

EAST WORLINGTON HOUSE EAST WORLINGTON DEVON

Results of a Desk-Based Assessment
Historic Building Recording & Archaeological Evaluation



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East Worlington House, East Worlington, Devon

Results of a Desk-Based Assessment Historic Building Recording & Archaeological Evaluation

For

John Alexander of Jonathan Rhind Architects

on behalf of

Mr. & Mrs. Hurst-Bannister

By



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Summary

Colin Humphreys and associates and subsequently South West Archaeology Ltd. (SWARCH) were instructed to undertake an archaeological desk-based study and building survey of East Worlington Farm. The purpose of this study and survey was to place the house in its historical and landscape archaeological context, to understand the development of the buildings and to draw out any implications for future developments. This report was later extended with further historic building recording and an archaeological watching brief undertaken in April 2008 and January 2009 during various ground works associated with an extension and other alterations to East Worlington House.

It would appear that at the core of the house are remnants of a late medieval building. On the evidence of the smoke-blackened roof timbers and the presence of an upper chamber with elaborately decorated timber work (the fragment of elaborate moulding on the underside of an arch brace) which may have been heated by a fireplace in the east wall, this could have been a chamber block and subsequently a hall/house of some standing. Therefore, despite the lack of documentary evidence that this was ever the manor house of East Worlington, the physical evidence might suggest some seigneurial status at an early date. The documents indicate that by the later 16th century the house was serving as the rectory.

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1.0 Introduction

Location: East Worlington House
Parish: East Worlington
District: North Devon
County: Devon

1.1 Project Background

Colin Humphreys and Associates and subsequently South West Archaeology Ltd. (SWARCH) were initially instructed by Jonathan Rhind Architects to undertake an archaeological desk-based study and building survey of East Worlington Farm on behalf of the owners, Mr. & Mrs. Hurst-Bannister. The purpose of this study and survey was to place the house in its historical and landscape archaeological context, to understand the development of the buildings and to draw out any implications for future developments. This report was later extended with further historic building recording and an archaeological watching brief undertaken in April 2008 and January 2009 during various ground works associated with an extension and other alterations to East Worlington House. These works were carried out in accordance to a written scheme of investigation (Appendix 2) drawn up in relation to a brief (Appendix 1) supplied by Stephen Reed (Devon County Historic Environment Service (DCHES)).

1.2 Location and Topography

East Worlington is situated about 9 kilometres east of Chulmleigh in the centre of its own parish in the Deanery of Chulmleigh, and historically within Witheridge Hundred. For administrative purposes the parishes of East and West Worlington, which were created as separate entities in the 12th or 13th century, were united in 1885 and are now in North Devon District (Figure 1). The benefices were joined in 1919.

The village is situated on south-facing land above the Little Dart River on the Bude Formation of the Carboniferous Culm Measures. Worlington was a Domesday manor. Both East and West Worlington have a church dedicated to the Virgin Mary, both probably originating at the time when Worlington was divided in the 12th/13th century.

The settlement of East Worlington remains small with a number of thatched properties. The principal buildings are the church, the Church House (now school), Town Farm and East Worlington House which was formerly the rectory and is situated immediately to the south of the church (Figure 2). East Worlington House is a Grade II* listed property (Appendix 3), while the stables and the nearby parish hall (formerly a barn within the curtilage) are Grade II listed.

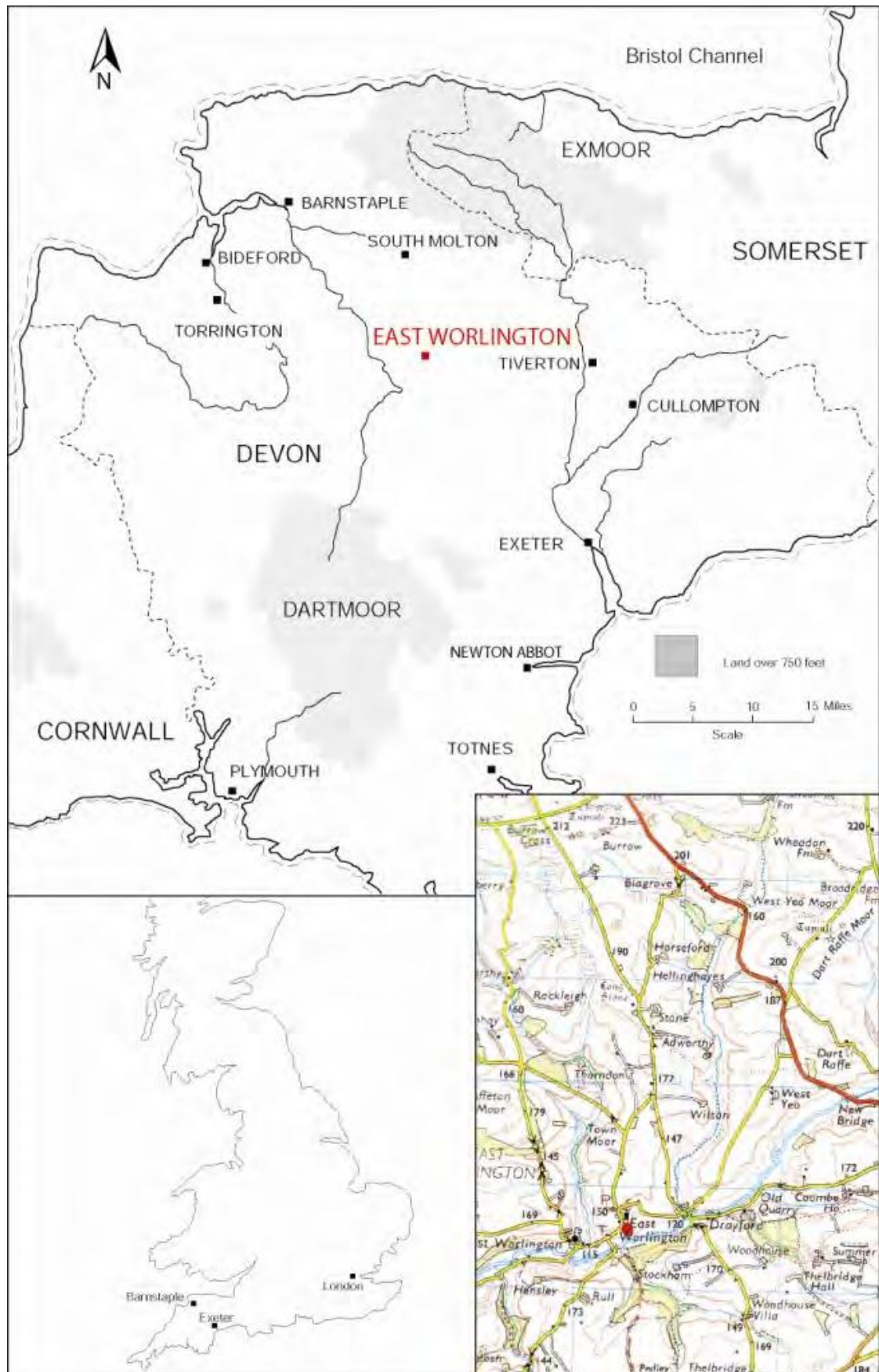


Figure 1: Site location map.

1.3 Methodology

The desk-based study was undertaken by Terry Green in accordance with IfA guidelines (2008) on the preparation of desk-based assessments. Cartographic sources, records and documents were consulted at the North Devon Record Office, the Devon County Historic Environment Record, the Devon Record Office and the West Country Studies Library.

The historic building survey was carried out by Colin Humphreys and Robert Waterhouse following IfA guidelines (2008). Subsequent recording was carried out by Colin Humphreys and Deb Laing-Trengove on September 26th 2008, January 20th 2009 and March 31st 2009.

The archaeological monitoring was carried in accordance with IfA (2008) guidelines and the program detailed in the WSI (Appendix 2). The works were undertaken on four separate occasions, by Lee Bray on the 10th-11th September 2007, Chris Preece on 8th April 2008, and by Martin Gillard on 8th August 2007 and the 26th -27th January 2009.

For all excavated areas a digital photographic record was created. A drawn record at appropriate scales (1:20, 1:50 and 1:100) and a written record of standard single context sheets, was compiled.

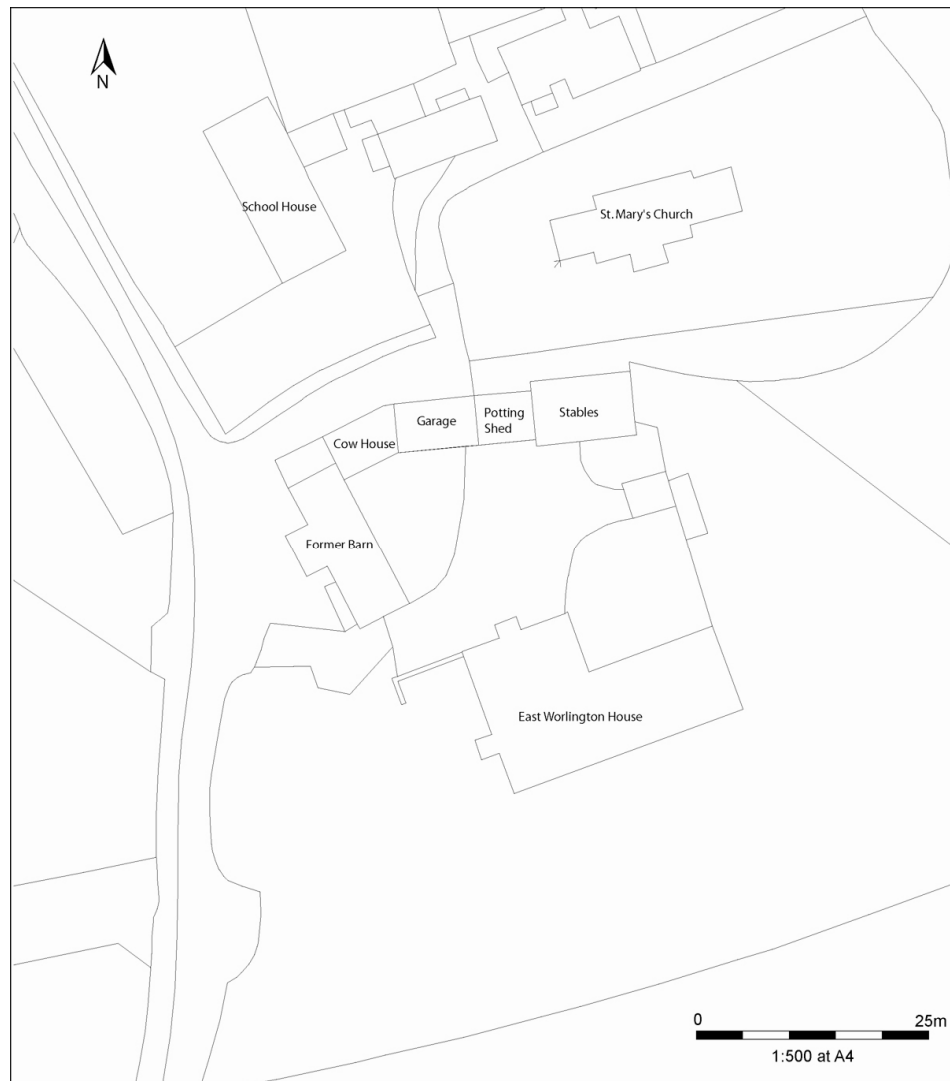


Figure 2: Detailed site plan of East Worlington House (courtesy of Jonathan Rhind Architects). Note the barn to the west has been converted to the village hall and was not part of the survey.

