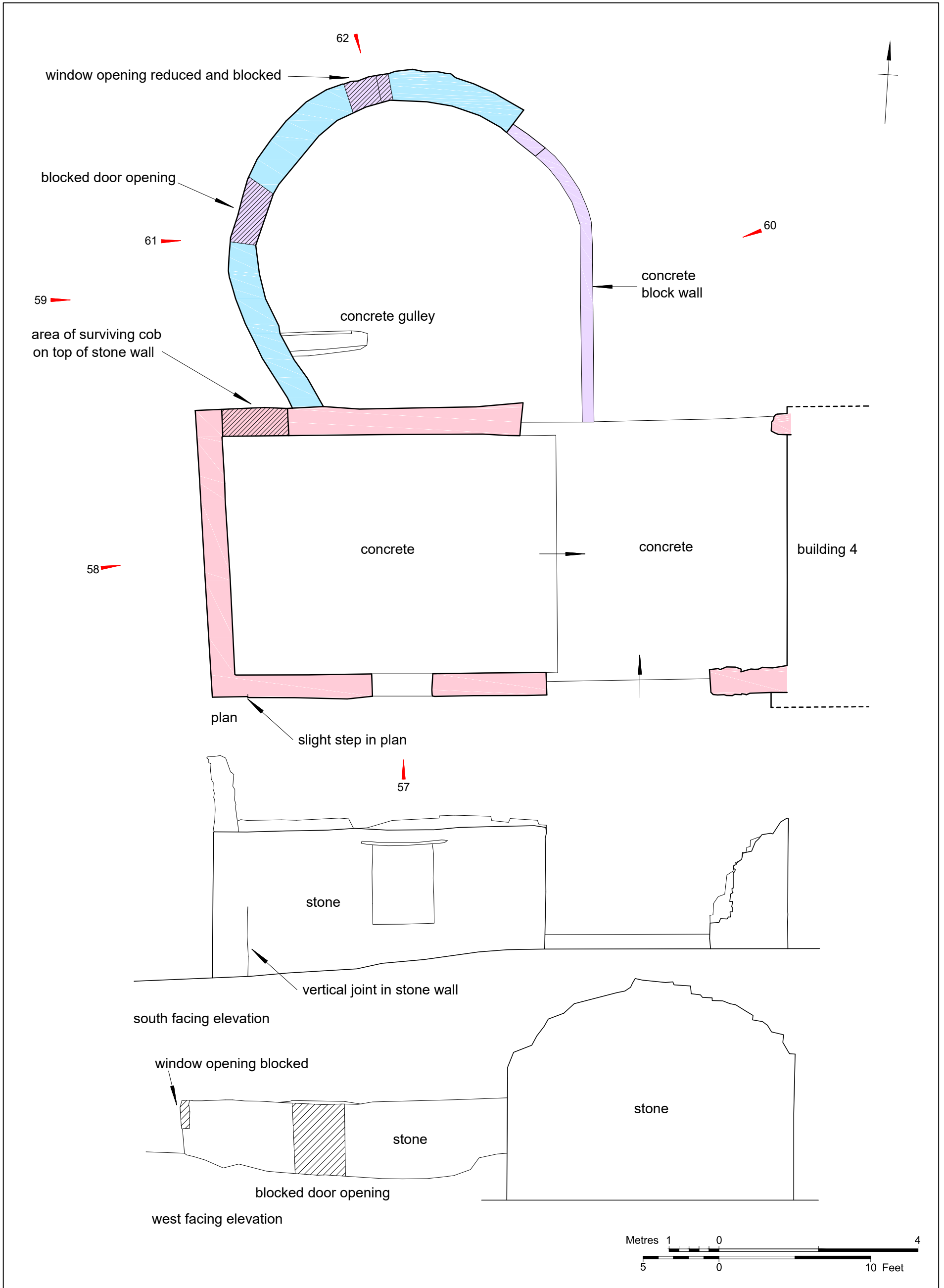


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Building 4 former farm range, east and west facing elevations

