

**ARCHAEOLOGICAL RECORDING
OF A BARN AT UPCOTT COTTAGE,
COOKBURY, DEVON**

Prepared for Mr. R. Hunter

by

A.J. Passmore

Exeter Archaeology

Report No. 08.76

Project Number 6514

November 2008

Contents

1. Introduction	1
2. The site	1
3. Aims	1
4. Method	1
5. The barn	1
6. Discussion	2
Acknowledgements	3
Sources consulted	3

Illustrations

Fig. 1 Location of site.

Fig. 2 The site in 1907.

Fig. 3 The barn.

Pl. 1 North elevation of the barn.

Pl. 2 Secondary partition between bays 5 and 6.

Appendix: Brief for Historic Building Recording

1. INTRODUCTION

This report has been commissioned by Mr. R. Hunter and presents the results of an historic building recording exercise undertaken by Exeter Archaeology (EA) on 11 August 2008 of a barn at Upcott Cottage, Cookbury, Devon. The work was required under a condition attached to the grant of planning permission (no. 1/0022/2008/FUL, Torridge District Council) for the conversion of the barn, which is currently used as a store, into holiday accommodation.

A copy of this report is available on the national on-line archaeological database; OASIS - (Online Access to the Index of archaeological investigationS) under ID number exterar1 - 52028.

2. THE SITE (Figs 1-2; Pl. 1)

The barn is located within the grounds of Upcott Cottage (SS 3802 0492; Fig. 1) adjacent to an unclassified road. Upcott is first documented in 1242, and this early historic settlement is likely to have been situated south of the road near Upcott Barton, or perhaps further to the south where the site of manor house is depicted on historic maps (see Fig. 1). The building fronts Upcott Cottage rather than the road and it is likely that the garden of the cottage was formerly a yard (Pl. 1). A second barn is situated along the west side of the yard. The barn under consideration is thought to be of 19th-century date and is depicted on historic Ordnance Survey mapping (Fig. 2).

3. AIM

The aim of the work, as set out in a brief provided by the Devon County Historic Environment Service (Dick 2008), was to produce a record of the building prior to conversion.

4. METHOD

Recording of the barn was undertaken in accordance with specifications applicable to Level 2 in *English Heritage 2006 Understanding Historic Buildings: a guide to good recording practices*, as set out in a Written Scheme of Investigation prepared by EA (Gent 2008). The building recording consisted of:

- a detailed description of the barn;
- a detailed photographic record of the fabric in black and white print and colour digital format; and
- a limited drawn record using 'as existing' architect's drawings to show the locations of fixtures and fittings and any significant structural detail or evidence of phasing.

5. THE BARN (Fig. 3; Pls 1-2)

The barn is a single-storied, six-bay rectangular structure that measures 16.6m long by 6.2m wide. The east, west and south elevations are constructed of roughly-coursed local sandstone bonded in hard gravelly yellow-white cement with later cement pointing; the north elevation facing Upcott Cottage is open fronted. Within the east gable elevation is a square-headed high-level window that has been blocked using rubble stone. The deep nature of this opening, continuing below the eaves level, indicates that the opening was a window rather than a

loading door to a loft in the roof space. To the north, a smaller window with brick jambs has been inserted into the wall. This may have replaced the earlier window when it was blocked. The later window has subsequently been blocked with stone rubble.

In the north elevation bays 1 and 2 have been enclosed with a wall constructed of irregularly-laid sandstone bonded in grey-white cement with patchy intense inclusions of slate-derived gravel. The wall incorporates a high-level window with brick jambs on its west side and a wooden frame. In the west end of the wall is a chase for a removed door frame.

Abutting the east gable elevation is a large tapering buttress. Although not entirely clear due to the presence of secondary cement, this buttress must have been added to prop up the building since it obscures the window in the elevation it supports.

The roof trusses are of typical 19th-century design, being compression 'A'-frames with mortice and tenon joints and timbers secured with iron bolts. The tie beams are set into the fabric of the south elevation, and into vertical posts at the front of the building. The current posts are modern replacements. Above the tie beam is a central king post with supporting diagonal braces. The roof covering is modern and replaces an earlier 'rag slate' roof. The purlins and the wall plate attached to the posts on the north elevation are also replacements. The ridge purlin is a thin plank set vertically into the top of the king post, and this timber must have replaced an earlier ridge purlin of the same design.

