ARCHAEOLOGICAL RECORDING AT NEW INN FARM, CALVERLEIGH, LOXBEARE, DEVON

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Exeter Archaeology

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SUMMARY

Historic building recording was undertaken by Exeter Archaeology in May and June 2010 during repairs to the farmhouse of New Inn Farm, Calverleigh, Loxbeare (SS 92036 14488). The property is Grade II listed (LBS No. 96751), and forms part of a 17th-century lobbyentry house. A record of the roof was prepared and this was shown to be of two phases – a 17th-century structure with replacement of two trusses in the early 18th-cenury.

Two first-floor partitions were investigated and were demonstrated to form part of the 18th-century alterations to the house. Both partitions were constructed using vertical posts infilled with cob – an usual technique for a rural property. Door openings, later raised in height, were recorded in each partition.

1. INTRODUCTION (Fig. 1)

This report presents the results of historic building recording undertaken by Exeter Archaeology in May and June 2010 on the former farmhouse of New Inn Farm, Calverleigh, Loxbeare (SS 92036 14488; Fig. 1), a Listed Grade II building of 17th-century or earlier date (LBS No. 96751). The works were commissioned by Mr H. Pope on behalf of the owner of the property Mrs Parr and were undertaken in connection with repairs and alterations to the building undertaken under Listed Building Consent (Mid Devon District Council, application number 10/00718/LBC).

2. THE WORKS

The main elements to the repair and alteration works consisted of 1) repairs to two roof trusses; 2) partial removal of two internal first-floor partitions, and; 3) repairs to a decayed beam and fractured floor joists. The repairs were undertaken where the structure of the building was failing. This is discussed in section 6 below.

3. AIMS

The aims of the work were to record elements of the historic fabric of the building to be repaired or removed, and to record any historic fabric exposed during removal of the first-floor partitions.

4. METHOD (Appendix 1)

The recording work was carried out in accordance with a brief supplied by the Devon County Council Archaeological Officer (Reed 2010, reproduced as appendix 1) and a subsequent Written Scheme of Investigation prepared by EA (Passmore 2010).

A desk-based assessment was carried out in order to provide a historical and archaeological context for the building. The following repositories and sources were consulted:

- Devon Record Office and Westcountry Studies Library (historic maps, records and secondary sources);
- Devon County Council Historic Environment Service (including Historic Environment Record entries and aerial photographs);
- Listed building records;
- Exeter Archaeology archives.

The site work consisted of a photographic, written and drawn record (at scales of 1:5, 1:20 and 1:50) of features that would be affected by the works and an inspection of other areas of the building in order to place the features in context. Following removal of plaster from the partitions these walls were likewise recorded before cob infill was removed.

5. HISTORICAL BACKGROUND

5.1 Historical Background

New Inn Farm lies within the hamlet of Calverleigh, which was a small parish in its own right until it was amalgamated, for civil purposes, with Loxbeare, in 1885. The settlement of Calverleigh was documented in 1086, and is presumably, therefore, of Saxon origin.

'New Inn' is depicted on Donn's Map of 1765 (Fig. 2), so was presumably in use as an inn at that time. The site is indicated (schematically), but not named, on the Ordnance Survey (OS) one-inch map of 1809,³ although no detail of the buildings can be ascertained. The earliest map showing the site in detail is the 1839 Tithe Map (Fig. 3) that depicts the house, as an 'L' shaped building, coloured pink, with a structure adjoining its western end, and two detached buildings to the east.

The property is not named on the map or in the accompanying Tithe Apportionment, where it is recorded as 'Farm House Farm Buildings and Court' (plot 87) owned by Joseph Chichester Esq. (who owned the entire parish), and occupied by William Rice. The house formed part of a tenement of some 66 acres, including land to the south of the road, and also included Calverleigh Mill to the north-east. There is no mention of an inn in the Apportionment, but it may be that it formed part of the farmhouse.