2.0 The Desk-Based Assessment

2.1 The Settlement

While Worlington in 1086 was represented by a principal manor with a number of lesser manors, the creation of two parishes (plus the parish of Affeton) in the 12th or 13th century probably corresponds to some sort of consolidation of holdings. Which of the two Worlington settlements represents the original core of the principal manor, or whether indeed either of them does, is not at all clear. The location of the church and settlement of East Worlington in a prominent landscape position may imply occupation at an early date, while the curvilinear southern and eastern boundary of the churchyard tends to suggest a pre-Conquest early medieval date. In addition it is noticeable on the early maps that the settlement lies almost wholly within a roughly square/rectangular enclosure (Figures 7 and 9). Where the boundary of this is cartographically incomplete on the east side (Figure 8), what appears to be the remnant of a substantial boundary bank is visible on the ground (Figure 3), thereby completing the square enclosure. Low earthworks to the east of the churchyard (Figure 4) suggest the platform of another building within the enclosure. Such enclosures are seen elsewhere in Devon in association with early manorial sites (R.Waterhouse, pers.comm.) which may further confirm the relative antiquity of East Worlington. The generally superior quality of the church of West Worlington may be due to its having received greater attention from the Stukeley family as their “house church” rather than because of it being the former core/principal manor.



Figure 3: The earth bank to the east of the churchyard, possibly completing a roughly square manorial enclosure.



Figure 4: The open area to the east of the churchyard in which earthworks suggest a building platform. The figure is standing at the south-east corner of the earthwork.

The two Worlington settlements remain today much as they must have been in the 13th century with church and “town” farm side by side, cottages near by and other farms scattered throughout the parish. One would often expect that such a settlement would also include a manor house, which, depending on status, might be identical with the demesne farm or might be a separate high-status dwelling. In the case of East Worlington, where the Lord of the Manor had a major residence not far away, but in another parish (for a long time Affeton “Castle” and subsequently Eggesford House), there may have been no need for a manorial residence other than the “town” or demesne farm. The lay-out of buildings in the earliest maps indicates two groups of farm buildings beside the church (there may formerly have been also a farm called “Boundy’s) either of which, on the face of it, could have represented a manorial residence at some point in its history. Reverend Hodgson in his piece “The Evolution of a Devonshire Rectory” states that the parish “has never boasted of a manor house” (see Appendix 7). Despite the description “former manor house” in the East Worlington House listing document (Appendix 3), examination of early documentation and of the position of the house in the landscape, strongly suggests that Rev. Hodgson was right to exclude the house from any such function and that the house was always dedicated to church use.

2.2 Early History and Descent of the Manor

2.2.1 Prehistory

Indications of prehistoric activity within the parish are flint flakes found on the spur above the confluence of the Adworthy Brook with the Little Dart River, the longstone beside the road north of Higher Adworthy and the round barrows in the north of the parish at West, Middle and East Burrow. Further to this monumental prehistoric evidence SWARCH carried out archaeological monitoring during an agricultural development at Middle Burrow Farm, which uncovered the remains of a large late Iron Age round house and two four-poster structures (see OASIS (*Online AccesS to the Index of archaeological investigationS*) entry: southwes1-39274).

2.2.2 Medieval to Modern

The name of Worlington is of Saxon origin, probably originally “Wulfredingtun”, *the farm or estate of Wulfred* (Gover, Mawer and Stenton 1932, 401). This would have been land held in severalty by a thane (a lesser lord) called Wulfred, probably in the 9th or 10th century. Domesday (1086) records three manors within “Uluredintune” (various versions), which was not yet divided into East and West. The largest manor was held by Drogo under the Bishop of Coutances. Before the Conquest this had been held by a Saxon lady called Wulfeva who may have been Wulfred’s descendant. A smaller manor was held by Hugh of Dol under William of Falaise, and was formerly held by two thanes; another was held by Alwy under Odo Son of Gamelin, formerly by Aelfric. Reichel states (1898, 391) that before the Conquest the Hundred of Witheridge was principally a “Hundred of small thanes” almost exclusively made up of thanes’ lands without manorial subordination. What we see in Domesday is a tidying up of this (to the Norman mind) anarchic situation into a new hierarchical state. On the death of Geoffrey of Mowbray, Bishop of Coutances in 1093, all of his lands passed to his nephew Robert, who subsequently fell foul of William Rufus and forfeited his inheritance. The Devon portion was granted to Iudhael of Totnes and subsequently came to his son Alfred. Half of the inheritance, the Honour of Barnstaple, passed to Alfred’s sister. She married Henry de Tracy, who thus came into possession of the Honour of Barnstaple of which Worlington was a part (Thorn and Thorn 1985, Vol. 2, Ch.3).

During the reign of Henry III (1216 – 1272) Richard Fitz-Bernard held Worlington under the de Tracys, and it appears to be during this period that the manor was divided into East and West. It is not clear which of the two churches of St Mary is the earlier, but that at East Worlington retains 12th century elements (a Norman arch over the south door and a lancet window in the north wall of the chancel). In 1261 the Register of Bishop Bronescombe of Exeter for the first time records the installation of a priest, Robert de Hendeville at East Worlington under the patronage of Richard Fitz-Bernard. Twenty-three years later Peter de Wytherigge was installed at East Worlington under the patronage of Robert de Crawthorne who had succeeded Fitz-Bernard as Lord of the Manor. Peter’s tenure was short-lived, and in 1286 Richard le Peytevin was installed. (Hingeston-Randolph 1889, Vol 1). Robert de Crawthorne remained Lord of the Manor until c.1361, when the Worlingtons came into the hands of the de Affeton Family whose seat was in the small parish of Affeton, later to be subsumed under West Worlington (Figure 5). By marriage the manor came to the family of the Earls of Huntingdon. A cadet branch of the family were the Stukeleys and in 1425 Hugh Stukeley married Catherine de Affeton and came into possession of the manor and living of Worlington, both East and West. Stukeleys remained in possession until around 1620, when the manor passed into other hands and was then acquired by Arthur Chichester in or around 1650. The manor was sold again in 1718, when the purchaser was William Fellowes. Subsequently a daughter of the Fellowes family married into the family of Wallop, Earls of Portsmouth. In 1790/91 Newton Wallop, Earl of Portsmouth inherited the estates from his mother’s family and adopted his mother’s family name, Fellowes. Earls of Portsmouth remained Lords of the Manor until the mid-20th century. (The above compiled from Cresswell 1919, White’s Directory 1850)

From Richard Fitz-Bernard in 1261 down to the Countess of Portsmouth in the mid-20th century, Lords of the Manor were at the same time patrons of the church and had the advowson or living in their gift. The history of the incumbents of East Worlington and provision for their domicile – parsonage house or rectory - will have been governed by this succession of lords (see Appendix 4 for a full list).



Figure 5: Extract from Donn's map of Devonshire 1765, showing the location of the Worlington near crossing points of the Little Dart River and also showing Afton Castle, historically home of the de Affeton, Stukeley and Buck Families.

2.3 East Worlington House (former Rectory)

2.3.1 The Incumbents

The tithe award of 1841 records that the Rev. Benjamin Clay was the rector, recipient of the Great Tithe and “owner” of 66 acres of glebeland. Rev. Clay occupied the property numbered 335 on the tithe map, described as “House and Court” (Figure 6) and recognisably what is now East Worlington House. The Land Tax records covering the period 1780 to 1832, tell us that he had been the occupant since 1797 and White’s *Directory of Devonshire* (1850) tells us that he was still there in 1850 in a “neat, thatched residence”. He died in 1851. Clay’s predecessor was the Rev. William Woolcombe who was incumbent from 1781 to 1796. In 1796-7 there was a hiatus, when the Glebe and presumably the rectory were held directly by the Lord of the Manor. The Land Tax records begin in 1780 and for that year, they record Humphrey Bryan as holding the Glebe (For earlier incumbents see the list in Appendix 4). Going forward in time, Rev. Benjamin Clay was succeeded by Richard Syndercombe Bryan (1852 – 77), Walter Bruton (1877 – 86), Thomas Buckworth (1886 – 1902), Horace Ayton Hill (1902 – 1919), Henry Hodgson (1919 – 1937), Twyneham Woods (1937 – 1942) and William Maddock (1942 – 1959). It is not certain that all of these reverend gentlemen lived in the East Worlington rectory. Horace Ayton Hill, for example, was rector of both East and West Worlington and lived in the latter (Kelly’s *Directory* 1906), while Hodgson moved from West to East Worlington in 1920. The same applies to earlier incumbents. Boyle Davies, Rector of East Worlington from 1715 to 1722, was resident in West Worlington, while in 1717 Richard Ven, Rector of Puddington lived at East Worlington, and in 1722, John Rosier of East Worlington resided at Thelbridge (DRO: QS/21/1716/78, QS/21/1717/188, QS/21/1722/13).

2.3.2 The Glebe

Glebeland, including both acreage and buildings (domestic and agricultural), was set aside for the use and maintenance of the parish priest, the produce from the land supplementing his income from the tithes. The land made available for his use might be scattered about the parish, probably including (in the medieval period) strips in the common field, or it might more conveniently be immediately accessible from the priest's residence. In either case the priest was a farmer side by side with the rest of the community and would have the means of storing his own crops and housing his own animals. In other words, the parsonage would have ancillary barns and shippens. Glebeland was traditionally inalienable, i.e. it was never sold or exchanged, so where we see glebeland on the tithe map, it is fairly certain that it had remained unchanged since it was first allocated. In the case of East Worlington we see Worlington House, the former Rectory, with farm buildings and we are told by a former owner (Lady Stevens) that "all rectors here until 1937 kept animals and farmed their Glebe". We also see from the 1839 tithe map that the 66 acres of Glebe, including the house, represented a continuous block of land, some of which shows signs of having been part of a medieval common field system (field numbers 319, 320, 321: see Figure 7 and Appendix 5).

