

# OAKHAY BARTON, STOKE CANON, DEVON

(NGR SX 93414 98151)

Results of historic building recording

East Devon District Council planning reference  
15/0799/FUL, condition 12

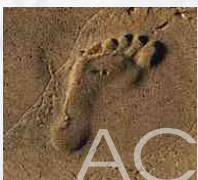
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On behalf of:  
XL Planning

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AC archaeology

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The recording was commissioned by XL Planning, and managed for them by Glenn Crocker, and for AC archaeology by Andrew Passmore. The recording was undertaken by Stella De-Villiers who also prepared this report including the illustrations.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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## Summary

*An historic building record of the barns at Oakhay Barton, Stoke Canon, Devon was prepared by AC archaeology in August 2017 prior to conversion into eight dwellings. The south and part of the east barn date to the late-18th century, with the other barns dating to between 1839 and 1886. The earliest buildings included an extension to the farmhouse, a stable, and a probable lincay. The later barns created an enclosed courtyard that was covered over. Most buildings were used as cowhouses with haylofts, although the complex included stables and a probable cart shed. The farm seems to have specialised in the production of beef, but may have included a dairying element.*

*Later 19th or early 20th-century alterations included changes to the cart shed, possibly to create additional animal accommodation, and the installation of powered machinery (since removed). Later 20th-century alterations included, as was common practice, upgrading the cowhouses, and expansion of such accommodation into the full length of the east barn. The south barn was partially converted into stables and a garage.*

### 1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording undertaken by AC archaeology on 16 August 2017 prior to the redevelopment of derelict farm buildings at Oakhay Barton, Stoke Canon, Devon (SX 93714 98151; Fig. 1). The recording was commissioned by XL Planning, and was required under condition 12 of the grant of planning permission (East Devon District Council reference 15/0799/FUL) for "conversion of existing barns to form 8 no. dwellings including external alterations and provision of car parking." Guidance on the scope of works was provided by the Devon County Historic Environment Team (DCHET).

1.2 The property is located on the northwest side of Stoke Canon, to the west of Green Lane; it is separated from the rest of the village by the London Paddington to Penzance railway line. The farm is situated at a height of approximately 20m aOD. The underlying geology consists of Permian sandstone of the Dawlish Sandstone Formation overlain by Quaternary 2nd River Terrace Deposits of sand and gravel (British Geological Survey online viewer; [www.bgs.ac.uk](http://www.bgs.ac.uk)).

1.3 Oakhay Barton is a Grade II Listed Building (National Heritage List no. 1334005; Devon County Historic Environment Record (HER) MDV87540), with the following description prepared in 1984:

Farmhouse. Early C17 front range with C19 additions to rear, and C20 porch and shallow wing to front. Stone. Slate hipped roofs. 2 storeys throughout. The old range originally 3-room, cross passage plan. Front: 2 window range; porch and right-hand wing of circa 1921, and fenestration of same date, 2- and 3-light casements, 6 panes per light. 2 rear lateral stacks (now internal) with moulded caps. 2 brick stacks to right-hand side. The left-hand room retains a good C17 fireplace, bead-moulded stone jambs with lintel, chamfered with step stops. Right-hand room fireplace not inspected. Mid-C19 rear wing, 2 window garden range with contemporary timber asashes, 8 panes per sash. Each part of the house separately roofed, with overhanging eaves. A range of cob farm buildings projects forward from right-hand side forming one side of the front garden. Although the name 'Oakhay' is older, the first documentary record of this house is 1633 and may record the approximate date of the building.

## **2. HISTORICAL BACKGROUND (Figs 2-5)**

- 2.1** The Devon HER has two entries for the property (MDV87540 – see above – and MDV10267). The latter relates to Ordnance Survey notes that the Barton is on the site of an earlier mansion but that it exhibits no other external evidence of an earlier building. The HER also has a nearby entry (MDV13953) for "site of barns". These are mapped as under the railway immediately east of the farm. These are recorded on the 1839 Stoke Canon tithe map and associated 1840 apportionment as a C-shaped range of buildings (within plot 127) forming part of *Okey Farm* (see Section 2.2 below). They were presumably demolished shortly after, when the railway was constructed in 1844.
- 2.2** The earliest reasonably detailed depiction of the farm is the 1801 Ordnance Survey surveyor's draft (not illustrated). The layout of the farm is the same as the later, more detailed 1839 Stoke Canon tithe map (Fig. 2). The latter records the property as *Okey Farm*, and (in addition to the buildings in plot 127) depicts the farmhouse and an L-shaped range of farm buildings within plot 125. One range of the farm buildings appears to front a garden to the house, whilst the other fronts Green Lane. The other sides of these buildings opened out onto a yard that had a smaller detached building at its northwest corner. There was a further farm building attached to the northeast corner of the house. The accompanying appointment of 1840 lists plot 125 as "house, barn and garden" owned by Ralph Barnes and occupied by Charles Coles. The surrounding land was recorded as a mixture of arable fields and orchards.
- 2.3** The first edition 25-inch Ordnance Survey map of 1889 (Fig. 3) shows an enlarged farm west of Green Lane; the buildings in plot 127 to the east are no longer shown having been demolished when the railway line was constructed. The yard appears to be covered, with additional ranges added to the north and west sides; a small building in the northwest corner appears to replace an adjacent detached building at this location. All three were partly open-sided, with openings on the elevations away from the farm yard. The 1905 revision of the 25-inch map (Fig. 4) depicts the large, northern open-sided building having been reduced in size and now with a rectangular plan.
- 2.4** No further detailed maps are available until 1969 when the 1:2500 plan records the yard as now only being partly covered over, with an open passage along its south side (Fig. 5). It shows the breakdown of individual buildings in more detail than the earlier maps, including an entrance from Green Lane into the yard and passage. New detached farm buildings had also been constructed to the north.

## **3. AIM**

- 3.1** The scheme involves the conversion of the historic buildings, along with the demolition of some of the more recent extensions. The former will remove and obscure fixtures and fittings and historic architectural features of interest. The aim of the investigation was therefore to prepare a full survey of the farm buildings prior to works commencing.

## **4. METHODOLOGY**

- 4.1** All recording was undertaken in accordance with an approved Written Scheme of Investigation (Passmore 2017), the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings*

or structures (revised 2014), and the AC archaeology *General Site Recording Manual, Version 2*.

4.2 The historic building recording was carried out to level 3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), and comprised the following elements:

- A written description, including a description of the fabric of the barns and evidence for alterations, the roof structures, and any surviving *in situ* historic or more recent architectural features and fixtures and fittings;
- A photographic record, including a general record, both internally and externally, along with a more detailed record of surviving *in situ* historic architectural features and fixtures and fittings. It comprised a colour digital record, and where appropriate all photographs included a photographic scale; and
- Annotated architect's as existing drawings updated to show the location of observed historic fabric and fixtures and fittings, along with information on the phasing and development of the barns.

## 5. BUILDING SURVEY (Figs 6-9; Plates 1-27)

5.1 The four surveyed barns are located to the northeast of the farmhouse, forming quadrangle around a central courtyard. There are further, detached modern barns to the north, which did not form part of the survey.

5.2 The central courtyard in the quadrangle is accessed through double doors in a covered passage between the east and south barns and through a gap between the west and south barns. The courtyard has a concrete surface along with an area of brick forming a walkway. There were previously structures within the quadrangle, and scars of walls, a first floor, and roofs of these demolished structures are visible on the courtyard surface and elevations of the north and west barns. The ground level in the courtyard is stepped, being higher to the north and west in the area of the former structures, and lower to the southeast. This lower area was probably used as a covered yard (Plate 1). To the north and west of the barns, on the exterior of the ranges, are a series of lean-to structures (Plate 2).

5.3 All of the barns are constructed from rubble slatestone and volcanic trap. Some of the trap blocks are from a different source than the other masonry, and is of a higher quality being dressed to square or rectangular blocks, with some displaying architectural details. These have been reused, possibly an earlier structure on site. These have mainly been used as quoins. In addition to the stonework, timber cladding, has been used on the east and south barns. The barns all have slate covered gable roofs with the exception of the southern end of the east barn which is covered with corrugated asbestos sheets.