The OS map of 1890 (Fig. 4) marks the site as 'New Inn'. The 'L'-shaped house appears much the same as on the Tithe Map, but the western building had gone, and there had been some alterations to the two structures to the east. Kelly's Directory of 1902 lists John Besley as a farmer at New Inn.⁴ The house and other buildings are shown on the OS map of 1905, on which the site is marked as 'New Inn Farm'. It is not certain at what date the inn ceased to function.

A parish history written in 1935⁵ records a 'New Inn Messuage', which included 'Dwelling House, Barn, Stable & other buildings with the ham', together with an orchard and pound house, and other fields. The house may represent the farmhouse, although the earlier tenement appears to have been divided by this time as the messuage contained only just over 14 acres.

To the west of the house the OS map of 1890 (Fig. 4) depicts a school building within its own enclosure. This may have been the school mentioned by Bovett as being established by the Chichester family of Calverleigh Court in about 1860.⁶ It was still shown on the OS map of 1905.

¹ Kelly's Directory of Devonshire 1897, 118.

² Gover, et al, 1932, 539.

³ Margary 1977.

⁴ Kelly's Directory 1902.

⁵ DRO 321A/PY/4/1, p. 82.

⁶ Bovett 1989, 198.

5.2 The listed building description

The listed building description LBS No. 96751 presents the following account of the farmhouse:

"House, divided into 2 properties. C17 or earlier origins, renovations of the late C20. Colourwashed and rendered, probably stone rubble; slate roof, hipped at ends; massive axial stack with stone shaft; right end stack.

Plan: Sited below the level of the road with a pitched stone yard in front. The main range is a 3 room lobby entrance plan, 2 rooms to the right of the original entrance, 1 to the left. C20 rear additions at the left end, C20 conversion of barn to domestic use at the right end at right angles to the rear of the main range. The room to the right of the original entrance appears to have been the hall with high quality carpentry and masonry; the right hand room has plainer finish. Left hand room not inspected at time of survey (1986). The building is said to have been converted to a farmhouse from an inn in the C19.

Exterior: 2 storeys. Asymmetrical 6 window front, the original entrance to the left with a late C16 r C17 plank and stud door with a gabled lattice porch. Additional entrance on front into right hand room, also with a gabled lattice porch and entrance to left into left hand room. The C17 timber mullioned hall window survives, other fenestration C19 or C20.

Interior: The hall is very complete with an open fireplace with chamfered ashlar jambs, an ovolomoulded cross beam and moulded exposed joists. A short section of plank and muntin screen forms the hall side of the entrance lobby. Built into a recess adjacent to the fireplace is the head of a probaly late C15/early C16 cusped timber window. The carpentry in the right hand room is plainer with some C20 replacement: open fireplace with stone rubble jambs, a timber lintel and bread oven. The remains of a first floor chamber survive above the hall, although the room has been sub-divided in the C20. C17 first floor fireplace with chamfered stone jambs with pyramid stops and the remains of a moulded plaster cornice.

Roof: some C18 trusses survive."

6. RESULTS (Figs 5-6; pls 1-2)

6.1 **The roof**

The roof is of 17th-century date although the eastern two trusses were replaced in the 18th century. The roof has been reslated but most of the earlier timbers survive. The positions of the trusses are reflected in the arrangement of the first-floor partitions, but the alignment of these partitions does not reflect the ground-floor arrangement. The trusses are described from east (truss 1) to west (truss 5); repairs were made to trusses 3 and 4.

Trusses 1 and 2 are open trusses with relatively slender lap-jointed principal rafters and low-level lap-jointed collars, fixed with pegs and nails. The roof has back purlins that extent to and also rest on the back of the truss 3 rafters. These trusses are more slender than trusses 3-5 and may represent either a replacement of the earlier roof or a later addition.

Truss 3 is of a different design from truss 1, and is constructed from larger timbers. It was formerly closed to the apex but has been partially reopened. Between the trusses are vertical posts, attached to a lower, secondary collar, that are infilled with cob and covered with lath and plaster painted white. The cob and covering generally survive only at the base of the truss, below the raised ceiling of the rooms below. The lower collar has pulled away from the principal rafter, and a modern brace as been added above to provide structural support. There is a primary collar higher up the truss. The lower collar is lap-jointed and the higher is notched lap-jointed and attached with pegs. The side purlins are trenched into the back of the principal rafters. The common rafters are thin and frequent, and are of a less regular form than around trusses 1 and 2. The ridge purlin to the west is set diagonally into the apex of the rafter, whereas the later ridge purlin to the east is set into a raised yoke.