Figure 11



- 17th - 18th
- 1840 - 1886
- Late 20th



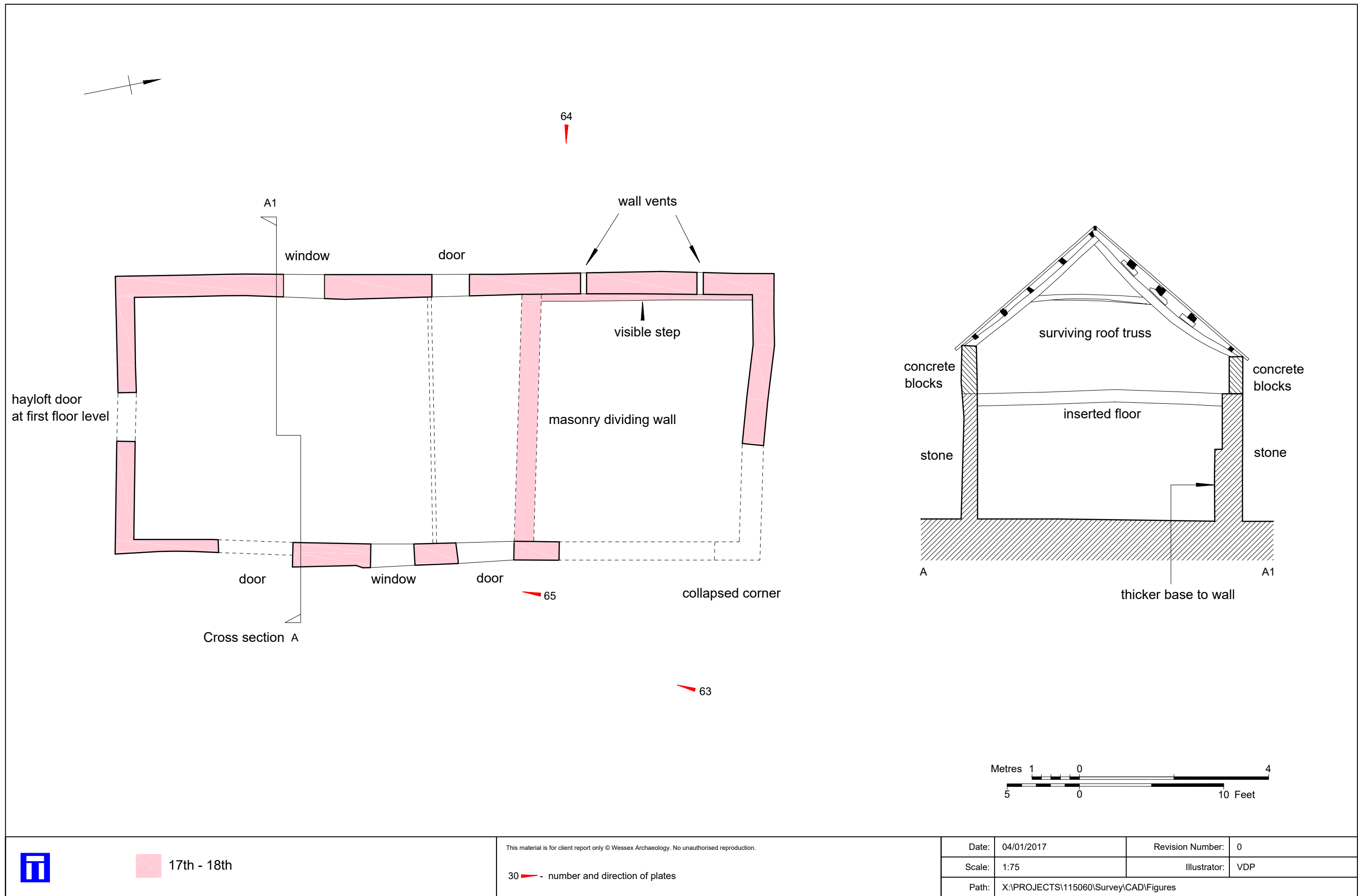
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Building 8 former farm range and horse-gin house, annotated plan and elevations