### The north barn

#### *External description*

5.4 The barn is formed of two parts – a single storey section to the east and a longer two-storey section to the west. In the southern elevation there are four doorways, of two sizes, on the ground floor (Plate 3), with a fifth at the west end serving a separate room. Two of these have peg-jointed timber frames (Plate 4), and two have been partially infilled, one with rubble stonework topped with concrete blocks, the other has wholly with concrete blocks. There are two tall double doors on the first floor, one of

which has had its upper half infilled with concrete blocks supported on a rolled steel joist. All the openings have brick arched heads, and the first-floor doors have brick sills. The lower part of the elevation is painted, a finish that relates to one of the removed structures in the courtyard. The western first-floor doorway was formerly accessed via a flight of stairs that have been removed leaving the top step *in situ* supported on a large timber set into this elevation and the east elevation of the west barn. The masonry below the stairs has been left unpainted. The roof of the courtyard building was finished with corrugated iron sheets supported on rolled steel joints that have been inserted into the wall. Above, there are patches of repair to the stonework using brick, concrete blocks and cement. The masonry here also incorporates a small blocked opening, scars of rooflines of earlier courtyard structures, and a series of narrow, vertical vents at eaves level; some of these have been altered using brickwork.

- 5.5** The east end of this elevation (within the single-storey section) is mainly obscured by the east barn but incorporates a single wide opening below a brick arch. The opening was blocked using bricks when the east barn was modified in the late-19th or early-20th century. Within the east barn the elevation is painted.
- 5.6** In the west elevation on the ground floor there is a high-level end bearing box for a driveshaft. This retains the lower half of its iron bearing. In the wall below are horizontal timbers, an area of concrete render, and a small area of brickwork possibly infilling a void. All may be connected. At first-floor level there is an inserted doorway, with brick jambs, leading onto a walkway within the adjacent lean-to. The upper half of the gable has been rebuilt in brickwork laid in Flemish garden wall bond with a pair of internal piers. Between the piers is a central window.
- 5.7** The east elevation of the two-storey section is exposed at first-floor level, and like the west elevation is constructed or stonework with the upper half of the gable rebuilt in brick. The east end of the single-storey section is plain masonry incorporating a stone buttress.
- 5.8** In the western two-storey section of the north elevation there are six openings on the ground floor (Plates 5 and 6). The central four openings were originally windows with brick-arched heads. Two of these openings have been filled with concrete blocks, with the western window converted into a door; this has brick jambs to the enlarged opening. The other window retains its original peg-jointed timber frame which displays sockets for now-removed security bars. The other two doorways are inserted and have brick jambs. The west opening has a wooden lintel and is fitted with wooden double doors, whilst the east opening is later and has a metal lintel and is fitted with metal double doors.
- 5.9** There are two openings on the first floor. The eastern opening appears to be an original doorway but has been altered with the insertion of a timber lintel and some brick jambs. It has double wooden doors. The west opening is inserted and is almost fully defined by brick jambs. It has a wooden lintel, and double wooden doors. Above the lintel is a projecting beam with a loop for a hand-operated pulley system. Below the door are the ends of joists supporting the floor in the room beyond. The upper part of the elevation and the east corner at first-floor level have brick repairs.
- 5.10** The east, single-storey end of the elevation incorporates an original doorway under a brick-arched head. This has been partially infilled with brick to create a window, and a new doorway, with brick jambs added to the west; both are under a single wooden lintel. The door is an aluminium replacement, whilst the window is the original four-

pane casement with a slated vent above it. At the east end of the elevation is a projecting stone buttress.

### ***Internal description***

- 5.11** The ground floor is divided into three areas with the central room being the largest. The room to the east has a concrete floor incorporating drains. There were previously animal stalls within the room but the partitions of these have been removed. There is a concrete feeding trough along the east wall. A modern store has been inserted into the northeast corner constructed of chipboard and with a wooden door. There is a large doorway with a brick-arched head to the central room. This has been altered twice. The opening was initially lowered, with the insertion of a large timber lintel supported of piers of bricks with bullnose bricks utilised for the internal edges. More recently the opening has been partially infilled with timber planks and a small wooden door fitted. The roof is supported on a single king post truss, which has one surviving trench jointed purlin. The other purlin is a replacement and sits on the back of the truss supported by a cleat.
- 5.12** The central room is currently on two levels with the higher level being to the west and the original floor level having been reduced slightly to the east (Plate 7). There are two central posts supporting the first floor. The base of one has been exposed, and is a tapering block of volcanic trap supported with recently added concrete. The first-floor joists are supported on slender beams aligned east to west. These must have originally been supported on additional north-south aligned beams that have been replaced with four rolled steel joists. The central posts support the present lower wooden beams. The surviving floor at the west end of the room is a brick surface, which appears latterly to have lined a passage.
- 5.13** A door less opening leads from the central room to the west room. This space has an off-central post supporting the first floor. It features a single door pintle indicating that it has been reused. The floor is concrete. In the southeast corner of the room is a flight of wooden stairs to the first floor.
- 5.14** The first floor is a single open room with a chipboard floor replacing the original boards (Plate 8). The lower parts of the walls have been finished with concrete render. The roof comprises five king post trusses with back purlins resting on cleats that support the rafters, battens and slates.

### **The south barn**

#### ***External description***

- 5.15** This barn is formed of two parts; a small section to the west and a larger section to the east with, on the ground floor, a covered passage between. The south elevation forms one side of a courtyard in front of the farmhouse, and, as with the farmhouse, has been covered with concrete render (Plate 9). On the ground floor this elevation contains two doors – one in the west section and one serving the passage – along with two windows in the east section. The western door an eight-pane modern replacement, whilst the east door is of plank construction within a peg-jointed timber frame. The windows are modern with wooden frames and frosted glass. There are two wooden-framed, four-pane windows on the first floor, lighting rooms in the west section.
- 5.16** In the east elevation there are two inserted ground-floor openings: a large double doorway under a wooden lintel and with a metal rail for the sliding metal doors, and a six-pane window with a wooden frame lintel and wooden frame (Plate 10). Both openings have brickwork jambs. There are at least two pieces of reused architectural



trap in this elevation. The west elevation is attached to an extension of the farmhouse. Rendered with the 'exposed' wall rendered.

- 5.17** The west section of the north elevation is covered with white painted concrete render, with the remainder finished in timber cladding that continues around the east end of the barn (Plate 11). On the ground floor of the west section are a set of double wooden doors with round-ended strap hinges (one of which has been replaced with a plain strap) and a modern fixed window. On the first floor are two windows; the west window is a modern fixed casement, and the other is of three lights, each of three panes. The central light is hinged with small L-shaped strap hinges which is possibly a 19th- or early 20th-century replacement (Plate 12). In the east section, on the ground floor there are two wooden doors – one of which is a stable door – along with four horizontal sliding 16-pane windows. However, two are missing half of their windows. On the first floor there is a doorway above the corridor. The barn returns slightly to the north at its east end. Here there is a ground-floor wooden door.