Fortunately the Devon Record Office holds Glebe Terriers (ecclesiastical documents recording the extent of glebeland and possibly detailing buildings including the incumbent's residence) for East Worlington covering the period 1603 to 1727, so it is possible to access some historical detail pre-dating the 19th century tithe survey. In those documents in which the names and acreages of fields are given, we can recognise field names which were glebeland in 1839: Moorpark, Horsepark, Broadclose and Ilcheston (earlier Wilchester) are all there, as are the parsonage house and its courtlage as well as a herb garden and a hopyard (1613). There is no direct indication of the antiquity of this holding of land reserved for the benefit of the incumbent, except that – as indicated above – it includes what appears to have been its own block of ploughland, it includes the major types of land from riverside pasture to arable to rough grazing, and in the earliest document it is called the "sanctuarium ground", a medieval term for glebe. The holding is generally medieval in character, while the building and the land together give the appearance of a coherent unit, which may conceivably have originated in the 13th century when Robert de Hendeville was installed as priest under the patronage of Richard Fitz-Bernard.



Figure 6: Extract from the East Worlington Tithe Map of 1839. Number 336 is the church and number 335 is the Rectory, the latter represented as an incomplete sketch (Devon Record Office).

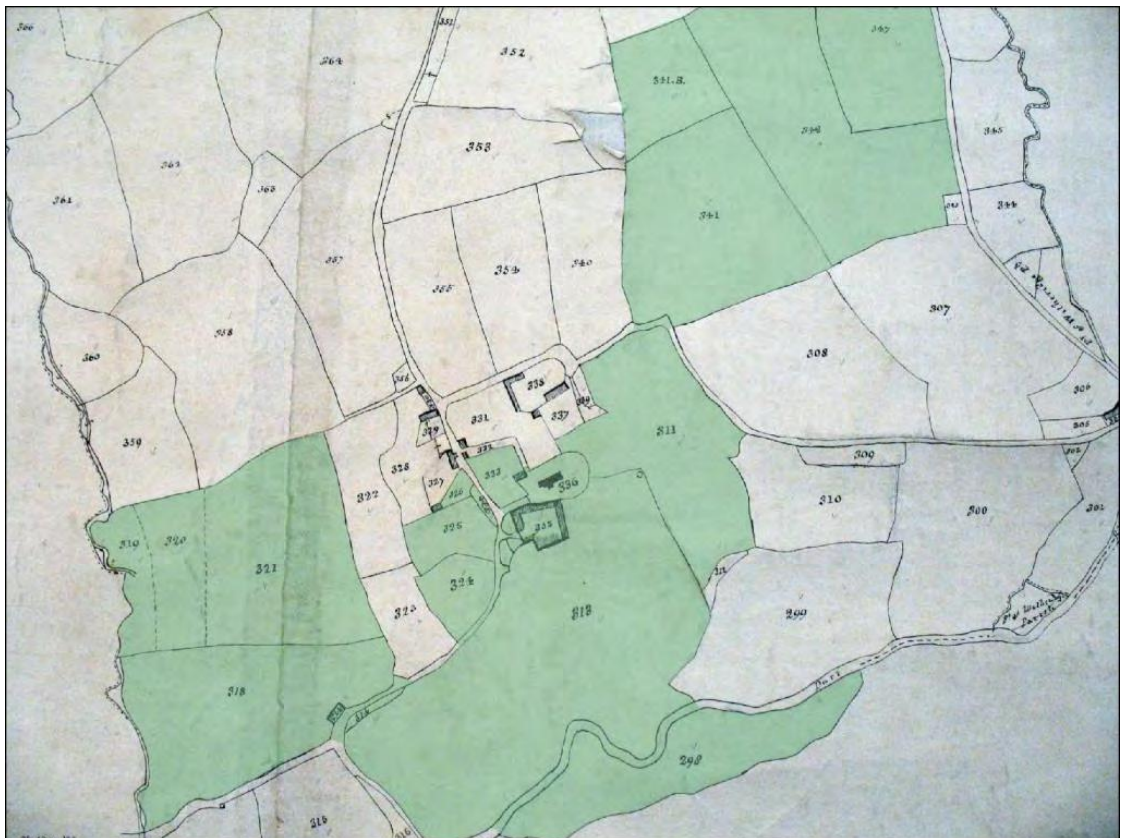


Figure 7: Extract from the East Worlington Tithe Map of 1839 with the glebeland highlighted in green (Courtesy Devon Record Office).

2.3.3 The House

This is not to say that the existing house is as ancient. At the core of the structure appears to be a typical late medieval / early post-medieval three-cell or perhaps originally two-cell cross-passage house such as we see on farms throughout Devon. Despite suggestions in the listing document of 1967 (Appendix 3) that it had enjoyed high status from an early date and might have once been the manor house, the implication of the earliest available documents (the Glebe Terriers of c.1605 and of 1613) is that the parsonage house and its courtlage were established and probably had a history going back into the previous century. We are given no reason to believe that they were located anywhere other than where we see them now. In other words, there is nothing to suggest that the parsonage had an earlier history as a manor house.

The Glebe Terriers of 1679 and 1727 describe the house and outbuildings, the description of 1727 allowing no doubt as to the location of the parsonage house:

1679:

The house is built with mud walls unless it be the front of the house and that is some part stone.

A hall paved with stone with a chimney and a chamber over it

A studio

A kitchen with a chamber over it

A cellar

Dairy with a chamber over it

Malt house with a chamber over it

A drift (?) for drying of malt

A barn built with mud walls

A shiping and stable

1727:

The Parsonage House situate forty paces south of the Churchyard contains eight under rooms viz. parlour, hall, kitchen, little parlour, cellar, bottle house, dairy and woodhouse having all common flooring except the parlours which are floored with oak board and hall whose floor is of lime ashes. No room is either wainscotted or hanged with any hangings. Over the eight under rooms are seven chambers all floored with oak board. All the walls are of mud except the great parlour which is built of stone. The house is all covered with thatch. The outhouses are a barn consisting of five bays, a sheeping of three bays and a stable of two bays all having mud walls and thatch covering. On the north of the said house is a court or yard enclosed with a mud wall which hath thatch covering. On the west is another ditto. On the south is a yard or garden built and covered ditto...(Figure 8).



Figure 8: Part of the Glebe Terrier of 1727 in which the house is described (Courtesy Devon Record Office).

2.4 Development of the Buildings

Comparison of the above descriptions indicates some aggrandisement in the half century between their two dates, presumably corresponding to the late 17th century remodelling suggested by the listing document of 1967. From the tithe map one would ideally expect to be able to study the “footprint” of the building in the period 1835-45, which in this case would have gone some way to identifying 18th century developments. Unfortunately however, the East Worlington tithe map of 1839 does not record buildings with any detail and in the case of the Rectory/East Worlington House (Number 335) the sketch appears to be incomplete (Figure 6). We are therefore precluded from identifying both 18th century developments and also 19th century developments by comparison between the tithe map and the Ordnance Survey First Edition 25 inch map of 1889 (Figures 9-10). At this latter date the core of the house was represented, as at present, by a long south-facing range with a double-pile wing to the rear. The plan of 1889 shows the western half of the rear range further extended with a projection to the west. This was still present in 1947 (Figure 12), but apparently collapsed in 1958, being replaced by a herb garden (Figure 13).



Figure 9: Extract from the Ordnance Survey First Edition 6-inch map, published 1889 (Courtesy Devon Record Office).

The 1889 plan (Figure 10) also shows a small, L-shaped extension on the west end of the south range, which by 1905 (see Figure 11) had been removed. In 1889 there was a full range of outbuildings to north-west, north and east, including an open-fronted building in the centre of the north range. By 1905 the building on the east side of the group had been reduced (a petition for faculty was submitted to the Diocese in 1895 for the removal of a coachman's cottage, a wash-house and a small lincay (DRO)). Between the map of 1905 and the aerial photograph of 1947 (Figure 12), there appears to be no external change to the main house and the configuration of outbuildings remains substantially unchanged today (Figure 2). Note however, that a petition for faculty was submitted in February 1909 for the replacement of the old

coachhouse on the east side of the courtyard; the garage now on the right of the courtyard presumably descends from the new coachhouse built at that time. At the same time an “old shed” (apparently the open-fronted building in the north range) was pulled down (DRO). The building on the west of the courtyard, which almost certainly has a history as a threshing barn, is now the village hall (see listing in Appendix 3).