Figure 12



Building 2 former barn, plan and cross section

Figure 13



Plate 1: Steart Farmhouse south elevation



Plate 2: Steart Farmhouse east elevation


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Plate 3: Steart Farmhouse north elevation



Plate 4: Steart Farmhouse west elevation


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Plate 5: Steart Farmhouse south end of south-west extension



Plate 6: Steart Farmhouse east side of south-west extension showing change in build


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Plate 7: Steart Farmhouse 20th century front porch



Plate 8: Steart Farmhouse entrance passage


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Plate 9: Steart Farmhouse 18th century plank and batten door fitted with 'L' hinges



Plate 10: Steart Farmhouse 18th century plank and batten door with metal lock case

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Plate 11: Steart farmhouse 18th century wooden stair framing in under stair cupboard



Plate 12: Steart Farmhouse room G3 stone chimney


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Plate 13: Steart Farmhouse room G3 general view of room showing single splayed window opening



Plate 14: Steart Farmhouse room G4 general aspect showing doors to extensions to left


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Plate 15: Steart Farmhouse room G4 inglenook fireplace



Plate 16: Steart Farmhouse room G4 remains of south cloam oven


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Plate 17: Steart Farmhouse room G4 north cloam oven with cast iron door in-situ



Plate 18: Steart Farmhouse room G4 north cloam oven with cast iron door removed


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Plate 19: Steart Farmhouse room G4 detail showing inverted view of embossed cast iron lintel above north cloam oven 'Principio 1727'



Plate 20: Steart Farmhouse commemorative slate now located in inglenook


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Plate 21: Steart Farmhouse room G4 showing access to stairs on left



Plate 22: Steart Farmhouse room G5


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Plate 23: Steart Farmhouse room G5 showing short passage from room G4



Plate 24: Steart Farmhouse low door and floor level change between east-west range and south-west wing


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Plate 25: Steart Farmhouse south-west wing room G9 kitchen



Plate 26: Steart Farmhouse doorway and floor level change in south-west wing


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Plate 27: Steart Farmhouse window opening within recess in G6



Plate 28: Steart Farmhouse south-west wing room G7 small window


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Plate 29: Steart Farmhouse south-west modern stairs to first floor room



Plate 30: Steart Farmhouse east-west range staircase and window


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Plate 31: Steart Farmhouse stair post and hand rail



Plate 32: Steart Farmhouse first floor room F2 showing off centre chimney against wall


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Plate 33: Steart Farmhouse first floor modern bathroom F3



Plate 34: Steart Farmhouse first floor room F4 showing west central chimney


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Plate 35: Steart Farmhouse first floor view along south side showing exposed original principal rafters to roof



Plate 36: Steart Farmhouse typical roof truss apex joint


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Plate 37: Steart Farmhouse example of thatch purlin between trusses



Plate 38: Steart Farmhouse south-west wing first floor room F5 showing roof truss


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Plate 39: Steart Farmhouse south-west wing first floor room F6 showing roof truss, chimney and window



Plate 40: Steart Farmhouse south-west wing first floor room F6 north cob dividing wall and timber studs


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Plate 41: Open fronted cart shed Building 3, viewed from north-east



Plate 42: Open fronted cart shed Building 3, interior view of west wall showing timber roof truss pads set in wall fabric


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Plate 43: Open fronted cart shed Building 3, detail of characteristic corbel detail in brick



Plate 44: Open fronted cart shed Building 3, south gable wall showing window and commemorative plaque recess


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Plate 45: Former farm range building 4, east-west and north-south ranges viewed from south-west