The floor in bays 1-4 is laid in cobbles, although this is partly obscured by gravel. Under the truss between bays 1 and 2 this surface incorporates an edged, slightly-sunken 0.65m wide drain. This drain appears to predate the masonry forming the north elevation of bays 1 and 2. To the east of the drain the floor has been partially replaced in concrete. The cobbles are also visible in bays 5 and 6 but have been covered with a concrete surface.

There are few historic fixtures within the building. In the south elevation of bays 3 and 5 there are two vertical scars that probably represent the positions of former partitions. In its present layout bays 3 and 4 are divided by a sheet corrugated iron partition that extends from the tie beam to the floor. This replaces an earlier partition made from chicken wire. Bays 4 and 5 are divided by a full height wooden plank partition attached to the western side of the truss. Below the tie beam the planks are fixed to a series of seven vertical roughly quartered-cut posts that are attached to the tie beam.

The only other historic fitting is a wooden manger in bays 1 and 2. The manger is suspended from the rafters with its base attached to the south elevation.

6. DISCUSSION

The barn is a small structure associated with the farm at Upcott. The barn has been previously described as a linhay, due to its open front. However, there is no evidence that the roof space was floored over and that this was used as a hay loft. In addition, with the exception of the east end of the barn, the lack of drainage provision in the cobbled surface also precludes an interpretation where the building housed cattle stalls throughout its length. An alternative use, which is reinforced by its position facing north away from the sun (Beacham 1990, 91), is a cart shed, perhaps with some stalls in bays 1 and 2.

The building is likely to be of early-mid 19th-century date. The roof structure is typical of a 19th-century building. The complete use of stone rather than bricks (or brick for details) may indicate an earlier rather than later date within this period. It is possible that an abundance of locally-sourced stone was available, since at this date the use of brick, at least for quoins and window jambs, may be expected.

The barn has undergone a few changes, probably through the later 19th century into the 20th century. These have included the addition of a buttress against the east elevation that obscured an existing window. A new window was probably inserted to replace this window at the same time. The stalls in bays 1 and 2 were upgraded, with the enclosing of the open front and the provision of a new manger. Elsewhere, the bays were subdivided, perhaps to form storage for materials rather than carts.

ACKNOWLEDGEMENTS

The recording was commissioned by Mr. R. Hunter and was administered by T. Gent for EA. The fieldwork was carried out by A.J. Passmore and the report illustrations prepared by S.E. Blackmore.

SOURCES CONSULTED

- Beacham, P. 1990 *Devon Building: an introduction to local traditions* (Exeter: Devon Books).
- Dick, A.M. 2008 *Brief for Historic Building Recording: Upcott Cottage, Cookbury* (HES ref: ARCH.DC.TO.12779).
- Gent, T.H. 2008. *Written Scheme of Investigation for Archaeological Building Recording at Upcott Cottage, Cookbury, Holsworthy, Devon* (Exeter Archaeology document for proj. no. 6514).

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Upcott Cottage
Parish: Cookbury
District: Torrridge
County: Devon
NGR: SS38020492

Planning Application no: 1/0022/2008/FUL

Proposal: Conversion of linhay to accommodation

Historic Environment Service ref: ARCH.DC.TO.12779

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Chris Wilson, with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works at a linhay at Upcott Cottage.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'

1.3 The principal objectives of the programme shall be to produce a record of the building.

1.4 The building is part of a group of probably 19th century agricultural buildings at Upcott, which is itself first documented in 1241. It is depicted on the 1880s Ordnance Survey mapping as a linhay, and as such is an example of a traditional agricultural building, and is of architectural and historical interest.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Historic building recording

A record shall be made of the historic fabric of the building affected by the conversion. This works shall conform to approximately Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

*Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

In the present instance, the record will be confined to a brief written description (*Understanding Historic Buildings*, elements 1-4 and 6), a photographic record (*Understanding Historic Buildings*, elements 1, 2 and 4) and drawn record (*Understanding Historic Buildings*, elements 1 and 7 (existing architect's plans/elevations with annotations may be suitable)).