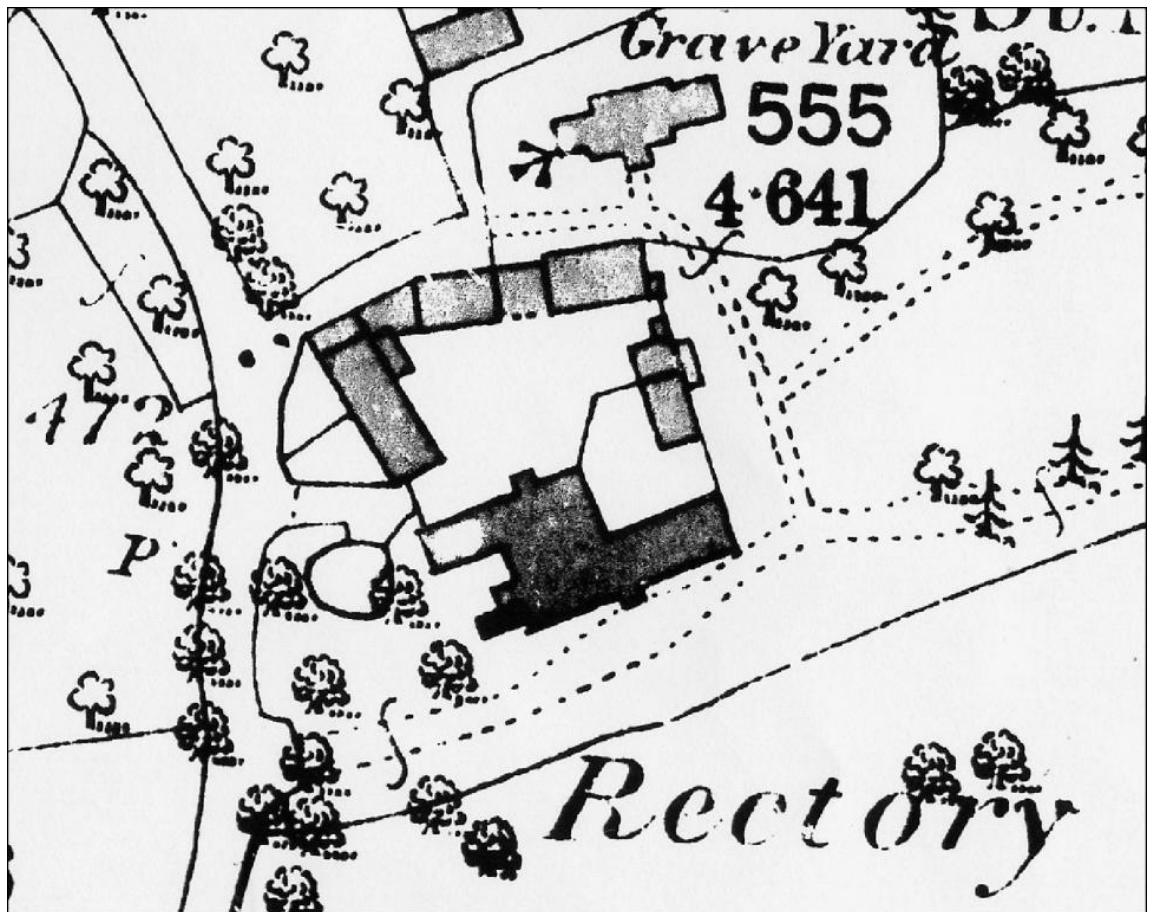
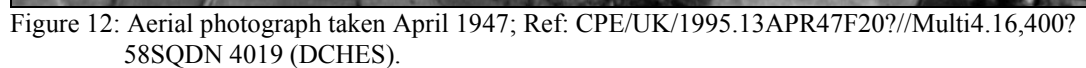
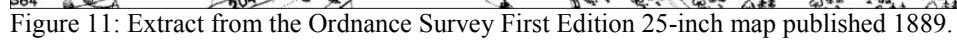


Figure 10: The footprint of East Worlington Rectory with outbuildings extracted from the Ordnance Survey First Edition 25-inch map published 1889 (West Country Studies Library).



It is worth noting in addition that the Terrier of 1727 (Figure 8) states, “On the south side of the house is a garden enclosed with a mud wall, which hath a thatched covering”. There is no longer any obvious sign of this.

Some additional detail pertaining to the late 19th century and early 20th is made available by Rev. H.A.Hill who referred to the house in his “East Worlington Kalendar of Quotidian Quotations” of 1910 (page 95):

The Rectory ... is picturesquely situated at the top of a large park-like meadow sloping down to the valley of the Little Dart. Though the building is evidently very old, yet no architectural features of any interest survive except the kitchen window. One of the stables is said to have been the Poor House in bye-gone days. The barn ... has been converted by the present Rector into a Parish Room, and is known as “Ye olde Tythe Barn.” The fabric is the same as described in the Terrier of 1727, “built of mudd and consisting of five bays.” The old cob walls are good and of a soft and matured hue: the roof is of thatch and a pent-house over the doorway has been added and a verandah. Everything has been done in the restoration to preserve the rustic appearance and effect. An old oak window frame with deep moulded mullions was rescued from one of the village cottages, and inserted in the north wall; and two others of similar design have been put in and filled with diamond leaded panes. The courtyard in front has been paved in the old Devonshire fashion...

The “two other” oak mullioned windows referred to here are presumably those mentioned in the listing of 1975 (Appendix 3). The one “inserted in the north wall” has either been moved again or is a mistaken reference to the oak mullioned window visible in the north wall of the large barn on the north-east of the yard.

In an account entitled “The Evolution of a Devonshire Rectory”, Rev. H.J.Hodgson, who was incumbent from 1918 to 1937, tells us that in the early 20th century the house had fallen badly into disrepair and its demolition was recommended. Nevertheless the Diocese financed necessary repairs, and the house was enabled to survive. In the same document, Rev. Hodgson offers an interpretation of the 1727 description as well as his own account of the development of the house to its early 20th century state (see Appendix 7). Lady Stevens regarded this account, probably quite rightly, as inaccurate.

In 1967 RCHM provided a detailed description of the house (Appendix 3). In essence the surveyor concluded:

1. That the building had originated as an early to mid-16th century three-celled cross-passage house with an open hall (there are smoke-blackened roof timbers);
2. That the house had enjoyed a certain high status, having a first-floor chamber at the right-hand or lower end;
3. That the house had been remodelled in the early 17th century with the insertion of a floor over the hall and the construction of a lateral stack at the rear; a stack may also have been added to the lower end;
4. That there had been further remodelling in the late 17th century;
5. That in the late 18th century there was a radical remodelling with an extension at each end creating a symmetrical frontage, and the addition of a double-pile wing at the rear.

In 1987 the listing was extended to include the stables to the north of the house.

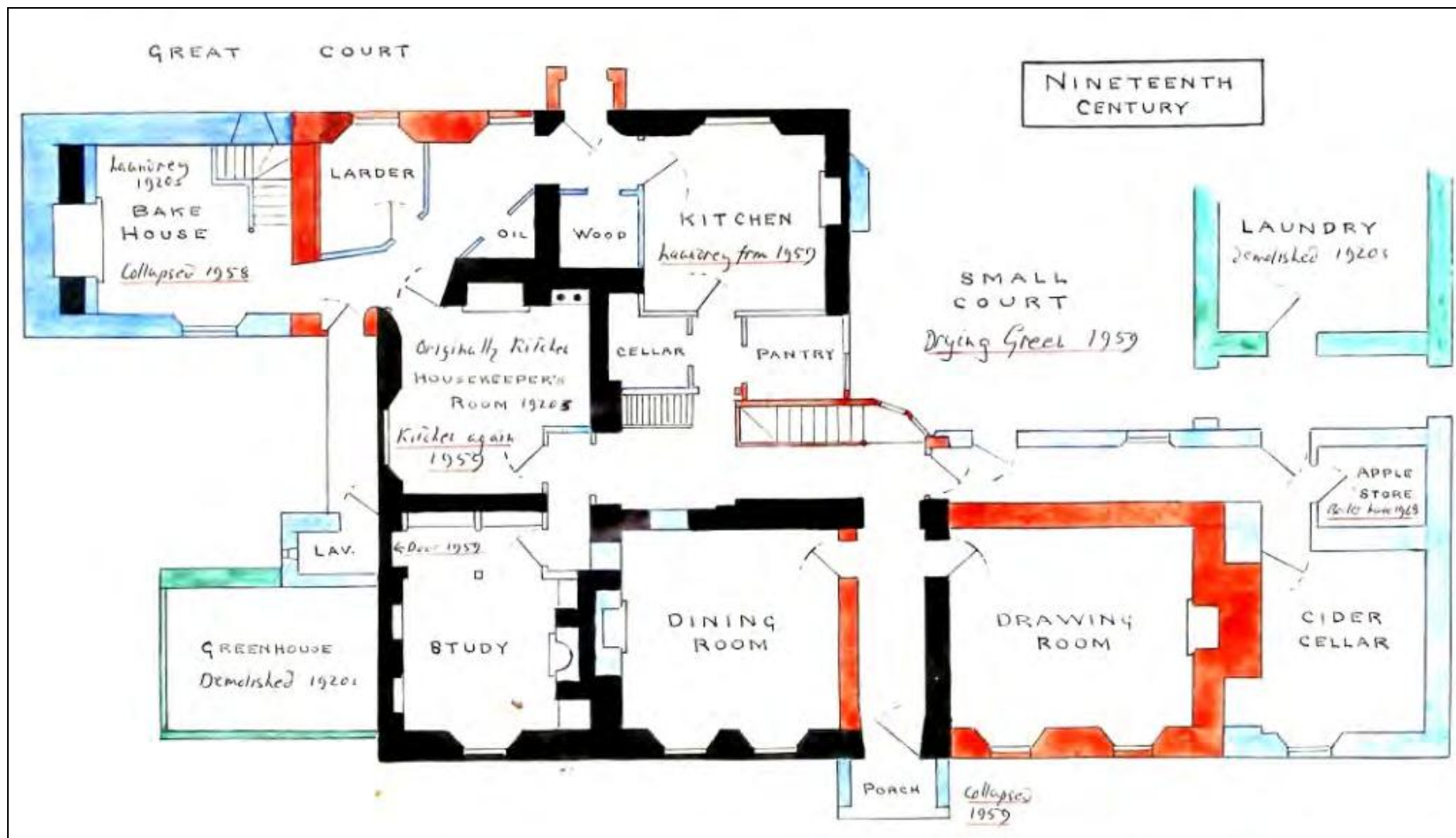


Figure 13: Colour-coded and annotated plan of the house with notes written by the owner in 1996. The history suggested here is pure speculation and is not supported by the documents.

3.0 The Results of the Building Survey

3.1 Historic Phasing of the Building

As much of the dating for the different phases of alteration to the building is based on the style of the roof structures their descriptions are included here, but for detailed descriptions of each room (R3, R4, etc) see Appendix 8.

3.1.1 Phase 1: *circa* 1470-1510

Phase 1 is comprised of a single cell building, possibly a chamber block (R5 and R24). The arch-braced truss (Truss 1) over the upper chamber (R24) has an applied moulding to the soffits of the collar and the truss blades; the style of which gives the date range for this phase. It is likely that there would have been other service buildings associated with this chamber block, but no traces of these were identified in the standing structure or during groundworks.

Roof structure:

Truss 1 – A-frame with high straight collar morticed and tenoned to the truss blades with 2 pegs. Apex morticed and tenoned with threaded ridge pole jointed at the truss with joggled joint. 3 purlins per side, same joint as ridge pole with two pegs, one for each joggle.

Arch bracing was originally in 4 sections, upper spandrels only survive, morticed and tenoned into soffits of blades and collar. Two pegs per joint, some additional pegs possibly 19th/20th century supporting failed joints on the north side. Moulding to underside of arch bracing as pattern. Truss 1 is chiselled into the west face of the blade above the top purlin. The south truss blade continues down the roof slope in the gap between the outer plaster ceiling and the thatch; a possible third purlin hole visible at base; 3 pegs for lower arch brace segment (removed). Plaster marks across the face of the earlier sloped plaster ceiling. Present ceiling fixed to soffit of truss blade.