#### ***Internal description***

- 5.18** The ground floor is divided into four rooms, with an additional room in the return to the north. The latter has a concrete floor and a concrete plinth along the north wall. There is a wooden beam on the north wall with sockets for a removed first-floor joists. The room now has a high-level modern ceiling at eaves level. It now has a higher-level ceiling. A doorway in the south wall, leading to the east room, has been infilled with concrete blocks.
- 5.19** The east room has a concrete floor. At its east end is an inserted ceiling associated with a complete replacement first-floor structure. This is at a higher level than the original first floor. The original bridging beams survive and display unused sockets for the primary joists. There is a timber plank partition between this room and the stables to the west which is constructed onto a low brick plinth and contains two six-pane metal-framed windows. The original function of this room is unclear but was probably used to house animals, and may have been an open-fronted linhay. It last functioned as a garage and has an inspection pit in the floor (Plate 13).
- 5.20** The central stable contains two stalls with a central concrete partition between, and with concrete floors to all elements (Plate 14). To the west is a tack room with a wooden floor. The partition wall between the tack room and stable is of timber planks and rendered blockwork, and the partition between the stable and the corridor to the west is also of timber planks and brickwork. There are concrete feeding troughs in each stable, with one having had a Belfast sink added on top. The room has a lower, inserted ceiling.
- 5.21** The passage gives pedestrian access between the courtyard in front of the farmhouse and to the courtyard in the quadrangle. The west wall is of rubble stonework and the east wall is a brick replacement. The tool house to the west has a concrete floor and an angled brick fireplace in the northeast corner (Plate 15). This has an arched opening, above which is a brick stack. The fireplace has been infilled with brick. The ceiling is supported on wooden beams.
- 5.22** The west room was formerly part of the farmhouse complex, and in the west elevation is a doorway into the house. Adjacent to the doorway is a lobby that also forms the base of the stairs to two first-floor bedrooms. The lobby has a wooden plank door. The main room has a concrete floor, whilst the stairs are covered with a carpet. The first floor is supported on a central east-west aligned bridging beam. Attached to the beam are three meat hooks perhaps indicating that the room may have been a larder for the farmhouse.

- 5.23** The first floor is divided into four areas but only the two bedrooms in the west part of the barn are accessible. Both these rooms have plastered walls and carpeted floors. In the west room two roof trusses are exposed. These were originally tie beam trusses, but the tie beams have been cut off to enable the first floor to be used as a bedroom. These beam along with the applied collars are bolted to the trusses. The trusses appear to be peg and nail jointed at their apex. The trusses also display other features such as pegs (probably associated with earlier collars) and on the underside a possible trench for a purlin. This appears to indicate that the principal roof timbers have been reused from an earlier post-medieval roof, and have been adapted to create the current bedroom (when the collars and bolts were added). Some carpenter's marks, such as a "IIII", are discernible on the trusses.
- 5.24** There are two steps up to the east bedroom, which is entered through a four-panel door in a plain wooden surround. The room has an inserted ceiling, and the roof structure is obscured. The walls between this room and the adjacent rooms are both wider at the bottom than at the top indicative of the lower parts being of stone and the upper parts of brick or timber framing.
- 5.25** Though the other parts of the first floor were not accessible, through an opening in the first floor above the passage it was observed that the roof is supported on king post trusses with back purlins resting on cleats that support the rafters and battens.

### **The west barn**

#### ***External description***

- 5.26** In the east elevation there are five windows and a door on the ground floor and four windows on the first floor (Plate 16). All but one of the openings on the first floor have brick arches above them. The window without an arch has been inserted and has brickwork around its opening. All of the original openings have peg-jointed timber frames. on the ground floor all of the windows retain their interior wooden shutters and iron security bars with two of the three windows on the first floor also retaining their shutters (Plate 17). The lower half of the elevation is covered with cement render with the remainder painted white. This reflects the two floors of the adjacent removed structures in the courtyard. Just below the eaves level is a row of inserted (and sawn-off) rolled steel joists associated with the roof of this demolished structure.
- 5.27** In the north elevation there are openings only on the ground floor (Plate 18). To the east is a doorway under a brick-arched head, retaining its peg-jointed timber frame. To the west is a hole in the stonework, with wooden lintels, that has been covered with planks. This may have been created to allow the insertion of a threshing machine driveshaft.
- 5.28** In the west elevation on the ground floor there is an inserted window at the north end, and to the south three holes have recently been knocked through the wall (Plate 19). The window has a wooden lintel and brick jambs, along with internal wooden shutters. On the first floor, at the north end of the elevation there is a door and loading hatch, both of which have peg-jointed timber frames and wooden plank doors. Brickwork has been inserted beneath the door opening and between the door and loading hatch.
- 5.29** In the south elevation there is a door on each floor; both with brick-arched heads. The first-floor door is accessed from an external staircase constructed in the same stonework as the barn, but has a modern metal handrail (Plate 20). There is a projecting buttress on the west side. There are some patches of cement render on

the upper part of the elevation. There is at least one piece of reused architectural volcanic trap in this wall.

#### ***Internal description***

- 5.30** Both floors are divided into two rooms by a stone partition. On the ground floor this incorporates a pair of doors with brick-arched heads; the west opening retains its peg-jointed timber frame. There is an inserted doorway on the first floor which has a timber lintel, a plank door and brickwork around its opening. The north room has a concrete floor. The first floor is supported on a large north-south aligned bridging beam (Plate 21). The room to the south is larger. Much of the first floor has been removed, although a single east-west aligned bridging beam survives (Plate 22). The room has a cobbled floor incorporating shallow drains aligned north-south; the arrangement appears to indicate the building was used to house animals with stalls either side of a wide central passage.
- 5.31** The north room has a part first floor with a central gap on the west side, which appears to have been utilised for the transfer of power to a threshing machine. The south room only retains its first floor at the south end. The rest has been removed with the sockets for the beams visible in the walls. The roof is supported on five king post trusses, with back purlins in turn supporting the rafters and batons (Plate 22).

#### **The east barn**

#### ***External description***

- 5.32** The barn is formed of two parts; a single storey section to the north and a two-storey section to the south. In the east elevation there are five ground-floor windows (Plate 23). Two of these have brick arched heads and peg-jointed timber frames. They have brickwork around the openings which suggests they are later insertions but have been constructed to match the original window openings. One window has four panes, the other has three lights of four panes and two panes. The other openings have wooden lintels. One is completely overgrown and the other two metal frames with windows of six and 10 panes. In the southern part of the elevation there are the cross end of structural tie rods.
- 5.33** In the south elevation there are single doors on each floor. The ground floor opening is an insertion with brick jambs, a wooden lintel and plank door. On the first floor the opening has what appears to be a painted concrete lintel with brickwork above.
- 5.34** In the south part of the west elevation there are two windows and a door on the ground floor (Plate 24). The windows retain their peg-jointed timber frames, but the glazing is modern. The door has some brickwork repair to the side of its peg-jointed timber frame. All of the openings have brick arched heads. There are the cross ends of structural tie rods above these openings. There are some patches of brick repair to the corners of this part of the elevation. The north part of the elevation has timber cladding above a low brick wall incorporating three doors.

#### ***Internal description***

- 5.35** The ground floor is divided into two areas matching the external change in height; they are divided by a stone wall that contains two doorways. Both areas contain later 20th-century animal stalls with partitions formed from rendered concrete block. The floors are concrete with integral drains running along the west side of the stalls. There is a feeding passage along the east side of the stalls. The walls are all plastered (Plate 25). In the north room the west elevation is constructed of vertical posts placed on top of the brick wall. These posts also support the ends of horizontal tie beams supporting the roof; the other ends of which are set into the east wall. On top of these

tie beams are offset king posts that support a north-south aligned horizontal beam. These timbers appear to represent part of an early queen post roof structure, that has been partially replaced (Plate 26). The current roof above these timbers is modern and is formed of rafters with trench jointed collars and back purlins. The slate roof incorporates long skylights in each pitch, both of which have been covered over with slates.

- 5.36** There was no access to the first floor above the southern room, but from the first-floor door in the south elevation it was observed that the roof is supported on king post trusses which the purlins sit on the back of, which in turn support the rafters and battens.

#### **The lean-to structures**

- 5.37** The lean-to structure to the north of the north barn is of late 20th-century date, and is completely open fronted with a sloping corrugated sheet roof supported on four metal posts. The lean-to structure attached to the west side of the west barn is partially open fronted, with elements of corrugated iron sheet coverings to the sides; the same material is used to form a pitched roof. The lean-to structure in the northwest corner is constructed of timber and corrugated sheeting under a sloping corrugated sheet roof. It contains timber stalls and a brick machinery base. Above is a part first-floor store, accessed from the north barn (Plate 27). To the north of this structure is another lean-to with a sloping corrugated iron sheet roof supported on roughly hewn timbers. It is open to the north with a west side of corrugated iron sheets.