Plate 46: Former farm range building 4, south elevation of east-west range


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Plate 47: Former farm range building 4, west elevation of south range



Plate 48: Former farm range building 4, detail of apotropaic marks on window sill


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Plate 49: Former farm range building 4 south gable end window



Plate 50: Former farm range building 4 east facing elevation


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Plate 51: Former farm range building 4 inserted window and rebuilt gable north end of east elevation



Plate 52: Former farm range building 4 good surviving example of Rolle's brick corbel


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Plate 53: Former farm range building 4 oblique view of north elevation

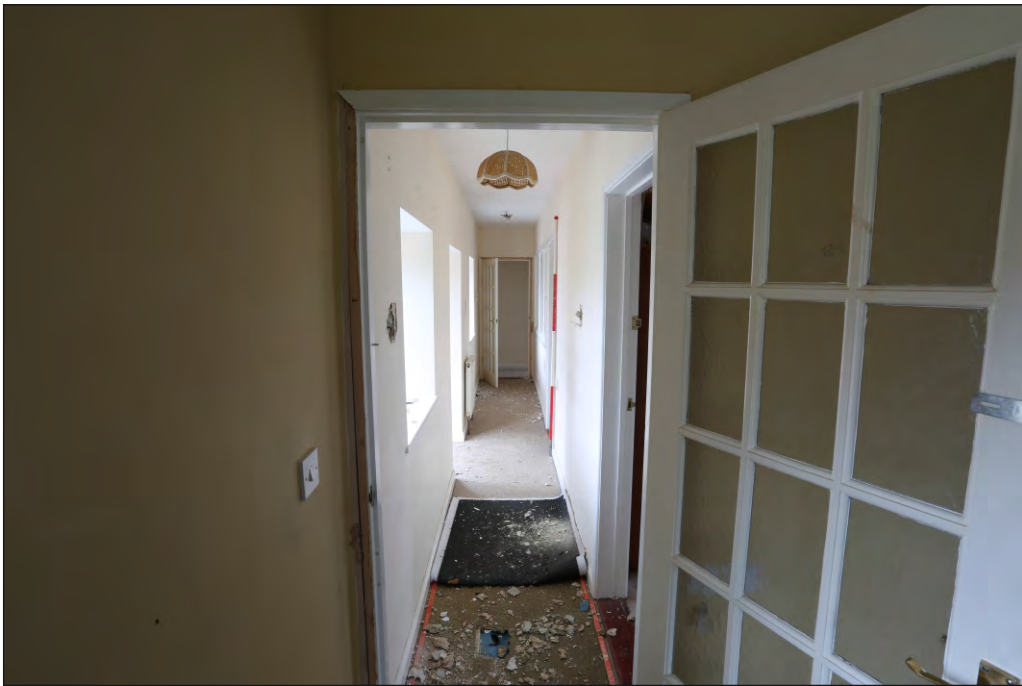


Plate 54: Former farm range building 4, typical modern interior


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Plate 55: Former farm range building 4, modern kitchen



Plate 56: Former farm range building 4, modern roof trusses


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Plate 57: Former farm range building 8, south elevation



Plate 58: Former farm range building 8, west elevation


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Plate 59: Former farm range building 8 north-west corner showing horse-gin walling to left of image



Plate 60: Former farm range building 8 viewed from east showing remains of horse-gin house


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Plate 61: Former farm range building 8 evidence of blocked door entrance to horse-gin house



Plate 62: Former farm range building 8 evidence of reduced and blocked window opening


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Plate 63: Former barn building 2 collapsed state



Plate 64: Former barn building 2 west facing stone wall



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Plate 65: Former barn building 2 surviving roof truss at south end



Plate 66: Lerwell Farm cider barn in 2006. Photo by Mark Kobayashi-Hillary from London, United Kingdom (The Cider Barn Uploaded by oxyman) [CC BY 2.0 (<http://creativecommons.org/licenses/by/2.0>)], via Wikimedia Commons