The east gable is plastered and whitewashed to apex. Joist hole for earlier inserted ceiling visible with a faint horizontal line, approximately 30cm above present ceiling. Intermediate purlin survives to either side of the truss on the north side. The top purlin survives on both pitches. The lower purlin survives to the west on north pitch. Uncertain to east. Intermediate purlin survives, but not in situ on south pitch. No bottom purlin visible in south pitch.

The intermediate purlin to the west of the truss on the south pitch appears to be a substantial re-used purlin from another roof of 2 bays length, with deep chamfered underside arrises, formerly threaded through its trusses with a squared section part way along which would have formerly sat in the truss. The common rafters appear to belong with the arch brace truss.

3.1.2 Phase 2: 1510-1580

This first phase chamber block appears to have been shortlived, being modified into a two/three cell house, most probably with an open hall (R3), cross-passage (R4) and a first floor chamber (R23 & R24) over the lower end (R5). It is likely that there was an inner room to the west of the hall but this area has been subject to later alterations so this is not certain. There was also presumably a stair or ladder giving access to the chamber above (R23/R24).

The change of floor level between the chamber and the rest of the first floor suggests that the block may have been open with a central hearth. Smoke-blackened timbers do exist in the roof

structure, but all have been re-used, i.e. they are not in their primary position and may not be from this building.

Roof structure:

Truss 3 – a substantial oak A-frame with morticed and tenoned apex, with the north blade slightly notched into the soffit of the south. Ridge-pole trenched into apex. Purlins two per side trenched into the backs of the blades. Purlin has heavy rectangular section with some bark.

The common rafters are of oak, some re-used and at least one appears to have been a purlin with pegs. Several are smoke blackened and with peg holes for fastening to the purlins. There is a mortice in the soffit of the truss for a former upright of a closing partition. The east face of the truss blades are whitewashed up to first purlin level, and along soffit of purlin at this level where nailed laths also survive.

3.1.3 Phase 3: 1580-1600

The insertion of a first floor and a chimney stack at the west end of the open hall. A possible stair turret seems to have been added during this phase in the position now occupied by the 20th century stairs (R10). Stacks were probably added at both the upper and lower ends of the hall during this phase, and it may have been during this stage (rather than Phase 2) that an inner room was added to the west of the hall (given the blocked door between R1 and R3).

Roof structure:

No elements of the roof were identified as clearly dating from this period.

3.1.4 Phase 4: 1600-1640

The construction of a detached block to the north-west of the main range. The position of this block might imply a detached kitchen, but the apparent absence of a chimney and the lack of any evidence of smoke blackening of the roof timbers makes this unlikely. An alternative suggestion is that this block represents the malt-house with chamber over which was detailed in the Glebe Terrier of 1679. The kitchen mentioned in the same document may have been located on the north side of the yard (see below).

Roof structure:

A single truss with an angle at the apex of approximately 70°, with a morticed and tenoned apex with the north blade slightly notched into the south. A square ridge pole, diamond set and trenched into the south blade near the top. With two purlins per side at least, set very close to each other (possible 2 phases). The higher purlin was trenched; both are now missing, the second set of purlins, approximately 50cm below, were also trenched into the backs, but with smaller scantling. Probably formerly one more set of purlins further down, but these are not visible due to the height of the ceiling. The common rafters and battens are of split oak with barley thatch, and there are the remains of a half hipped structure to the east.

The structure to west was probably originally half hipped, but now has a rebuilt gable of concrete block. The south blade of the truss sits on the bressumer between the chimney stack and the top of original south pitch of the roof in the west wall. Further down the south pitch of the earlier roof is a length of surviving lower purlin embedded in the original wall to the west. The higher roof is of similar character to that of the west range, brought over the north/west range roof at a higher level. The thatch of earlier survives as an isolated structure within the later roof. The half hip at the east has a hip truss which supports the ridge pole (now slumped to the south).

3.1.5 Phase 5: 1680- 1720

5a: The construction of a link between the west end of the main range (possibly rebuilding an earlier inner room) and the detached block to the north. The insertion of a fireplace/ chimney stack in the south wall of the detached block addressing R11

5b: The construction of a wing adjacent (to the east) of the link, with a further building (probably agricultural?) added to the north-east of the Phase 1 chamberblock.

These developments correspond to the aggrandisement apparent between the Glebe Terriers of 1679 and 1727.

Roof structure:

Truss 2: A crude A-frame of ?elm roughly sawn round-wood with bark, halved and nailed at the apex; the blade end continues beyond the apex, presumably supporting the ridge pole. The present ridge pole is supported on a nailed strut. A waney round-wood collar is nailed to the west face. Two purlins per side, staggered and spiked to the backs of the truss blades.

West range roof : Four semi-converted round-wood A-frames with halved and pegged apexes, halved and lapped collars with peg and nail, numbered I-IV. Purlins rest on the backs of the blades, scarfed together and supported on substantial square pegs driven into the backs of the blades. The ridge-pole is supported in the same way on the end of the truss-blade projecting beyond the joint – trusses are numbered from north: I, IV, III, II. The purlins return around mitre to join the main range roof, with three hip blades against the south truss. Common rafters are split round-wood, apparently coppiced oak; with split oak laths on the backs, straw thatch tied on with string (animal hair dipped in pitch) and some thatching spars evident.

North-east wing: Added to pre-existing north pitch of the main range, the common rafters, battens and some thatch of which are abutted by the wing roof. The wing roof has two A-frames of a relatively shallow pitch, of semi-converted round-wood with low waney collars halved onto the truss blades with pegs and nails; apexes ditto with the blades continuing a little beyond to clasp the ridge-pole, also of semi-converted round-wood, apparently elm, with bark. Two very waney purlins per side, at least two of which appear to be cherry. The lower purlin on the east side curves outwards pushing the pitch away from the main line; this may be intended to clear a possible stair-head. The third purlin at this point supports the pitched roof over the stair from the hallway (10). The thatch is supported on slim, apparently oak common rafters and split oak battens. The north hip is supported on three round-wood truss blades with purlins continuing to mitres, but not across the hip.

The roof trusses described above are of very similar style and therefore date, but with enough differences to suggest that the structures were not all built in one phase but within a fairly narrow time frame.

3.1.6 Phase 6: Early 19th century

This phase saw the rearrangement of the internal space on the ground floor to the north of the main range and to the majority of the first floor. The construction of a new stair (9) occurred during this re-organisation probably replacing an earlier stair turret, a fragment of which may survive in the cupboard below the stairs added in phase 7 (10).

During the early 19th century the space between the east gable of the main range and the wall/outbuilding to the north was enclosed with the addition of a connecting passageway. A porch was added to the west gable during this phase, which also resulted in the creation of a further connecting passage and the blocking of the Phase 3 opening (1).

3.1.7 Phase 7: 20th century

The 20th century saw less significant changes with only a few minor structural alterations, primarily of the partitions on the first and ground floors. The most dramatic change was the addition of a new staircase in the inner hall (10).



Figure 14: Phased plan of the ground floor.



Figure 15: Phased plan of the first floor.



Figure 16: Details of the front elevation revealed during the removal of render.

4.0 Results of the Archaeological Monitoring

4.1 Trench 1 – The Bake House

The site of the bake house and the well to the north-west of the house were recorded during a watching brief at the site in August and September 2007 (Figure 17). The inside of the bake house building comprised a layer of modern topsoil (000) over the top of the natural red-brown shillet subsoil (005). The footings of the walls {001}, {002}, and {003} were cut into this layer of shillet, which was 0.2m lower inside the wall footings of the building compared to the outside areas.

The remaining stub of the east end of the south wall {001} was 0.7m wide, 2.1m high and extended east to west for 1.6m. It was constructed from intercourses stone and brick with a pink-brown silt-clay bonding. The stone was roughly coursed and faced, and predominantly comprised of similarly sized stones of between 0.05-0.15m thick and 0.05-0.35m long. The stone had been rendered with a white lime render, which was subsequently covered by a grey cement render. The west and north walls {003} of the bake house follow the same construction style as the remaining stub of the south wall {001}. Neither the south nor north walls are bonded to the adjacent (Phase 4) wing of the house suggesting that it was built after 1640.

On the line of the south wall and abutting the west wall {003} of the bake house are the remains of incomplete footings of a wall {002} of slightly different construction from the rest of the bakehouse. It is primarily constructed from roughly coursed large (c.0.5m) angular stones with a dirty white lime mortar. The wall {002} clearly post-dates the bake house and survived only as a single or double course of stones which ran for 2.5m from east to west. The wall was 0.2m high at its highest, 0.7m wide at its eastern end and thinning to 0.65m at the western end. There is ragged gap of 0.5m in width cut into the footing of the wall (leaving a single course) 0.7m from its eastern end (near the bake house).

South of the western end of the bakehouse was a well {004} with a 1.8m circumference and 1.35m deep (Figure 18). The well and the area south of the bakehouse were covered by 0.2m of 20th century rubble (006). The rubble layer also sealed a slight 0.1m deep, 0.6m wide gully [005] which ran south south-west for 7m from the south wall of the bake house. The gully contained a loose mid-brown fill (007), which included some demolition debris and 20th century pottery and glass.