## **6. COMMENTS (Figs 6-9)**

- 6.1** The south barn and southern, two-storey part of the east barn are recorded on the Ordnance Survey map of 1801 as well as the later Stoke Canon tithe map of 1839. The architecture of the east barn indicates that this was originally a stable with hayloft above. The south barn contains two elements – a domestic element forming part of the farmhouse at the west end, and an agricultural element to the east. The former probably contained a larder on the ground floor with bedrooms above. The tool house may have been a small smithy. The agricultural element has been heavily altered, but the general arrangement of two storeys with an open front is indicative of a Devon lincay, with cowhouses on the ground floor and a hayloft above. At this time there was an open yard to the northwest of the barns. The tithe apportionment records the associated farmland was mainly orchards and in arable cultivation. The recorded buildings are not associated with these practices, and processing and storage may have taken place in the now-demolished barns in plot 127 on the other side of Green Lane.
- 6.2** In the mid-19th century (and by 1889) the farm was much enlarged, taking on its current form. The north and west barns were constructed; there were also large lean-to structures that have since been demolished. The enlarged courtyard was covered cover at this time. Although historic maps still record orchards around the farm, it is clear from the design of the new barns that agricultural practices had changed, and that these barns were being used for animal husbandry rather than the processing and storage of crops. Both the new north and west barns were cowhouses with haylofts above. The smaller rooms may have had specialist functions, such as a store, a diary, or accommodation for bulls and calves. In general, the openings in the new barns replicated those in the existing east barn. However, the large number of doorways in the north barn is unusual for a cowhouse, although not rare. This type of accommodation has been classified as 'looseboxes' by English Heritage (2006, 59), and was provided where beef stock were housed to fatten up. Covered yards

appeared from the 1850s onwards, and were particularly connected with the fattening of stock and the protection of manure for use in production of wheat for animal feed (Wade Martins 2010, 125-126).

- 6.3** The changes in agricultural practices are typical of the region at this period when cattle numbers rose. Additionally, although there is no clear evidence for this, dairying may also have been taking place. This change to a pastoral-based economy is well documented in Devon, and can be seen in the context of the establishment of the railway network that provided links to a wider, national market for fresh goods. Particularly relevant here is that Stoke Canon was provided with a goods station, located just 350m southwest of the farm, on the Exeter line to Bristol and London. The north end of the east barn could have been a cart shed, to store waggons used to transport goods to the nearby station.
- 6.4** In the late-19th or early-20th century the north end of the east barn was modified with the addition of timber cladding on the west side and a partial replacement roof. The doorway in the east end of the southern elevation of the north barn was blocked at this time reflecting changes to the east barn. The new structure probably provided additional housing for livestock. The lean-to structure in the northwest corner contained machinery, which was probably a small engine, located on the ground floor, powering a root breaker (to create animal feed) on the upper floor. This machinery appears to have been added to the barns at this this period, rather than being part of the original barns.
- 6.5** In the second half of the 20th century the farm was expanded with the addition of new detached sheds to the north of the historic complex. The existing buildings were refurbished in line with 1940s government guidance, which placed an emphasis of cleanliness and animal hygiene. New animal stalls were added to the east barn, including replacing the former stables that were relocated into the south barn. A new garage was also created in the west barn reflecting changes in transport technology. The ground floors of the north barn were replaced in concrete, whilst the first floor was entirely replaced. Elsewhere, new lean-to structures replaced earlier lean-tos. The structures in the courtyard were probably also refurbished during this period.

## **7. ARCHIVE AND OASIS ENTRY**

- 7.1** The archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. The digital archive will be deposited with the Archaeology Data Service within three months of the acceptance of this report.
- 7.2** An OASIS entry has been created using the unique identifier 311101, and includes a digital copy of this report.

## **8. SOURCES CONSULTED**

English Heritage, 2006. *Historic Farmsteads, Preliminary character statement, South West Region*. English Heritage

Passmore, A., 2017. *Oakhay Barton, Stoke Canon, Devon, (NGR SX 9341 4151), Written Scheme of Investigation for historic building recording, East Devon District Council Planning Reference 15/0799/FUL, condition 12*, AC archaeology document no. **ACD1645/1/0**

Ordnance Survey surveyor's draft 3" to 1 mile sheet 40.1, 1801

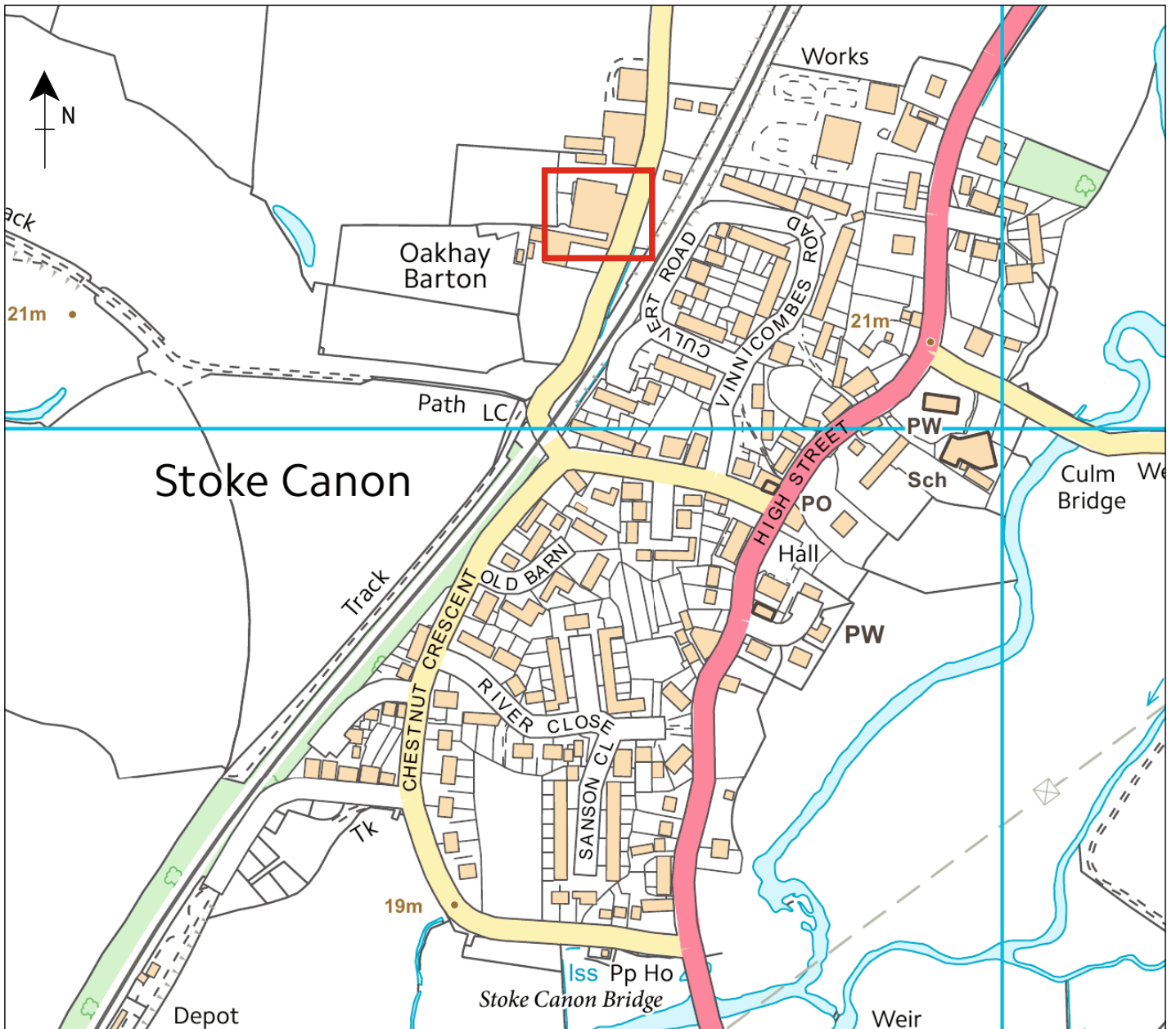
Ordnance Survey 25-inch Devonshire Map Sheet LXVIII.10