Truss 4 is of the same basic design as truss 3 and has two collars, although the lower one is positioned higher than that in truss 3, possibly reflecting the higher ceiling in the rooms below. The lower collar has pulled away from the principal rafter. The truss is open except for studs hanging from the lower collar that support the ceiling below.

Truss 5, similar to truss 1, is also open and has a low-level collar. This truss is located adjacent to the east wall of the property, to the east of the stack forming the lobby entrance. The roofspace is blocked beyond this truss, forming the party wall between the two properties. This partition is almost certainly of mid-19th-century date.

The east end of the roof is hipped and incorporates a chimney stack.

6.2 The first-floor partitions

West partition

This partition is located at the west end of the building over the ground-floor hall, and divides two bedrooms from a corridor and another bedroom. The partition is formed from vertical studs attached to the lower collar, which extend upwards as far as the ceiling. Several of the studs have been reused; these display rows of pegholes. The voids between the studs are infilled with cob, and the partition is covered with lath and plaster. Throughout the first floor layers of plaster, both painted and covered with wallpaper, are visible, along with patches of modern cement render. In the southwest bedroom this lath and plaster supports a moulded cornice that lines up with a moulded beam above the south side of the room. The partition was observed to overlie some of the earlier layers of plaster, indicating that the partition is a secondary feature. The partition incorporates a central doorway, that has been raised in height. The single visible post has a chamfer and a high-level flat stop. At its north end the upper section of the partition, below the dislodged collar, has recently been repaired.

Middle partition

The next partition divides two bedrooms and extends across the corridor where it divides a small store from the stairwell. The construction technique is the same as used in the west partition, and the wall also incorporates a central doorway. Again, this doorway has been raised and its head removed. The infill between the studs to the north of this door has been partially removed. Significant repairs were only undertaken to the southern half of the partition; the north end was

not stripped of lath and plaster, and only a small hole was made to facilitate the insertion of a nut and bolt.

6.3 Ground-floor hall beams

The damaged features consist of the central hall beam – situated below the western partition – and three of the joists attached to this beam, located in the northwest corner of the room. These joists will be replaced. The beam has an ovolo moulding and is contemporary with the beam over the lobby entrance and the fireplace, as well as the beam dividing the hall from the inner room. The joists have a shallow, flat reeded moulding on their undersides. Profiles of the beam and a joist were drawn.

7. DISCUSSION

The property New Inn Farm forms part of a larger 17th-century house. The name suggests that the building may have been constructed as a public house, although lobby entry houses are a form of rural dwelling constructed in Devon from the 17th century onwards. (This floor plan develops earlier in southern and eastern England and in Devon replaces the traditional vernacular 3-room and cross passage house; Beacham 1990, 44.) The plan of a lobby entry house could though provide a public bar and a private house separated by the central fireplace/s, in this case perhaps with the bar on the west side of the door (within the present adjacent property) and the house on the east side – as defined by the hall with its screen and decorated ceiling timbers.

The two first-floor partitions recorded in 2010 are secondary features to the property dating to the early 18th century. It is probable that some of the other partitions forming walls to the bathrooms are later additions. The presence of a single original doorway in each partition probably indicates that there were fewer bedrooms (or chambers) than in the present arrangement. The cob infill of the partitions is highly unusual. Whilst some cob-filled partitions have been recorded in Exeter most were either left open or filled with brick nogging prior to the addition of lath and plaster.

The insertion of these partitions was poorly planned. Whilst they are located over ground-floor ceiling beams, these beams do not form part of the original ground-floor partitions. (Note that one partition has been removed.) The weight of these partitions, and in particular the cob infill, has caused the partitions to sag, with the secondary lower collars pulling away from the principal rafters.