The WSI will set out the elements of recording which are to take place.

3.3 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IFA and scientific guidelines for the analysis and dating of the historic buildings.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds.

5. REPORTING

5.1 The report shall be prepared collating the written, photographic and drawn information outlined above. The report shall include a brief description of the historic building fabric and any architectural features of interest. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

A copy of this brief shall be included in the report.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.4 A copy of the report will also be submitted to the Torridge District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, a hard copy of the report shall be supplied to the HES on the understanding that it will be deposited for public reference in the HER. In addition to the hard copy, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.6 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the work. This will include a digital version of the report. **The report will also include the OASIS ID number.**

6. PERSONNEL

6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

6.4 Monitoring will continue until the deposition of the site archive, and the satisfactory completion of an OASIS report - see 5.5 below.

6.5 The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

7.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

8. CONTACT NAME AND ADDRESS

Ann Marie Dick, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW
Tel: 01392-383405 Fax: 01392-383011 E-mail: ann.dick@devon.gov.uk

David Tucker, Conservation Officer, Torridge District Council, Riverbank House, Bideford EX39 2QG
Tel: 01237-428709 Fax: 01237-478849 E-mail: david.tucker@torridge.gov.uk

3 March 2008

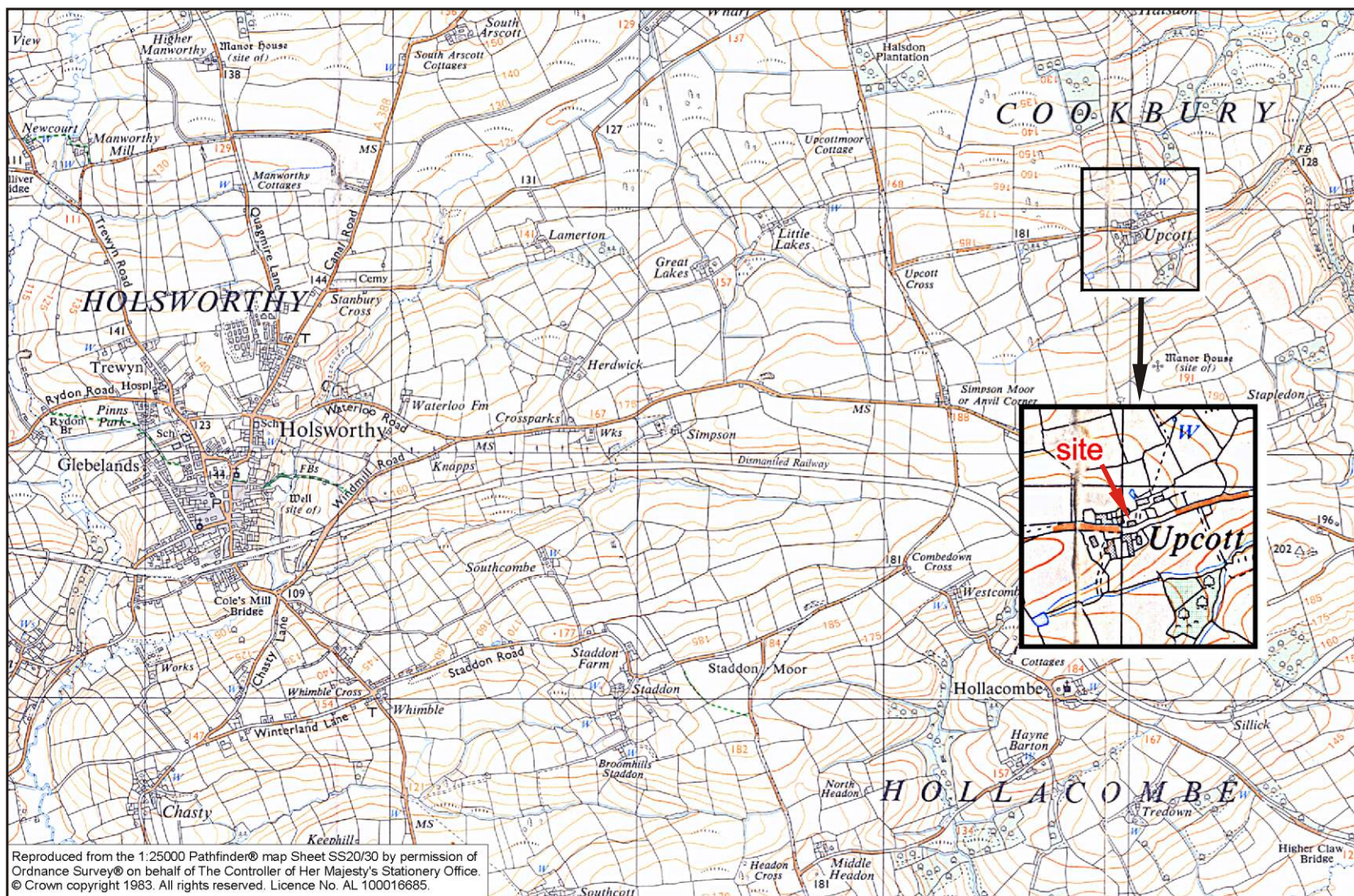


Fig. 1 Location of site.