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APPENDIX 1

Steart Farm listing description

PARKHAM SS32SE 5/172 Steart Farmhouse II Farmhouse. Late C18/early C19, with mid C19 extension. Colour-washed render over coursed slatestone rubble; gabled slate roof; rendered C19 brick right end stack; late C18/early C19 stone left end stack with drip courses. 3-unit plan, with central narrow hall and main kitchen to left; extended in mid C19 to L-plan with front left wing. 2 storeys; 2-window range. Late C19 four-panelled (2 glazed) door to centre, with gabled open-fronted porch. Flat rendered arches over late C19 three-light casements with transomed lights. Mid C19 extension, of similar materials, has C20 outshut to right and steps to first-floor doorway in gable end. Interior: interior to right not inspected but likely to be of interest.

Listing NGR: SS3562922893

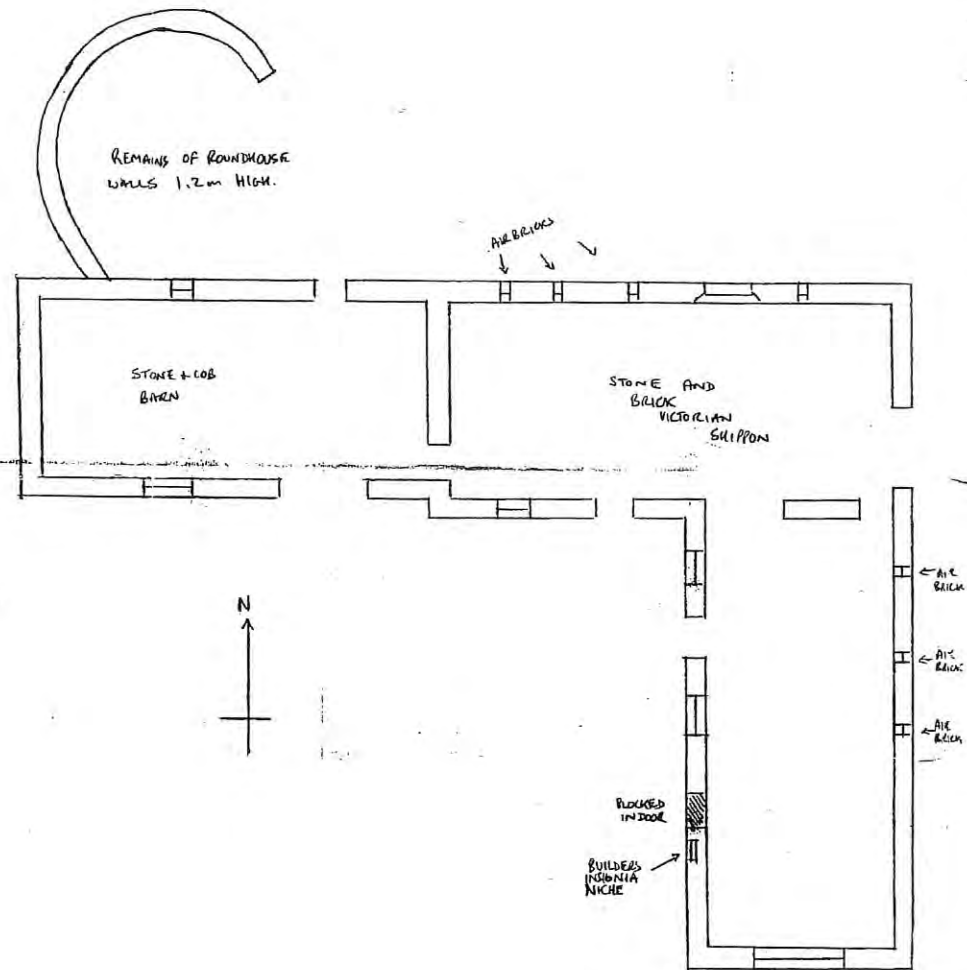


APPENDIX 2

1997 Plans and elevations of the shippon at Steart Farm (Building 4)

SCALE 1:100

PRESENT SITUATION

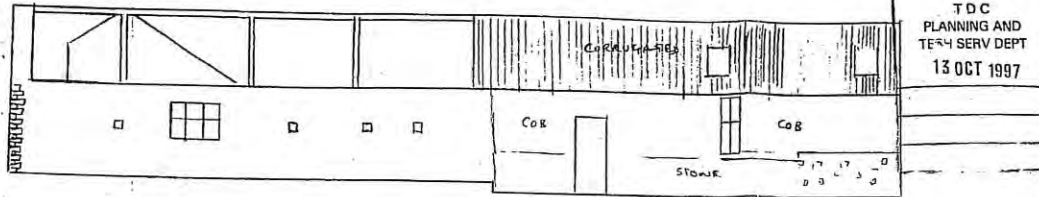


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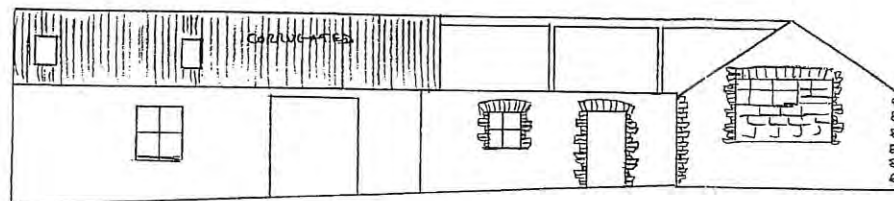
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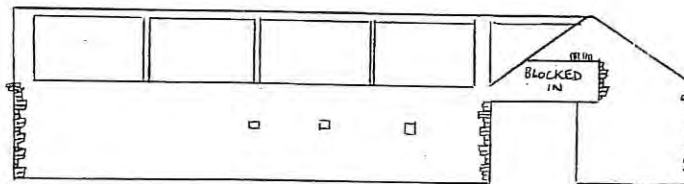
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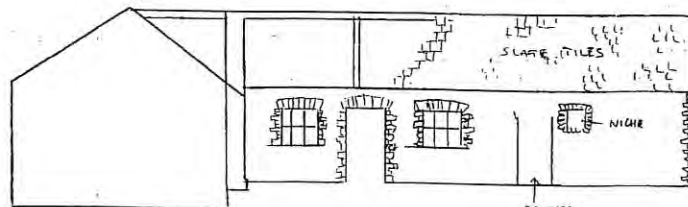
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



APPENDIX 3