The differences in the design between roof trusses 1-2 and 3-4 indicate that the former have been added or replaced. It seems likely that the eastern two bays of the house have been added, and the present kitchen wing was added at a later date to the rear of this room. This arrangement may also explain the differences in the ceiling height at first-floor level, with lower ceilings in the later extension. An alternative explanation is that the roof originally had a straight gable and the first floor of this end of the building was partially rebuilt when the roof was altered to the present hipped profile. The front windows in this part of the house, set lower in the fabric than all the others of the combined property, may also support this interpretation.

8. ARCHIVE

A fully indexed archive has been prepared and is currently stored at Exeter Archaeology's premises. The archive with be deposited under the accession number 119/2010 with the Royal Albert Memorial Museum in Exeter. Deposition will take place once when the museum starts accepting archives once their current refurbishment is complete. An OASIS entry for the project has been completed (number exetear1-78522).

ACKNOWLEDGEMENTS

The project was commissioned by Mr H. Pope, on behalf of Mrs Parr, the owner of the property, and managed for Exeter Archaeology by J.P. Allan. The recording work was carried out by A. J. Passmore, and the documentary research was undertaken by P. Manning. The report illustrations were prepared by T. Ives.

SOURCES CONSULTED

Unpublished sources

Passmore, A.J. 2010 Written Scheme of Investigation for Historic Building Recording at New Inn Farm, Calverleigh, Loxbeare, Devon, EA reference 7258.

Reed, S. 2010 Brief for Historic Building Recording: New Inn Farm, Calverleigh, Mid Devon, Devon, HES reference 96751).

Devon Record Office

Calverleigh Tithe map/Apportionment 1839/1838

321A/PY/4/1 Devonshire Association Parochial History Section, Calverleigh, compiled by J.F. Snell, March 1931

Printed sources

Beacham, P. 1990 Devon Building: an Introduction to Local Traditions.

Bovett, R. 1989 Historical Notes on Devon Schools.

Donn, B. *A Map of the County of Devon 1765* (1965 edition, reprinted by the Devon and Cornwall Record Society and the University of Exeter).

Gover, J.E.B., Mawer, A. & Stenton, F.M. 1932 The Place-names of Devon.

Kelly's Directory of Devonshire, 1878-9 & 1897.

Margary, H. 1977 The Old Series Ordnance Survey Maps of England and Wales, Vol. II.

Ordnance Survey maps (OS)

1:2500 map Sheet 45.2: 1890 & 1905

APPENDIX 1: The Brief

BRIEF FOR HISTORIC BUILDING RECORDING

Location: New Inn Farm
Parish: Calverleigh
District: Mid Devon
County: Devon

NGR: 292036,114488

Planning Application no: n/a

Proposal: repairs to listed building (LBS ref: 96751)

Historic Environment Service ref: Arch/dc/md/16208

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

- 1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works in this case a programme of historic building fabric recording required in support of a Listed Building Application to the Local Planning Authority. This brief has been produced specifically for the above site and at the request of Catherine Marlow, Mid Devon Conservation Officer.
- 1.2 The principal aim of this scheme is to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

2. WRITTEN SCHEME OF INVESTIGATION

- 2.1 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 Project Design to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).
- 2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Desk-based assessment

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

3.2 Historic building recording

A record shall be made of the historic fabric of the building affected by the proposed works. This works shall conform to Level 2 - 3 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.

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

- 3.3 The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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.
- 3.5 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the Mid Devon District Council Conservation Officer, and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

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, and the satisfactory completion of an OASIS report see 5.6 below.

5. REPORTING

- 5.1 The reporting requirements will be confirmed with the HES on completion of the site work.
- 5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include measured and scaled plans, cross-section drawings and elevations of the building(s), including their location, description of the historic building fabric, architectural features of interest and any artefacts recovered together with their interpretation. 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 dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.
- 5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the Mid 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, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, 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 archaeological work. This will include a digital version of the report. The report or short entry to the Historic Environment Record will also include the OASIS ID number.

5.7 Publication

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

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 specified person of equivalent standing and expertise. 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 finds, and the satisfactory completion of an OASIS report see 5.5 below.
- 6.5 The work shall be carried out in accordance with IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996), as amended (2008).