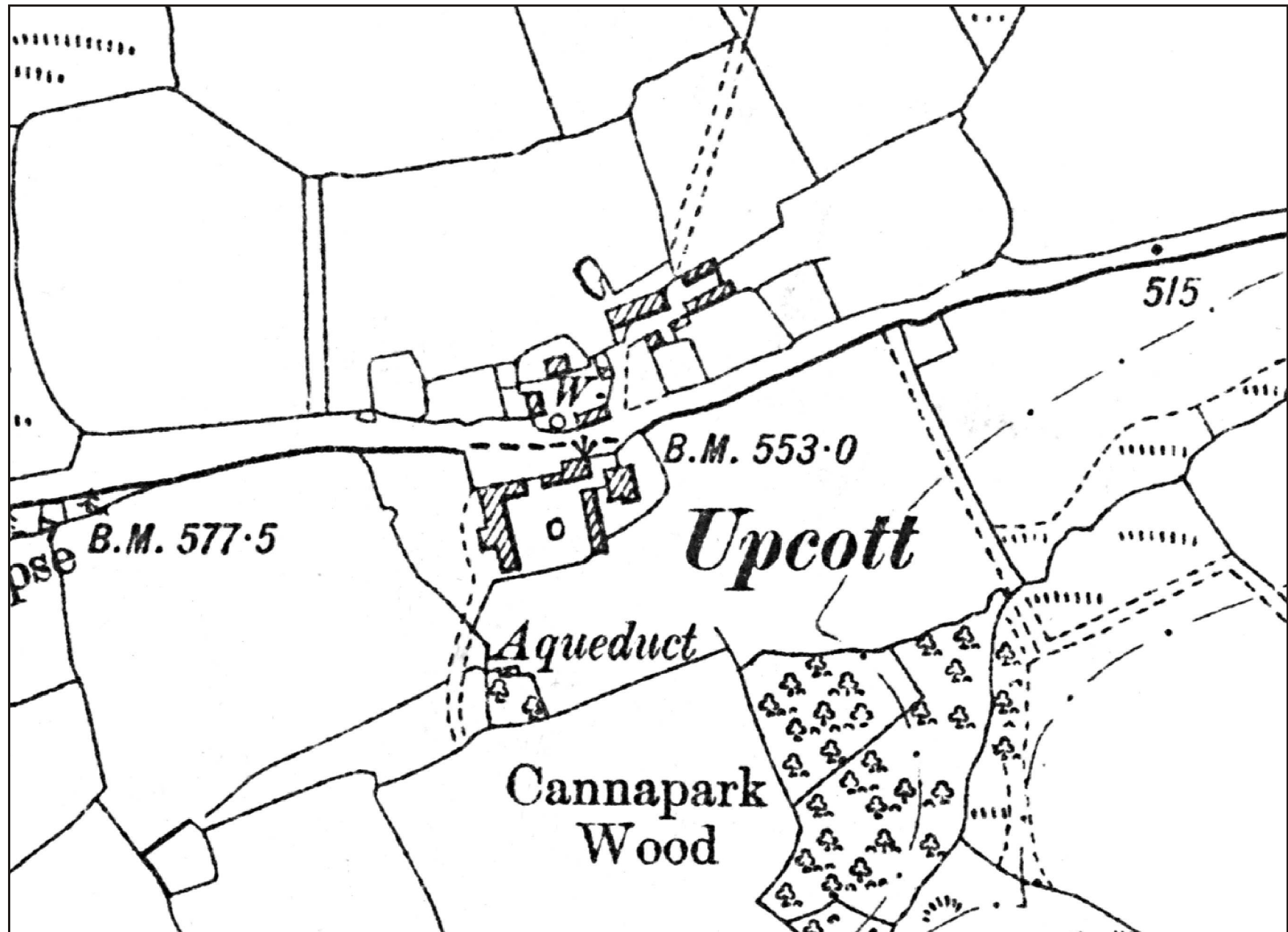
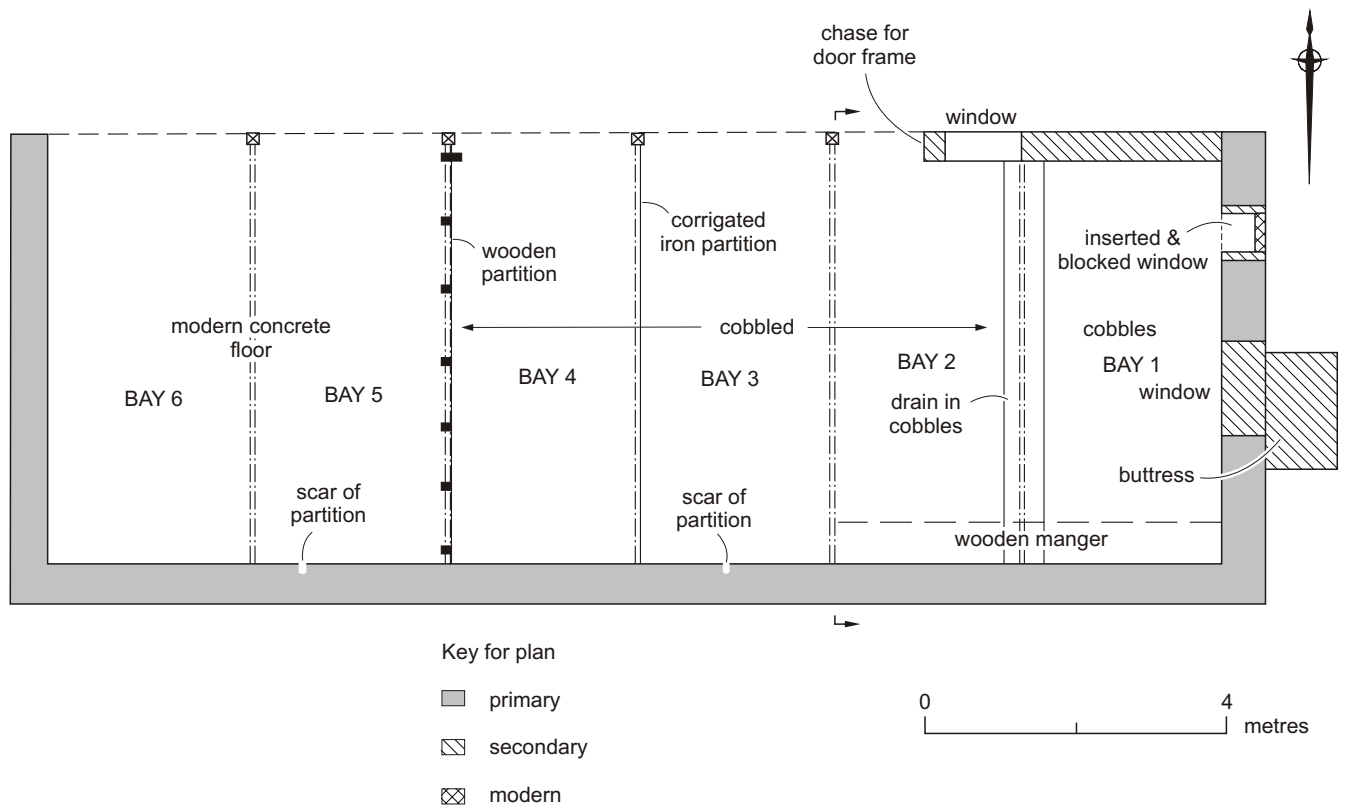


Fig. 2 The site in 1907. (OS 6" second edition Devonshire map Sheet 50SE, enlarged to 1:2500).