Photographs from South-west Archaeology report (February 2015) of Building 2

Appendix 3
Historic Building Assessment: Supporting photos



Figure 3: The first floor and roof structure viewed from the south.



Figure 4: The ground floor viewed from the north-east.



Figure 5: The barn viewed from the south-west.



Figure 6: View from the south showing the first floor loading door.



Figure 7: The barn viewed from the east, detail showing doorway.



Figure 8: The barn viewed from the east.



Figure 9: The barn viewed from the north-west.



Figure 10: The first floor loading door viewed from the north.



APPENDIX 4

Figs 38-45a from Heritage Vision report (May 2015)

5.15.2 Building 03 – former cartshed

While building 03 is currently an unroofed building with walls on three sides, figure 37, it did have its roof structure, albeit without roof covering, in 1995, figure 38.



Figure 37. Building 03 today



Figure 38. Building 03 in 1995, photograph held on TDC planning files

5.15.3b Comparison of condition in 1995 with condition in 2013 - 2015



Figure 41. 1995 photograph. Inner angle of Buildings 04 and 08 creating the NE corner of the yard, building 04 shows Rolle brickwork, building 08 does not.



Figure 41a. NE corner of the yard today converted to The Old Shippen. All brickwork openings, stonework over overall form retained. Photograph taken from RPS plate 12, the use of this photograph from the appellant's evidence is fully acknowledged and referenced.