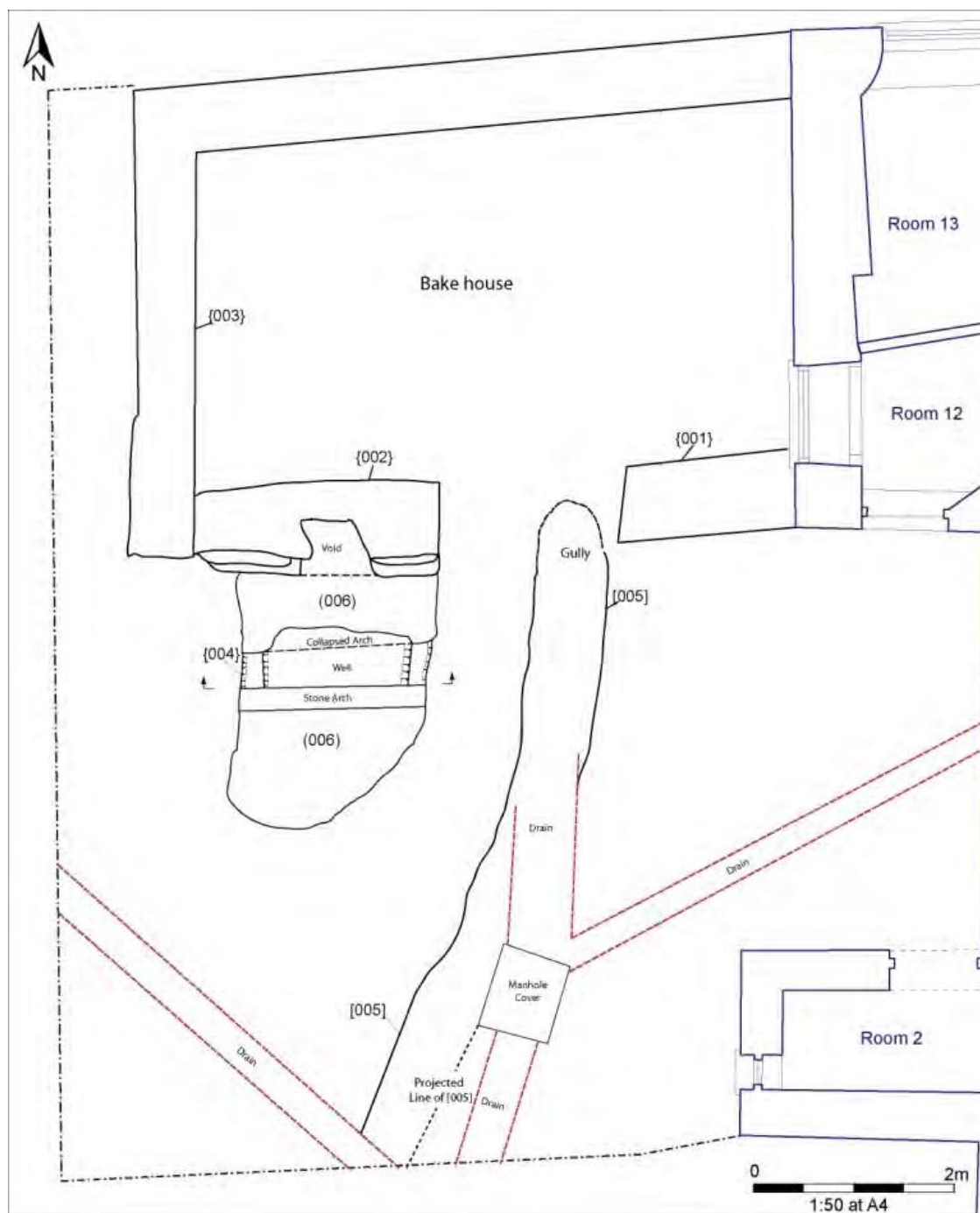


Figure 17: Trench 1, the area of the Bake House.

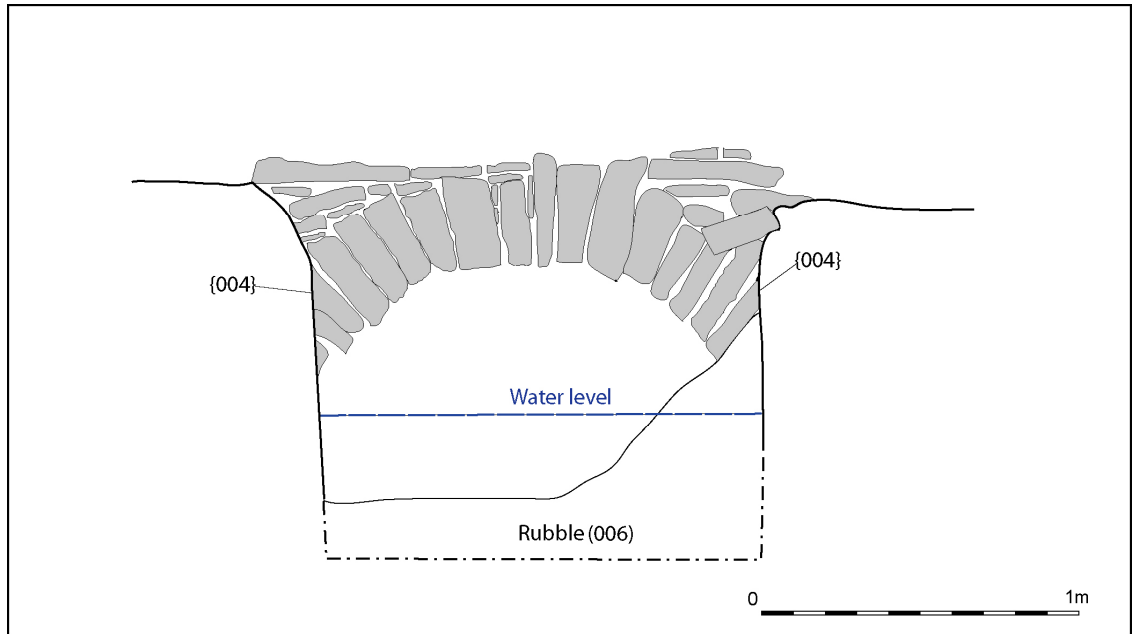


Figure 18: The north facing section through the well {004}.

4.2 Trench 2 – The Culvert

The service trench inserted to north of R8 revealed the remaining traces of a stonecapped culvert. It appeared to run north-west/south-east from under R16 and then under the north extension (R8). Little of it remained however as it had been severely truncated, where it crossed the garden, by multiple service trenches/pits (manhole cover, salt-glazed foul-water pipes, copper and plastic pipes). The contractor remembered the culvert in this area being removed c.50 years ago. The fills of both of the visible (and surviving) ends (i.e. the north-west and south-east) of the culvert were sampled.

The south-east end of the culvert/drain was impossible to thoroughly clean as to do so would have destabilised the north wall of the house (R8). However, two capping slabs were visible {100} with what looked like a third in situ over them. This configuration appeared to change as the culvert ran under the house wall, where the capping became composed of individual stones forming an arch {109}. This appeared to go under the wall and continue along and beneath the foundations of the wall. The builders confirmed this had been the case when the trench was previously excavated. The internal, faced walls {101} of the culvert were examined by torch. Five courses of greyish stone, sub-square or rectangular blocks were visible, laid dry without apparent bonding. The silting or fill (102) at the base of the drain/culvert was sampled (with some difficulty), and the natural red clay shillet (103) revealed below. The fill (102) comprised a compact dark brown silty-clay containing 19th/20th century ceramics, terracotta slivers and slate fragments.

To the south-east, a further part of the culvert/drain demonstrated two phases of build (Figure 19). The north-east wall {104} had fairly vertical, internally faced base courses which then became corbelled until they met a horizontal capstone {106}. There were some handmade bricks within this wall and all components were covered with a brownish lime mortar. The wall of the culvert to the south-west {105} was effectively vertical with lower courses appearing to be dry-laid, the upper bonded with a hard creamy white lime mortar. The differing builds of the two walls suggested a blocking off of the drain, although when the fill (107) was removed, a small channel {110} which would have permitted a more limited flow at the base of {105} was revealed at the base of the north-east wall of the building.

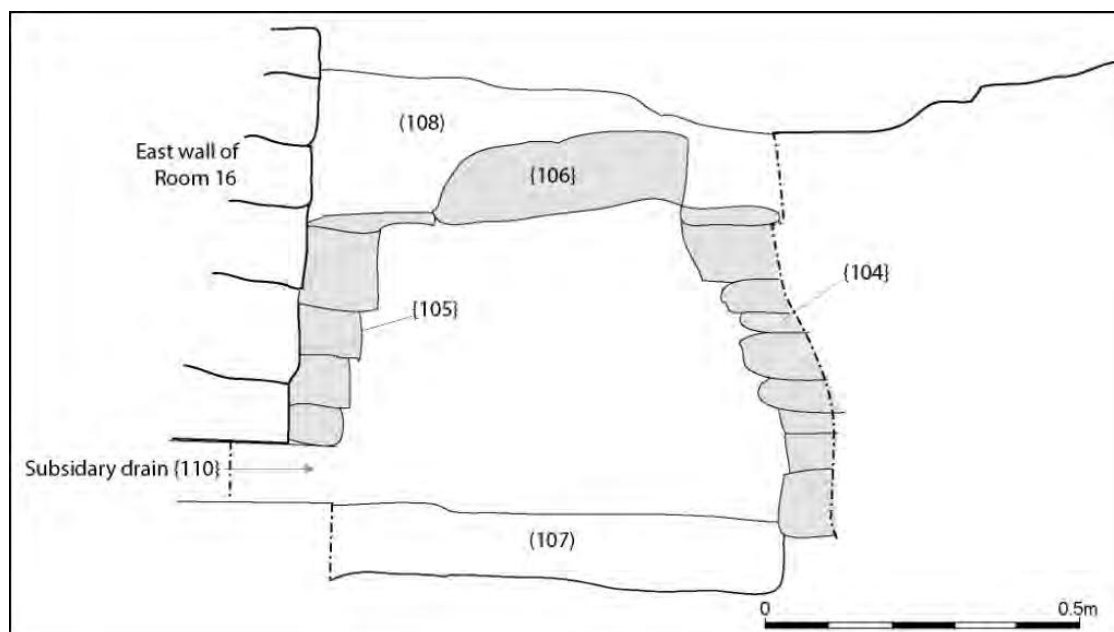


Figure 19: South-east facing section of the culvert.

4.3 Trench Three – Cobbled Floor in R17

During the renovations of the property the cobbled surface in R17 was removed. The most recent cobbled surface (201) survived solely within the former wine cellar and had been truncated to the north, east and south by phase 6 walls (early 19th century date). The cobbled surface did however abutt the phase 5 western wall (c.1680-1720) which therefore suggests that the cobbles have an 18th century date. Beneath the cobbled surface was a layer of compact red-brown silt-clay (202), which contained a number of 18th century finds, which supports this hypothesis.

Beneath the foundations of the early 19th century walls to the east and south of R17 there were also traces of another (different?) cobbled surface (204). This surface extended beneath the western wall plinth {203} under the staircase in R10 (Figure 20). It is slightly lower (0.05m) than the other cobbled layer (201) and appears to have been cut into the compact red-brown silt-clay (202), rather than sitting upon this deposit as found with (201). The very limited surviving traces of this cobbling make the relationship between the two floors unclear, what is apparent however, is the relationship with the surviving part of wall {203} as the cobbled layer (204) clearly goes beneath it, while the other surface (201) abutts this wall.



Figure 20: Cobbles (204) extending below {203}, viewed from the east (0.5m scale).