Plan



Section

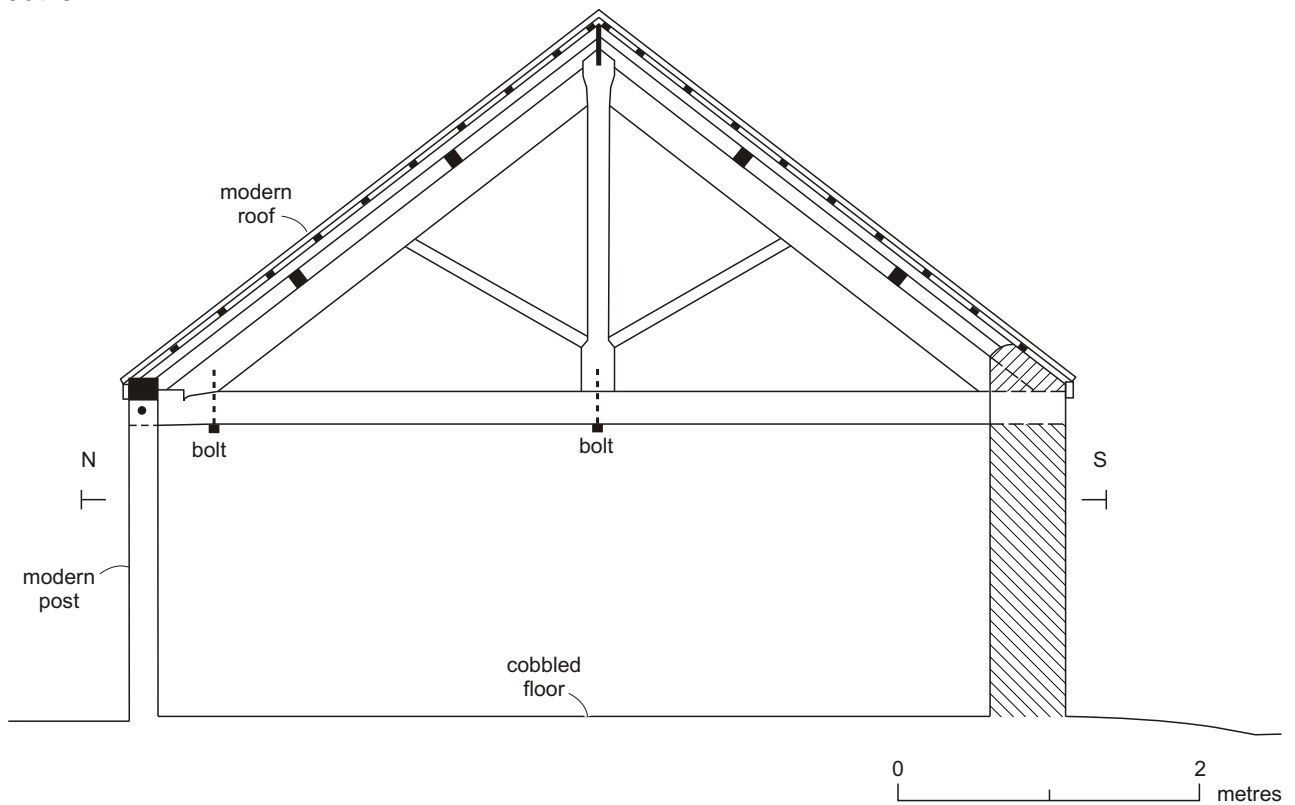


Fig. 3 The barn (based on architect's drawing 369/2007: sheet 1).



Plate 1 North elevation of barn, looking south. Scale 1m.



Plate 2 Secondary partition between bays 5 and 6, looking southeast.