First edition, surveyed 1886, published 1889

Second edition, revised 1903, published 1905

Wade Martins, S., 2010. *The English Model Farm, Building the agricultural ideal, 1700-1914*. Windgather Press

Stoke Canon tithe map (1839) and apportionment (1840)



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PROJECT

Oakhay Barton, Stoke Canon, Devon

TITLE

Fig. 1: Site location







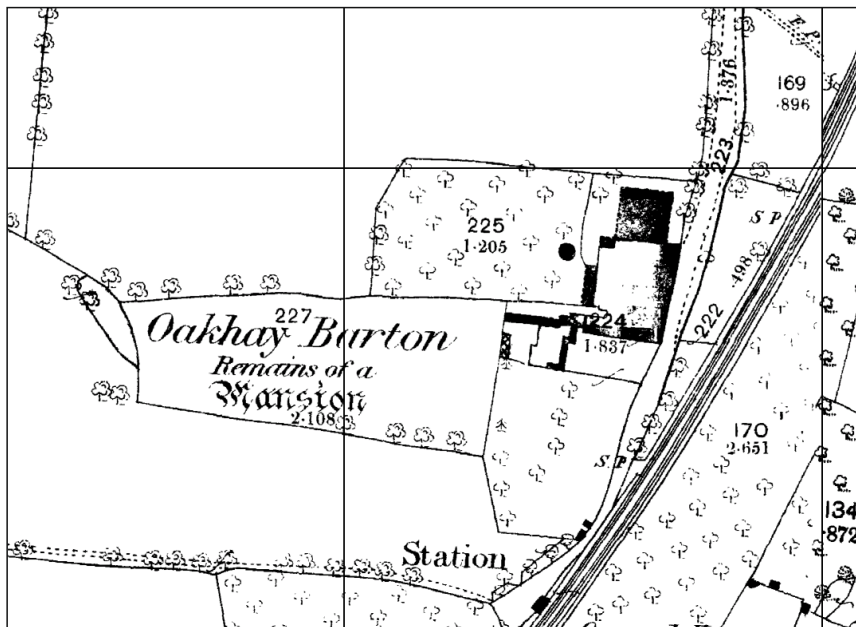
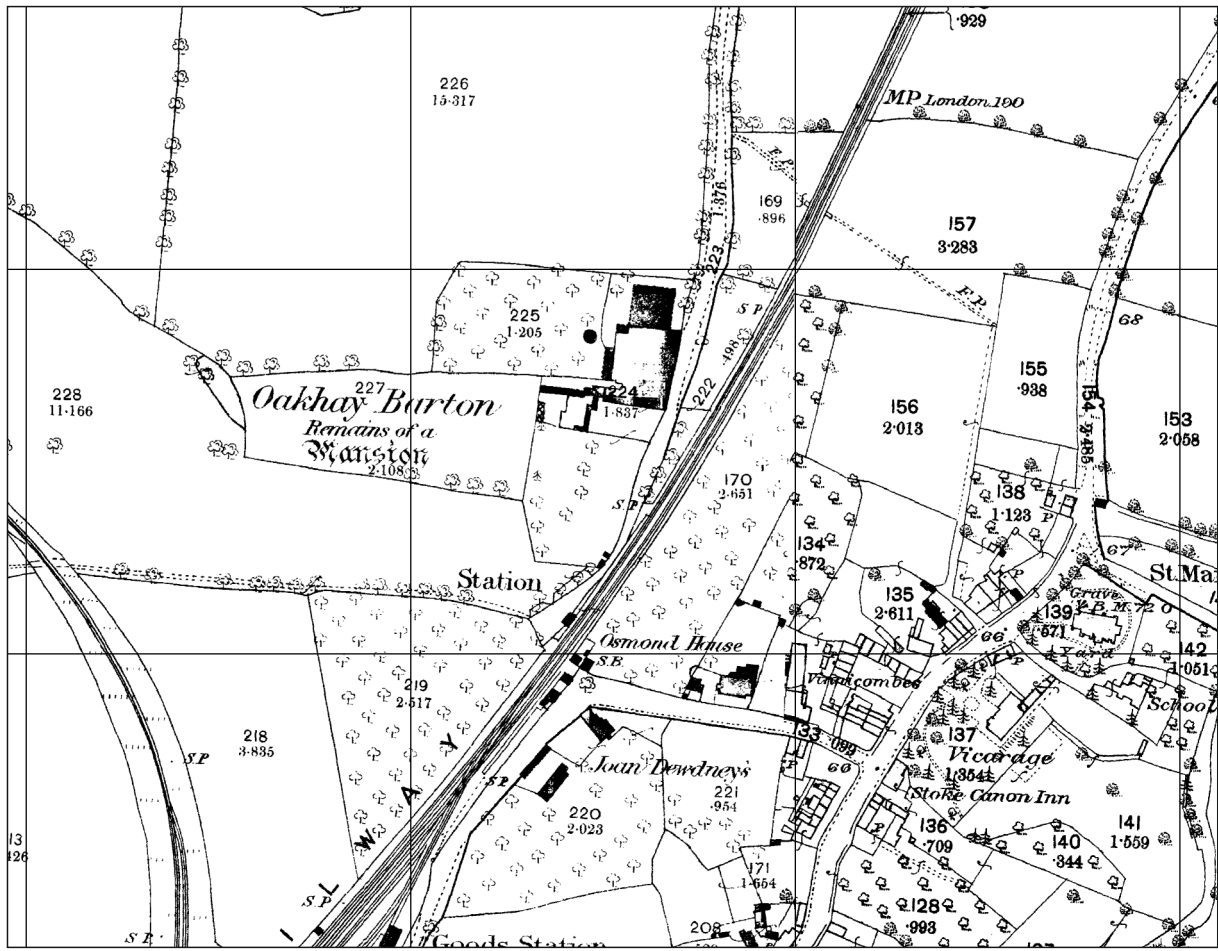
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Oakhay Barton, Stoke Canon, Devon

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Fig. 2: Extract from the  
Stoke Canon tithe map, 1839





County: DEVONSHIRE, Date(s): 1889-1890 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2017. All rights reserved.

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Oakhay Barton, Stoke Canon, Devon