The small portion of wall {203} is clearly of an earlier date than the phase 5 construction of the link (R11) between the main range and the detached block to the north, as {203} is abutted by this walling on its north face. It provides a tantalising glimpse of the possible existence of an earlier inner room or stair turret which most likely dates to between 1580 and 1600 (and probably to the third phase of construction at the site). The wall was 0.75m thick, approx 0.6m long and 2.35m high. It was constructed primarily of roughly coursed stones which were 35-100mm thick by 100-300mm long and clay bonded. Some cement pointing was recorded on the (visible) eastern face. On the south face there was a ragged crack extending the full height of the wall 0.2-0.3m from its south-east corner, this may represent the join where a previously rough end to the wall was faced smooth or it could be a crack where the eastern face is pulling slightly away. The stonework was 2m high to the south and 1.45m to the north. Above this the wall was of a reddish-grey cob with abundant straw, common small stone inclusions (0.03m) and occasional white, hair-bonded lime plaster in the cob, some in pieces of up to 0.06m across (very fragile); also some very occasional small and worn fragments of orange fired clay were visible within the cob.

5.0 Conclusions

5.1 The Desk-based Study

The manor of Worlington has Saxon origins, becoming divided in the 12th/13th century. The church and settlement of East Worlington have occupied the present site since that (post-Conquest) period and the living of East Worlington has been in the gift of the Lords of the Manor since at least 1261. These included representatives of the prominent Devonshire families of Stukeley and Chichester, succeeded by Earls of Portsmouth. The rector of East Worlington was recipient of the Great Tithe and beneficiary of the glebe which included a parsonage house or rectory and was in the gift of the Lord of the Manor.

Changes of ownership of the manor and therefore of the patronage of the church occurred c.1360, c.1425, c.1620, c.1650, 1718. Any of these changes may have left their mark on the parsonage house/rectory. The earliest documentary reference to the courtlage of the parsonage dating from c.1605 suggests that the courtlage and presumably the house were probably in existence in the 16th century and the existing documents do not suggest that the building in question has ever been anything other than the parsonage house/rectory.

The earliest extant description of the building indicates a fairly simple house with rooms on two storeys and with basic utilitarian features. It is apparent from the documents that physical changes occurred between 1679 and 1727 representing some aggrandisement. However, the principal outbuildings, described in the 17th/18th century as barn, shippon and stable, remain in place, though not unaltered. Unfortunately developments during the 19th century are difficult to trace documentarily.

5.2 The Building Survey: House

It would appear that at the core of the house are remnants of a late medieval building. On the evidence of the smoke-blackened roof timbers and the presence of an upper chamber with elaborately decorated timber work (the fragment of elaborate moulding on the underside of an arch brace) and which may have been heated by a fireplace in the east wall, this could have been a chamber block and subsequently a hall/house of some standing. Therefore, despite the lack of documentary evidence that this was ever the manor house of East Worlington, the physical evidence might suggest some seigneurial status at an early date.

The documents indicate that by the later 16th century the house was serving as the rectory. Alterations during the 16th century included the insertion of a ceiling over the hall (R3) which led to the creation of at least two, but possibly three chambers on the first floor. The removal of the hearth from the centre of the hall would, characteristically for the period, have led to the insertion of a chimney stack either backing onto the cross-passage or on the front of the house, normally the south elevation. This does not appear to be the case here. Instead, either a chimney stack was inserted at the west end of the hall, perhaps with the removal of a former inner room beyond, or a stack was built on the north side of the hall, where it could be seen from the rest of the settlement. In this position it would probably have been integrated with a stair turret providing access to the first floor.

The building analysis, as presented here, identifies rooms 12, 13, 14 and 31 as a structure of the first half of the 17th century which was detached from the house. As indicated above (3.1.4), despite its convenient location, the lack of any evidence of a heat source makes it unlikely that this was a detached kitchen-block. It must be borne in mind however, that to the

west of this there was until 1958 a further structure (the Bake House) which may have functioned as a kitchen. Somewhere in this location there may also have been the malthouse mentioned in the Glebe Terrier of 1679.

It is evident from the Glebe Terriers that in the forty years from c.1680 to c.1720 extensive changes took place. While functional elements such as the dairy are still detailed, there is an emphasis on the residential accommodation available. This is reflected in the structural changes belonging to this period. The detached block became integrated with the house, a kitchen being created on its south side, and at the same time the south elevation of the house was extended westwards, creating R1 and R20 (where formerly there had probably been the inner room of the late medieval hall-house). Later within the same period a parallel bay was added and joined to the new kitchen and the former detached block. If there was ever a chimney stack on the north side of R3, it would have been removed at this time. Since the staircases now within this area appear to be of early 19th century origin, it may be supposed that a stair-turret was at first retained to give access to the first floor. In general however, the original arrangements in this part of the building (rooms 10, 17, 18) are obscured by 19th century work.

In the 19th century a corridor was built on the north side of the south range. With the removal of the stair turret and the insertion of a new staircase (R9) somewhat to the north, a direct service link was created from the kitchen to all the rooms of the ground floor. A similar layout was created on the first floor. Meanwhile at the eastern end of the building a storage area was created (R6) with further accommodation above (rooms 25, 26, 27).

5.3 The Building Survey: Stable and Garage

The stable would appear to be of one phase build (early 19th century with 20th century repairs to the roof structure and the tops of walls. The stalls show evidence of a change of layout probably in the later 19th century.

The garage is a building of several phases, the earliest of which could be 17th century, incorporating a chimney stack from an earlier building (possibly a kitchen block) to the east. It would appear that the east end of the south wall has suffered a collapse and been rebuilt as a doorway using timbers from the earlier first floor structure.

5.4 The Archaeological Evaluation

The remains of the collapse of the bake house and its remaining footings are not bonded with the walls of the 1600-1640 portion of the house. The western portion of the southern wall is clearly a later addition, while rubble from this later wall collapse (circa 1958) partially covered the well.

The culvert to the north-east of the house and the construction of the connecting passageway, also on the north side of the house both date to the early 19th century (R8).

The removal of the floors revealed two cobbled surfaces in R17 and R10, the earlier of which may have dated to a period prior to the remodelling of the house in the 17th century; as the cobbles extended beneath a remnant of an early (pre-1680 at least) wall fragment.

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- Aerial Photograph: CPE/UK/1995.13APR47 F20"/Multi4.16,400'.58SQDN 4019

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS

Location: East Worlington House

Parish: East Worlington

District: North Devon

County: Devon

NGR: 277483.113667

Planning Application no: 43464 & 43465

Proposal: extension to dwelling together with other alterations to dwelling & conversion of first floor of stable to form 1 self-contained annexe & erection of car port

Historic Environment Service ref: Arch/dc/nd/11351

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 required by Condition 3 imposed on the granting of consent for planning application 43464 and Condition 4 on planning application 43465 for the above works.

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:

- i) supplement the historic fabric record already made of the standing building by the investigation and recording of any historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development and
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

1.4 East Worlington House is a Grade II* listed building dating to the early or mid 16th century, while the stables are a Grade II listed structure dating from the 18th century. The proposed extension, alterations and conversion works will have an impact upon the historic fabric of both buildings and - in the case of the extension - may expose archaeological deposits and/or artefacts associated with the early settlement here. The archaeological building survey report (South West Archaeology report 060810) submitted in support of this application recommends (section 4.4) that any re-furbishment works should be archaeologically monitored and the results appended to that report.

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 to investigate and record the extent and character of any surviving archaeological deposits affected by groundworks within the application area and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant to be approved by the HES and the Local Planning Authority.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Historic building recording

The historic fabric recording undertaken as part of the building survey work already undertaken by South West Archaeology (report ref: 060810) will be supplemented by observations and records made during the conversion works.

3.2 Monitoring and Recording of Groundworks

All groundworks should be undertaken with the site archaeologist in attendance. Wherever possible topsoil removal/ground reduction and all groundworks across the site will be undertaken by a 360o tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket to allow the identification of archaeological deposits with minimal disturbance. Should archaeological or palaeoenvironmental remains be exposed, machining will cease in that area to allow the site archaeologist to investigate, record and sample such deposits.

3.2.1 Archaeological features will be cleaned and excavated by hand, recorded and fully recorded by context as per the appropriate Institute of Field Archaeologist Guidelines. All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary.

As a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.

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..

Any variation of the above will be undertaken in agreement with the HES.

3.2.2 Spoil will be examined for the recovery of artefacts.

3.2.3 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.2.4 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.2.5 Should gold or silver artefacts be exposed these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

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 5.5 below.

5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work, but it is anticipated that the most appropriate format for reporting will be a revision of the existing South West Archaeology building survey report (060810) incorporating observations and records made during the construction works, as well as including the results of the watching brief on any groundworks.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their location, description of the historic building fabric, architectural features of interest, below-ground archaeological deposits and artefacts 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.

5.3 A copy shall also be supplied to Collette Hall, Conservation Officer, North Devon District Council .

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

5.4 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.

5.5 On completion of the report, in addition to copies required by the Client, 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 HES 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 HER.

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.

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 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), the Institute of Field Archaeologists (IFA), 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 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 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

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture
Directorate, Matford Offices, County Hall, Exeter EX2 4QW
Tel: 01392-383303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

Collette Hall, Conservation Officer, Planning Office, North Devon District Council, Civic Centre,
Barnstaple, Devon, EX31 1EA Tel: 01271-388352 E-mail: collette.hall@northdevon.gov.uk
5 June 2007

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL WATCHING BRIEF, AT EAST WORLINGTON HOUSE, EAST WORLINGTON, NORTH DEVON.

Location: East Worlington House, East Worlington
District: North Devon
County: Devon
NGR 277483.113667

Planning Application no: 43464 & 43465

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of John Alexander of Jonathan Rhind Architects, (the Client), and sets out the methodology for historic building recording and an archaeological watching brief to be undertaken during ground works associated with an extension and other alterations to the dwelling, conversion of first floor of stable to form 1 self-contained annexe and erection of car port at East Worlington House, and for related off site analysis and reporting. The WSI and the schedule of work it proposes conforms to a brief issued by Devon County Historic Environment Service (DCHES) and is being commissioned in line with government planning policy (PPG No. 16 *Archaeology and Planning* (DoE, 1990), PPG No. 15 *Planning and the Historic Environment*, (1994)) in accordance with Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, which states that:

'No development work 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 Planning Authority.'