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 must be quoted in the Written Scheme of Investigation.
- 7.2 Archaeological finds resulting from the investigation (which are the property of the landowner) along with any pre-application works undertaken, 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 Any condition for historic building recording 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. CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)

It is the archaeological contractor's responsibility - in consultation with the owner, applicant or agent - to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

9. CONTACT NAME AND ADDRESS

Catherine Marlow, Conservation Officer, Mid devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP. Tel: 01884 234341 Email: cmarlow@middevon.gov.uk

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW Tel: 01392-38303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

6th May 2010

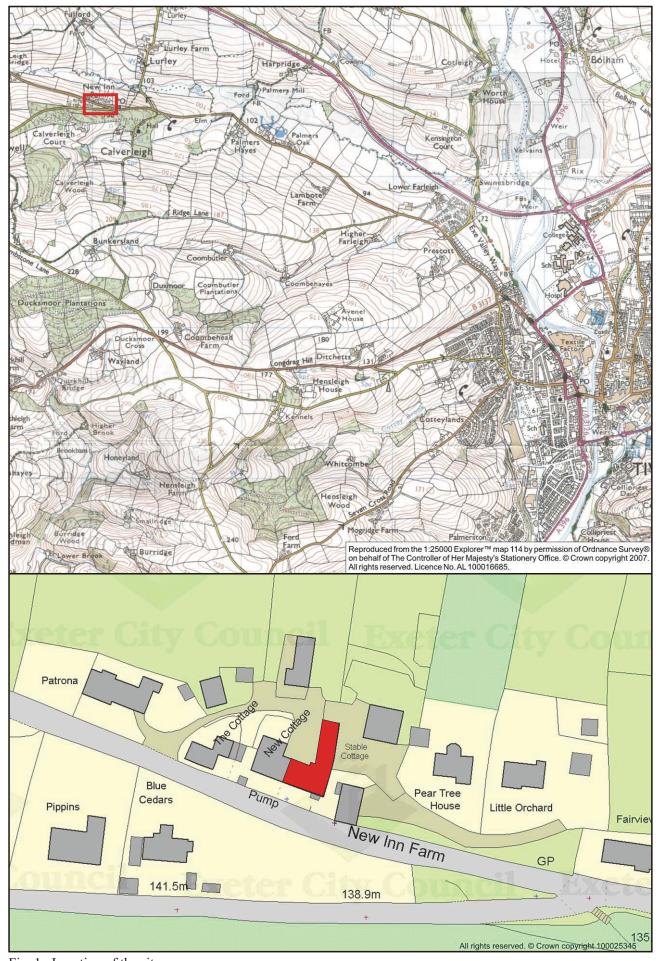


Fig. 1 Location of the site.

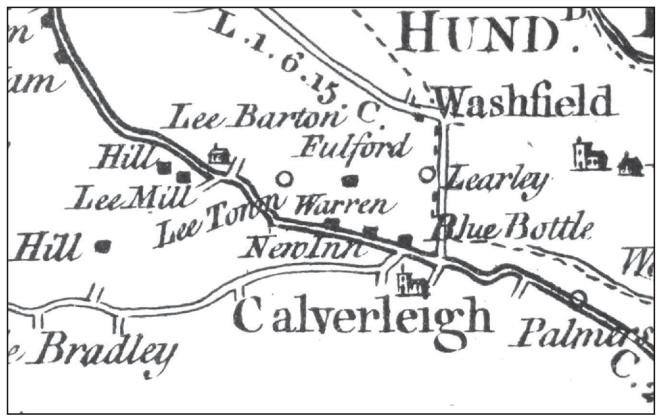


Fig. 2 The site in 1765, as shown on Donn's Map of Devon.