TITLE

Fig. 3: Extract from the first edition 25-inch Ordnance Survey map, 1889



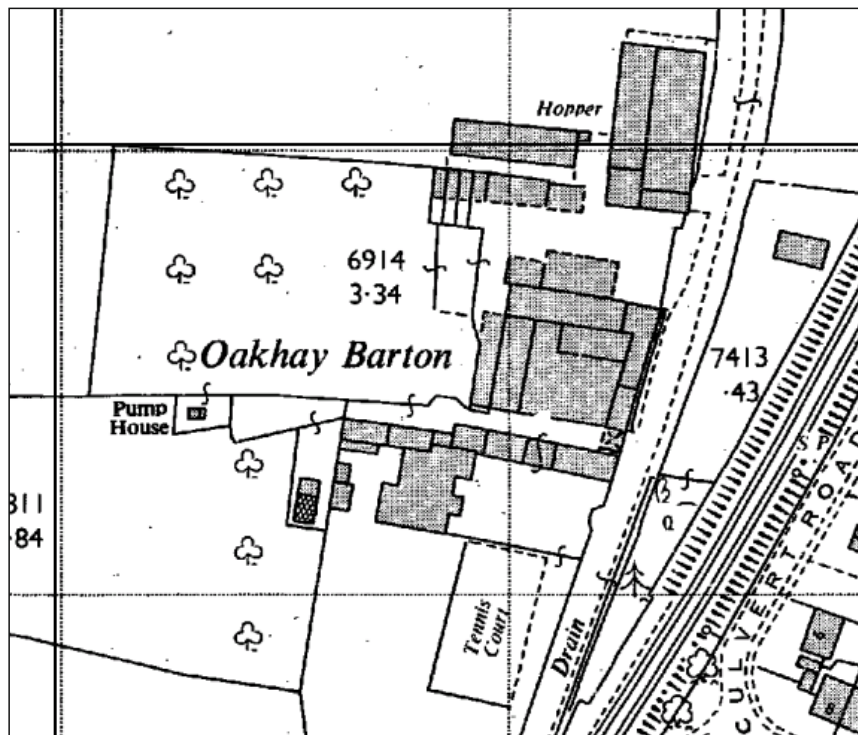
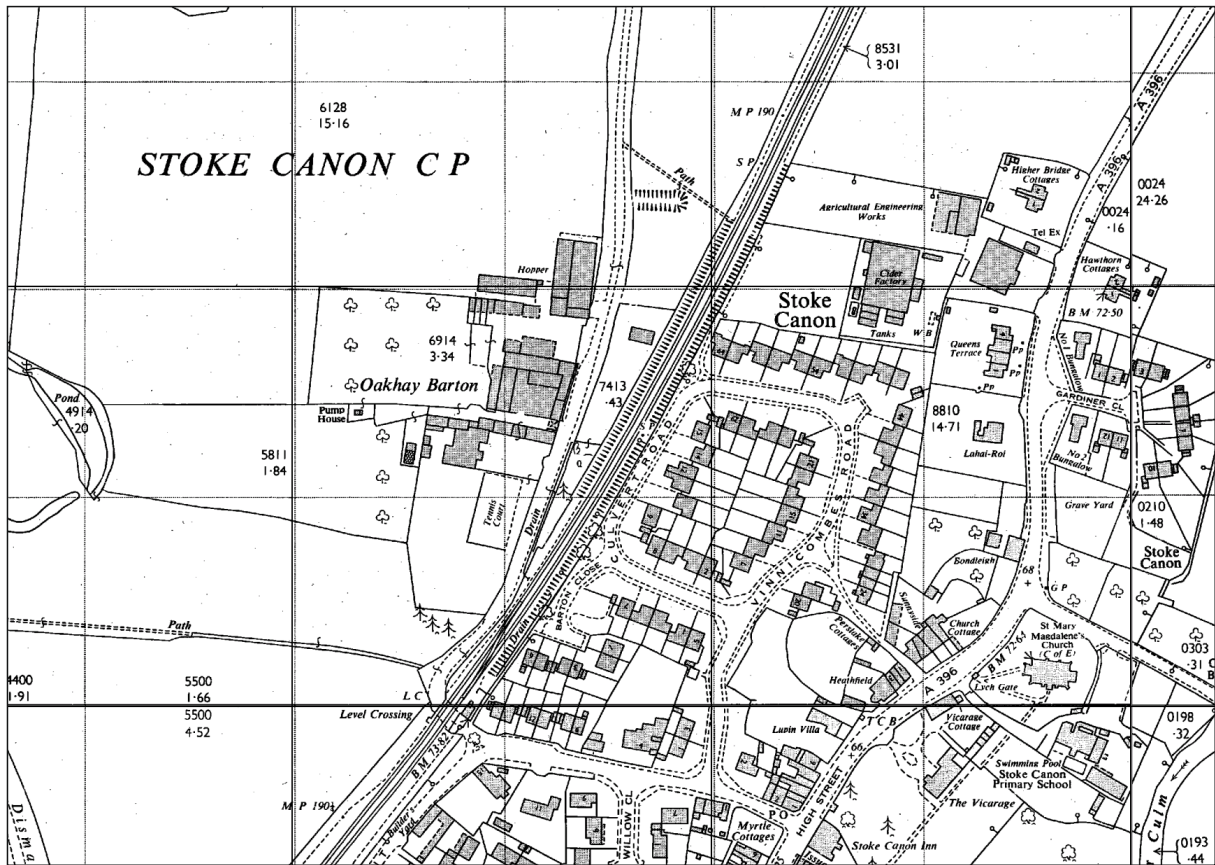


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Oakhay Barton, Stoke Canon, Devon

TITLE

Fig. 4: Extract from the second edition 25-inch Ordnance Survey map, 1905



Mapping: Epoch 5, Date(s): 1969-1970 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2017. All rights reserved.

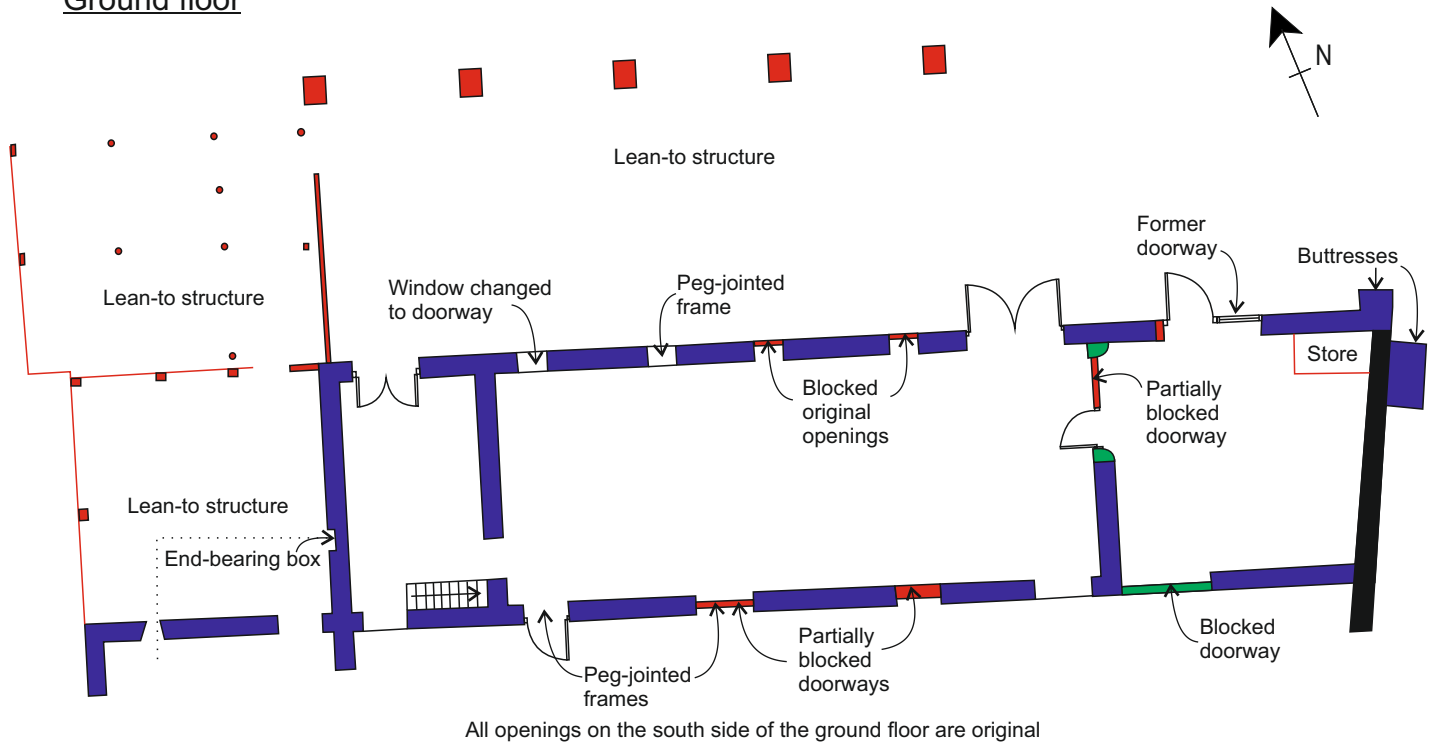
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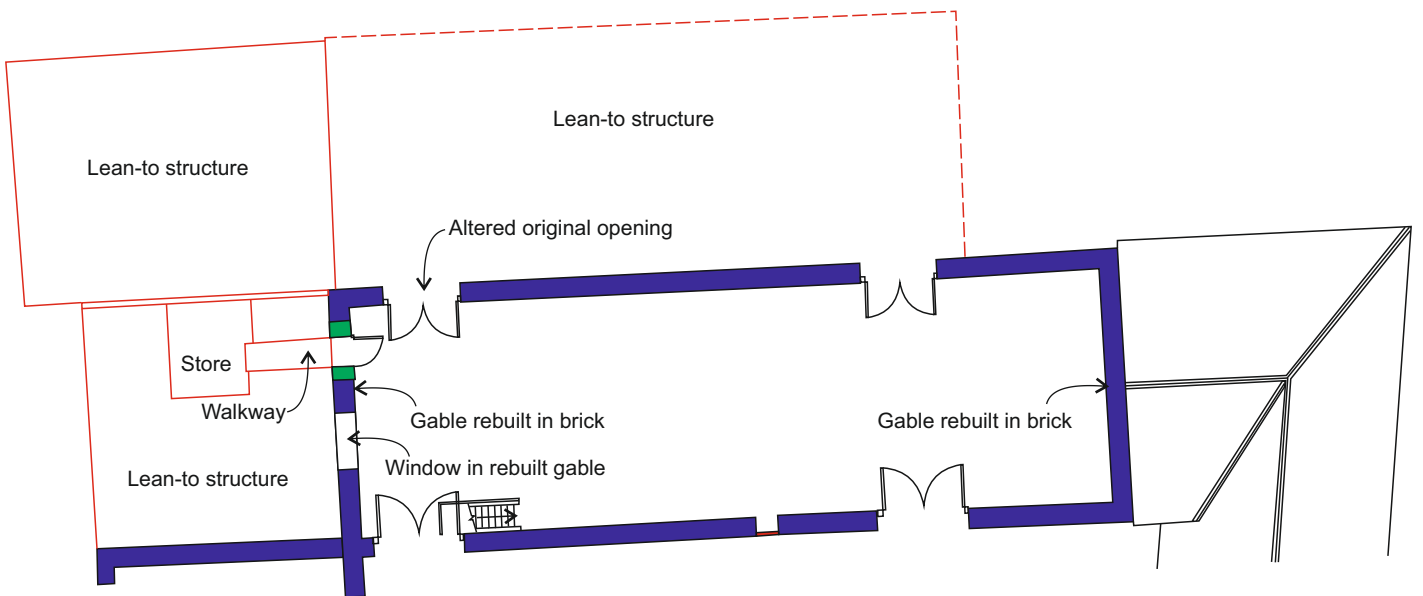
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Fig. 5: Extract from the 1:2,500 Ordnance Survey map, 1969