Figure 42. 1995 photograph. West end of the south elevation of building 08, no characteristic Rolle brickwork, this end of the building is believed to have C17 origins as discussed below.



Figure 42a. Exterior and interior of the west end of building 08. (Interior from RPS plate 16, Appendix 12). The damp proof membrane (blue plastic sheet) beneath a concrete floor indicates that work to convert/repair the building have commenced but have never been finished



Figure 43. 1995 photograph of the north elevation of building 08 and east elevation of building 04



Figure 43a. The Old Shippen east elevation, see also figure 48 and 48a below, and 08 north elevation retaining the window shown in figure 47.



Figure 44. 1995 photograph, north elevation of building 08 and east elevation of building 04. Rolle corbels to the gable that extends building 08 to master the end of building 04 newly built as part of the Rolle improvements

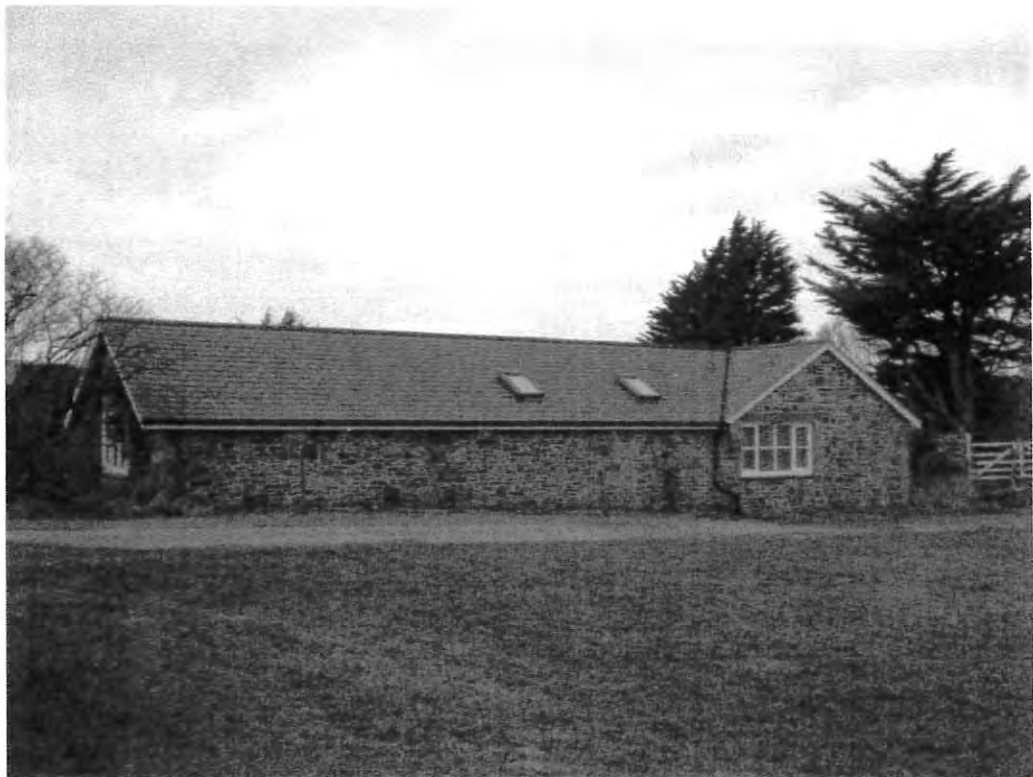


Figure 44a. East elevation of building 04 The Old Shippen, brick corbels to the northern gable retained and a window placed in the wide doorway that was previously in the north gable, see figure 47.



Figure 45. 1995 photograph, west elevation of building 04 showing characteristic Rolle brickwork detailing – the brick dressed square may where the datestone that is held within the farmhouse was originally located?



Figure 45a. East elevation of building 04 The Old Shippen retaining original openings and all brickwork dressings.
West



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