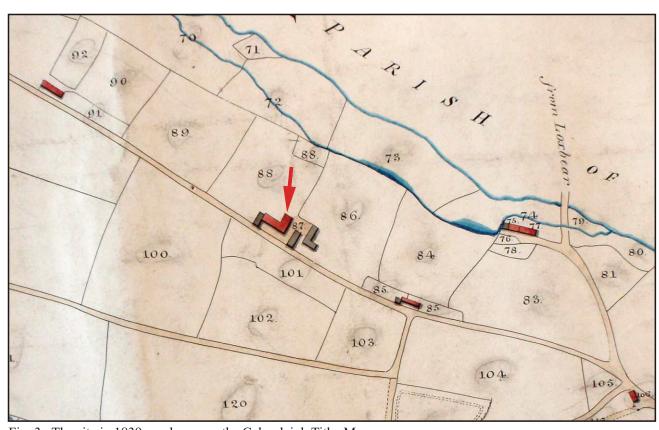


Fig. 3 The site in 1839, as shown on the Calverleigh Tithe Map.

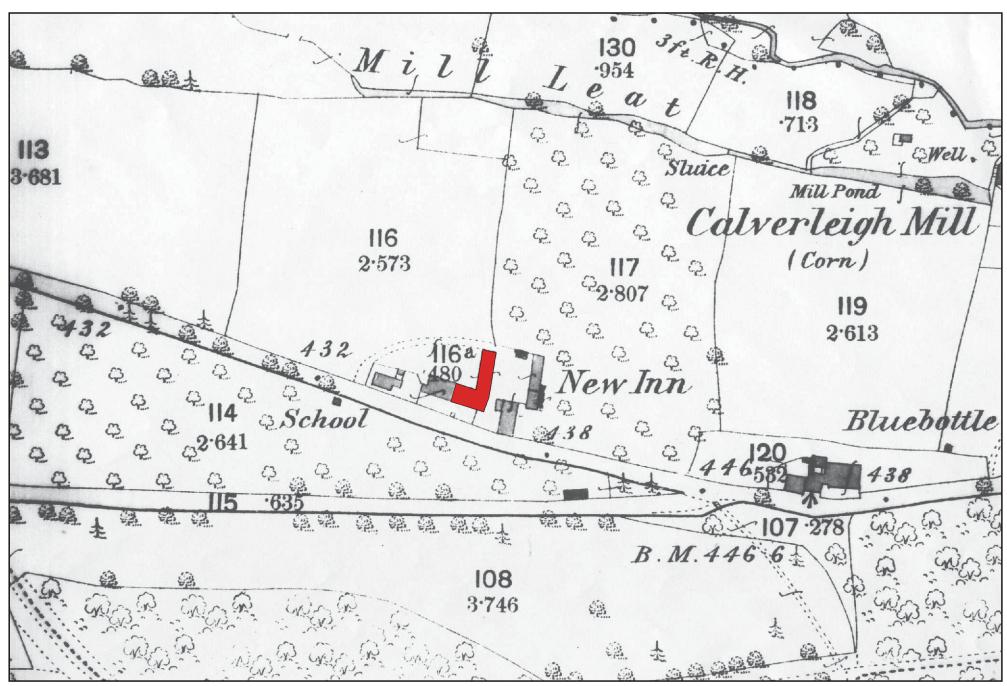


Fig. 4 The site in 1890, as shown on the Ordnance Survey first edition map.