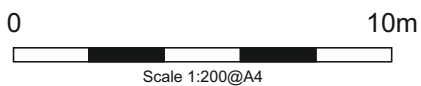
Ground floor



First floor



- Mid-19th century
- Late-19th/early-20th century
- Late-20th century



PROJECT

Oakhay Barton, Stoke Canon, Devon

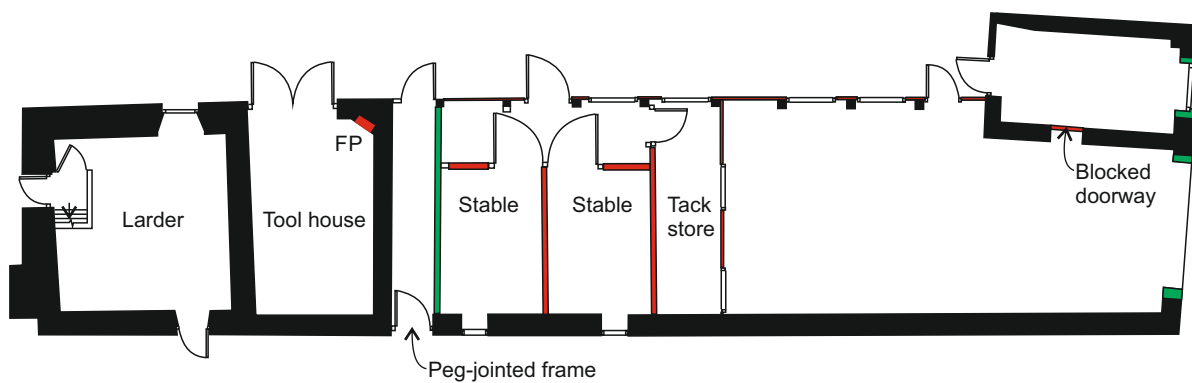
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Fig. 6: Phased floor plans of the north barn

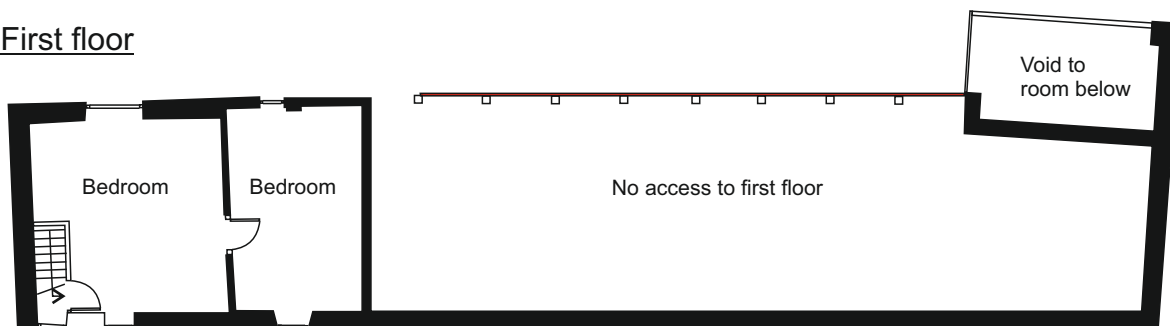




### Ground floor



### First floor



FP Fireplace

■ Late-18th century

■ Mid-19th century

■ Late-19th/early-20th century

■ Late-20th century



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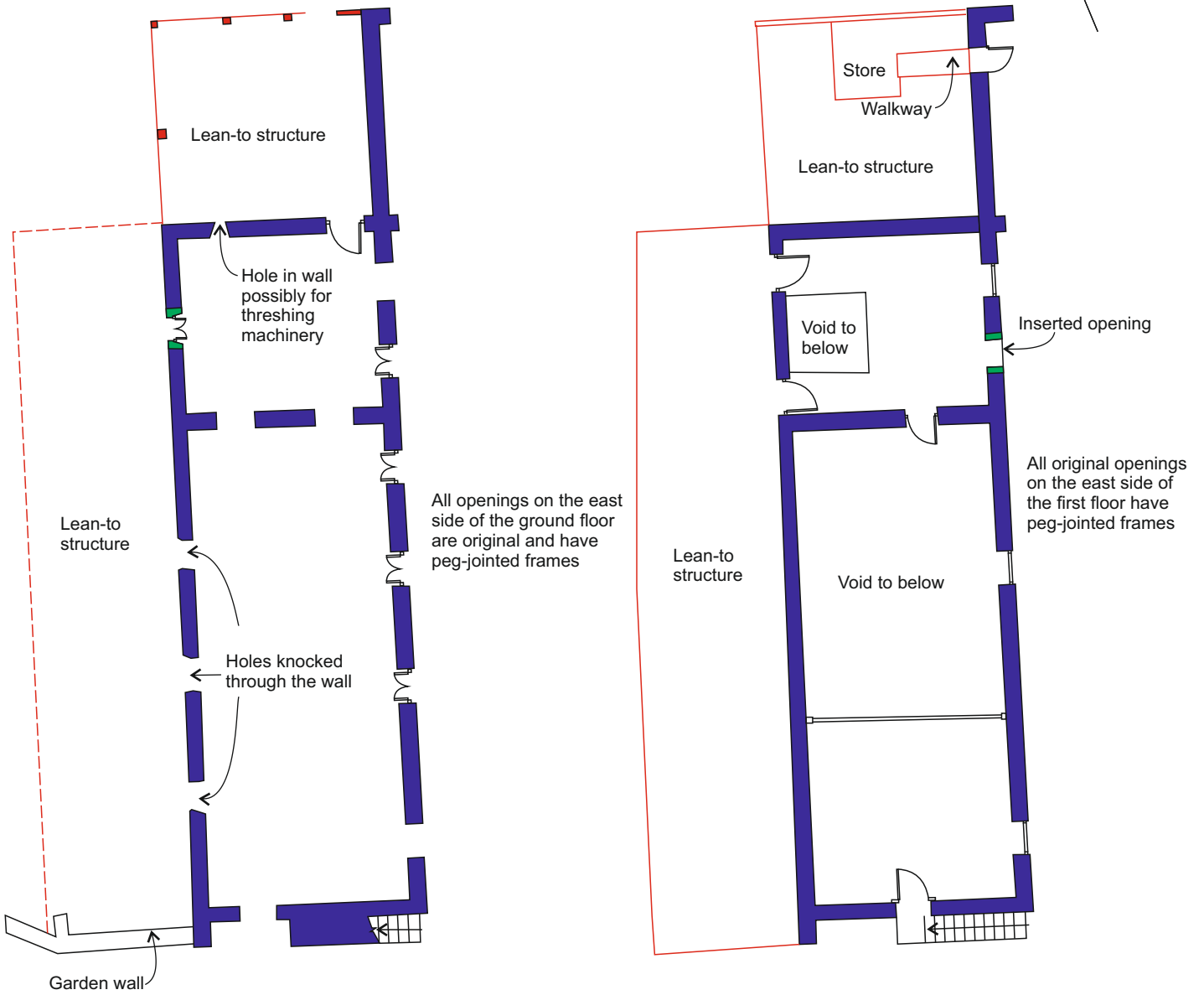
Fig. 7: Phased floor plans of the south barn





Ground floor

First floor



- Mid-19th century
- Late-19th/early-20th century
- Late-20th century



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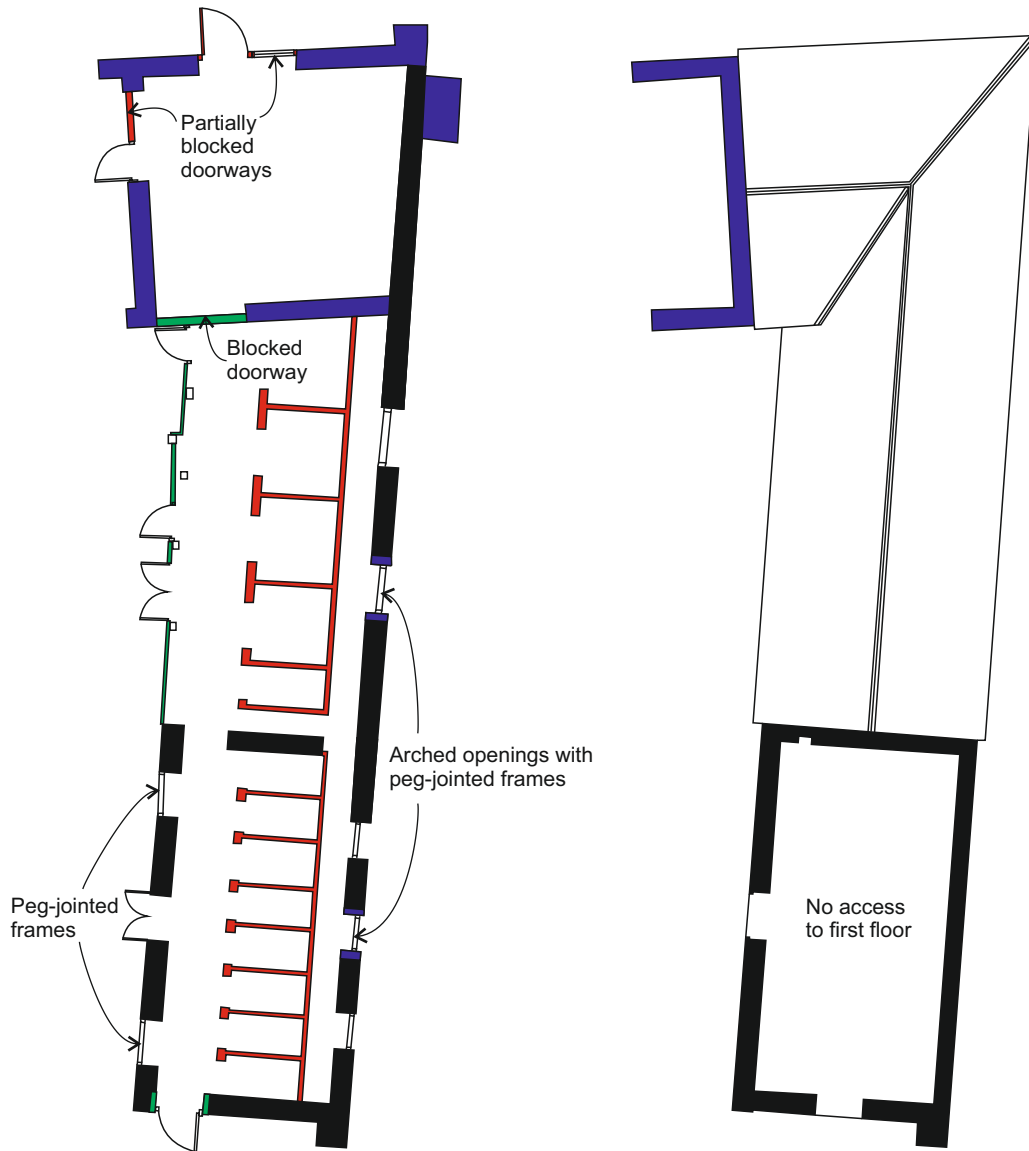
TITLE

Fig. 8: Phased floor plans of the west barn



Ground floor

First floor



-  Late-18th century
-  Mid-19th century
-  Late-19th/early-20th century
-  Late-20th century



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Fig. 9: Phased floor plans of the east barn





Plate 1: General view of central courtyard, looking northwest towards the north and west barns



Plate 2: General view of lean-to structures, looking southeast



Plate 3: South elevation of north barn, looking north (1m scale)





Plate 4: Peg-jointed timber door frame in south elevation of the north barn, looking north (1m scale)



Plate 5: East end of north elevation of north barn, looking southwest (1m scale)



Plate 6: West end of north elevation of north barn, looking south (1m scale)



Plate 7: General view of central room on the ground floor of the north barn, looking west (1m scale)



Plate 8: General view of first floor of the north barn, looking east (1m scale)



Plate 9: South elevation of south barn, looking northeast (1m scale)





Plate 10: East elevation of south barn, looking west (1m scale)



Plate 11: North elevation of south barn, looking north (1m scale)



Plate 12: Three-light window in the west end of the south barn, looking north (1m scale)



Plate 13: General view of east room on the ground floor of the south barn, looking northwest (1m scale)



Plate 14: General view of stables on the ground floor of the south barn, looking east (1m scale)



Plate 15: General view of tool house on the ground floor of the south barn, looking northeast (1m scale)





Plate 16: East elevation of west barn, looking west (1m scale)



Plate 17: Ground-floor window in the east elevation of the west barn, looking west (0.50m scale)



Plate 18: North elevation of west barn, looking southwest (1m scale)



Plate 19: West elevation of west barn, looking southeast (1m scale)



Plate 20: South elevation of west barn, looking northeast (1m scale)



Plate 21: General view of north room on the ground floor of the west barn, looking northwest (1m scale)





Plate 22: General view of south room of the west barn, looking south (1m scale)



Plate 23: East elevation of east barn, looking northwest (1m scale)



Plate 24: West elevation of east barn, looking east (1m scale)



Plate 25: General view of south end of ground floor of east barn, looking northeast (1m scale)



Plate 26: Roof structure in north end of ground floor of east barn, looking north (1m scale)



Plate 27: General internal view of lean-to structure to the northwest of the barns, looking northwest (1m scale)



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