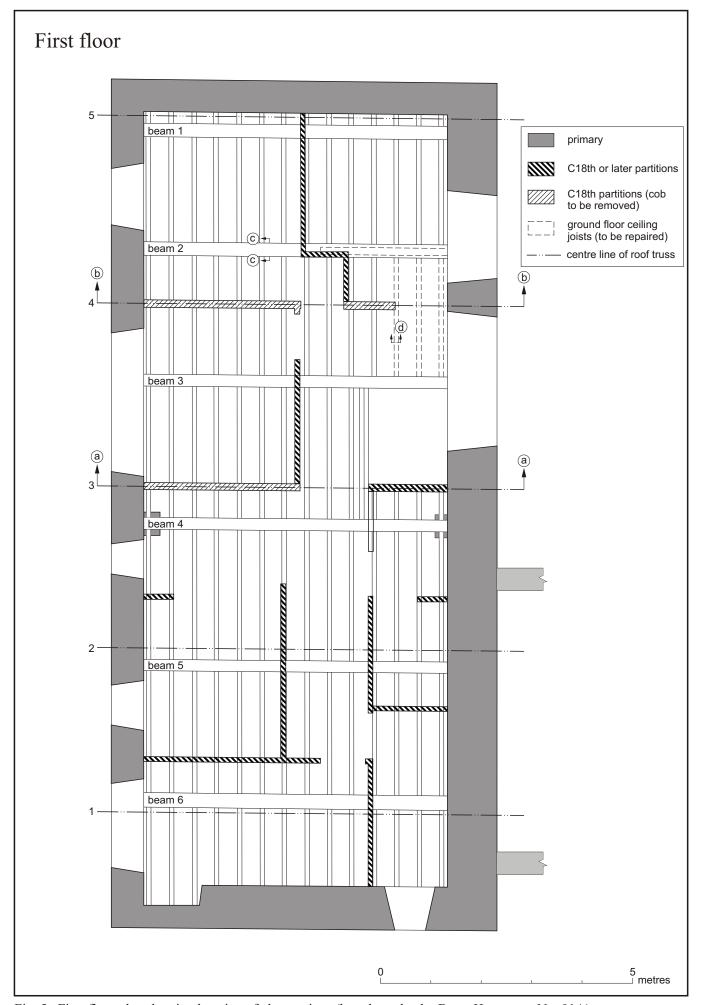


Fig. 5 First-floor plan showing location of observations (based on plan by Barry Honeysett, No. 01A).

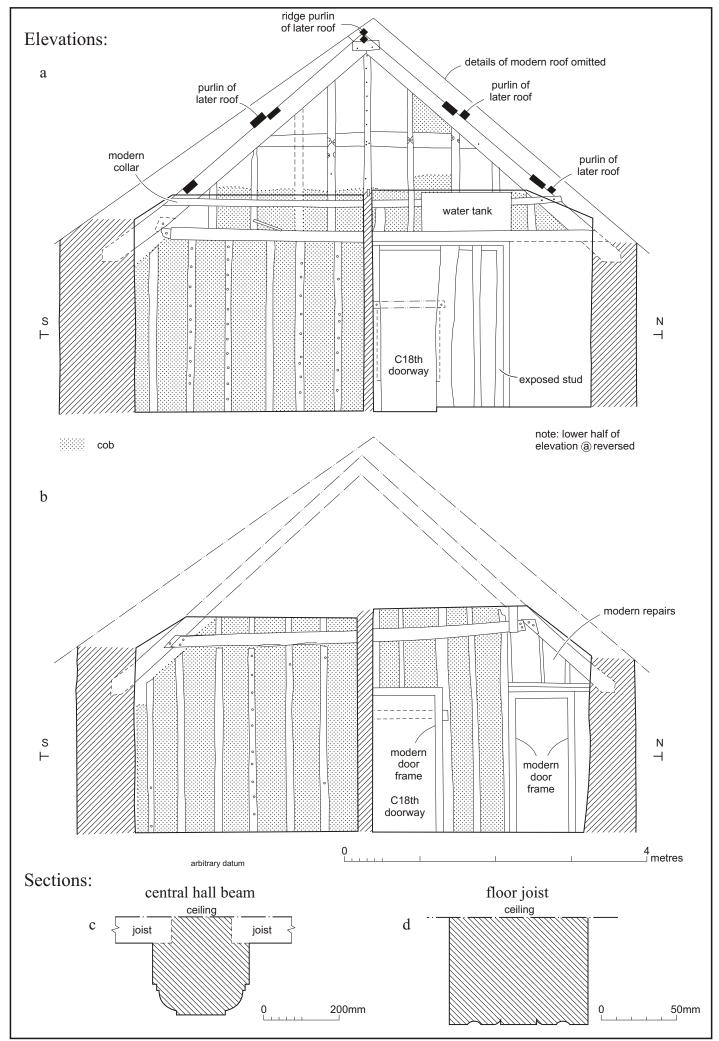


Fig. 6 Elevations and sections.



Plate 1 Roof truss 3, showing part of truss 2 in foreground, looking west.



Plate 2 The western partition showing the collar and partition dropping from the truss, looking west.