1.2 The programme of work to be carried out by SWARCH and covered by this WSI consists of:

1.2.1 Building recording and relating analysis and reporting.

1.2.2 The archaeological monitoring and recording of all groundworks in areas subject to development; during the removal of the existing structure, surfaces, turf and topsoil, the reduction of ground levels, and the excavation of any service trenches and foundations.

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 East Worlington House is a Grade II* listed building dating to the early or mid 16th century, while the stables are a Grade II listed structure dating from the 18th century. The proposed extension, alterations and conversion works will have an impact upon the historic fabric of both buildings and - in the case of the extension - may expose archaeological deposits and/or artefacts associated with the early settlement here. The archaeological building survey report (South West Archaeology report 060810) submitted in support of this application recommends (section 4.4) that any re-furbishment works should be archaeologically monitored and the results appended to that report.

3. AIMS

3.1 The principal objectives of the programme will be to:

3.1.1 Investigate and record any historic building fabric or architectural detail that may be obscured, removed or otherwise affected by the development.

3.1.2 Investigate, excavate and record any surviving below ground deposits exposed by construction works for the development.

3.1.3 Analyse and report on the results of the project as appropriate.

3.2 All archaeological deposits that are exposed will be investigated and recorded. In the event of significant *in situ* archaeological remains being encountered it may be considered necessary to halt development and recording work so that discussion can take place regarding preservation of these remains, possible design/engineering alternatives and appropriate levels of archaeological recording.

4.0 METHOD

4.1 An archaeological record of any exposed previously unrecorded elements of the buildings will be undertaken with the aim of a greater understanding of the building and the identification and recording of any historic features. The recording will be in accordance with the IFA *Standard and Guidance on the Archaeological Investigation and Recording of Standing Buildings or Structures* (2001) and will consist of:

4.1.1 The production of supplementary written records as well as drawn or annotation of existing drawings of the buildings; plans and elevations as appropriate.

4.1.2 A Black and White photographic film record of the buildings, supplemented by digital photography before and during the development;

4.1.3 Should significant building elements be exposed which merit further archaeological work; this will be undertaken in consultation with, and to a specification agreed with DCHES.

4.2 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.

4.3 Health and Safety requirements will be observed at all times by any archaeological staff working on site.

4.3.1 Appropriate PPE will be employed at all times.

4.3.2 The site archaeologist will undertake any site safety induction course provided by the Client.

4.3.3 If the depth of trenching exceeds 1.2 metres the trench sides will need to be shored or stepped to enable the archaeologist to examine and if appropriate record the section of the trench. The provision of such measures will be the responsibility of the client.

4.4 The archaeological work will be carried out in accordance with the *Institute of Field Archaeologists Standard and Guidance for: an Archaeological Excavation* (revised 2001) and an *Archaeological Watching Brief* (revised 2001).

4.4.1 Wherever possible ground works are to be undertaken using a machine with a toothless grading bucket to the depth of undisturbed *in situ* weathered subsoil, to the upper surface of *in situ* archaeological deposits or to a depth that will not be affected by the development (assuming the latter is known) – whichever is highest. Where

- archaeological deposits are reached at a level above the intended formation or invert level, they will be excavated by the site archaeologist down to the latter, by an appropriate combination of hand excavation and careful machining. After natural subsoil has been reached and any archaeological recording necessary has taken place, deeper excavation may be carried out with a toothed bucket.
- 4.4.2 The reduction of ground levels and trenching will be undertaken with the site archaeologist present. Should any potential archaeological deposits be revealed the machining will stop to allow the archaeologist to examine them. Upon removal of existing surfaces the material beneath will be examined by the site archaeologist for the identification of features and soil marks and the recovery of artefacts, before further level-reduction can proceed. Where necessary to clarify features and soil marks the area will be cleaned by hand. The examination will be undertaken before the exposed level is affected by any further construction work and before plant and machinery is driven over it. Any archaeological features discovered will then be cleaned, excavated by hand and recorded to IFA guidelines.
- 4.4.3 If archaeological features are exposed, then *as a minimum*:
- i) small discrete features will be fully excavated;
 - ii) larger discrete features will be half-sectioned (50% excavated);
 - iii) long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.
- 4.4.4 If significant or complex remains are encountered these may be left *in situ* pending either preservation by engineering solution or full archaeological excavation.
- 4.5 Sufficient time must be allowed for archaeological excavation, sampling, and recording appropriate to the deposits revealed. This may necessitate some delay to development work, although the site archaeologist will attempt to keep delays to a minimum. If complex or extensive archaeological deposits are exposed within the watching brief, then DCHES will be consulted as to the appropriate level of further investigation required. However, unless there are exceptional circumstances, excavation will not normally extend beyond the limits (extent and depth) of the ground works required for this development.
- 4.5.1 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. dendrochronological or palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits.
- 4.5.2 In the unlikely event of any human remains being found on this site they will be dealt with in accordance to procedures in published guidance (*McKinley and Roberts 1993 (IFA technical paper no. 13)* and *EH/CofE 2005 (Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England)*). SWARCH will advise the client as to obtaining the necessary Licence from the Dept of Constitutional Affairs. Where necessary, SWARCH will consult with an appropriate specialist (see attached list).
- 4.5.3 Spoil will be examined and any significant artefacts recovered.
- 5.0 MITIGATION**
- 5.1 The nature of any further works or variation in the methods and procedures laid out in this WSI will be determined in consultation with the DCHES.
- 6.0 ARCHAEOLOGICAL RECORDING**
- This will be based on IFA guidelines and those advised by DCHES and will consist of:
- 6.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate, and B/W, colour and digital photography.
- 6.2 Survey and location of trenches and archaeological features.
- 6.3 Labelling and bagging of finds on site. Post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
- 6.4 Any initial cleaning, conservation, packaging and any stabilisation or longer term conservation measures necessary will be undertaken in accordance with relevant professional guidance (including *Conservation guidelines No 1* (UKIC, 2001); *First Aid for Finds* (UKIC & RESCUE, 1997) and on advice requirements of the receiving museum.
- 6.5 Should paleoenvironmental or other deposits or material of potential interest be exposed they will be assessed on site by SWARCH staff and where appropriate by an appropriate environmental specialist (see attached list) - with advice as necessary from the English Heritage Regional Science Advisor - regarding the potential yield (if any) of environmental or microfaunal evidence. Should this assessment prove positive, appropriate sampling procedures would be initiated in line with national guidance (*Environmental Archaeology (English Heritage CFA Guidelines No. 2002/01)*), and further liaison with outside specialists organised, including the English Heritage Regional Science Advisor.
- 7.0 PROJECT MANAGEMENT**
- 7.1 The project will be managed overall by Colin Humphreys of SWARCH who will undertake the building recording. The watching brief and recording will be managed by Chris Preece of SWARCH.
- 7.2 The DCHES will be informed of the start of the fieldwork, will monitor the project throughout and may wish to inspect the works in progress.
- 8.0 ARCHIVE AND REPORT**
- 8.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited in the Museum of Barnstaple and North Devon upon publication of the site, or, if this is not required, upon production of the summary report or County HER entry under accession number NDDMS: 2007.68.
- 8.2 Reporting will be a revision of the existing South West Archaeology building survey report (No.060810) incorporating observations and records made during the development works, as well as including the results of the watching brief. This would include the following elements:
- 8.2.2 Copies of the annotated plans and of any measured record drawings, showing the location and extent of historic fabric and features within the buildings and a summary description of these elements as indicators of the age and development of the building;
 - 8.2.3 Relevant maps, plans and images;
 - 8.2.4 A location plan and overall site plan showing the location and distribution of archaeological features;
 - 8.2.5 Plans and sections of significant features or deposits at a relevant scale;
 - 8.2.6 A description of any remains and deposits identified including an interpretation of their character and significance;
 - 8.2.7 An assessment of significant artefacts, environmental and scientific samples together with any recommendations for further analysis;

- 8.2.8 Any specialist reports commissioned;
8.2.9 Discussion of the archaeological deposits encountered and their context.
Copies of the report will be submitted to the DCHES and deposited with the County HER, National Monuments Record, and the site archive, within 6 months of the close of fieldwork unless agreed otherwise with DCHES.
- 8.4 Should particularly significant remains, finds and/or deposits 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 DCHES, in consultation with the Client. SWARCH, on behalf of the Client, will then implement publication in accordance with a timescale agreed with the Client and the DCHES.
- 8.5 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database.

21st June 2007

Deb Laing-Trengove,
South West Archaeology, The Thornes, Kentisbury, Barnstaple N. Devon EX31 4NQ,
Email deblt@swarch.net

Telephone: 01271 883000;

Appendix 1 – List of specialists

Building recording

Robert Waterhouse, 13 Mill Meadow, Ashburton TQ13 7RN, Tel: 01364 652963

Richard Parker, Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS, Tel: 01392 665521, exeter.arch@exeter.gov.uk

Conservation

Richard and Helena Jaeschke, 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD, Tel: 01271 830891

Curatorial

Tom Cadbury, Keeper of Antiquities. The Royal Albert Memorial Museum, Exeter.

Human Bones

Louise Loe, Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford OX2 OES, Tel: 01865 263800

Lithics

Ann and Martin Plummer, 2 Beech Court, Courtland Road, Wellington, Somerset TA16 8NE, Tel: 01823 667916

Metallurgy

Sarah Paynter, Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD, Tel: 02392 856700, sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker, English Heritage SW, 29 Queen Square, Bristol BS1 4ND, Tel: 0117 9287961, vanessa.straker@english-heritage.org.uk

Rowena Gale (wood identification), Baichefield House, Kimbolton, Leominster HR6 0EP, Tel: 01568 615855

Julie Jones (plant macro-fossils), juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis), heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen, Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS, Tel: 01392 665918

Henrietta Quinnell, 9 Thornton Hill, Exeter EX4 4NN, Tel: 01392 433214

Timber Conservation

Liz Goodman, Specialist Services, Conservation Museum of London, 150 London Wall, London, EC2Y 5HN Tel: 0207 8145646, lgoodman@museumoflondon.org.uk

Appendix 3

English Heritage Listing

East Worlington House 20.2.67 GV II*
EAST WORLINGTON SS 71 SE 8/19

Manor house, subsequently the parsonage, now house. Circa early or mid C16, remodelled mid or late C17 when extended. Further late C18 extension and extensive remodelling. Rubble and cob, rendered and colourwashed; water-reed thatch hipped roofs, stacks with C19 brick shafts. Plan: the original plan is uncertain, probably 3 rooms and a through- or cross- passage. It was evidently a house of high status since the moulded arch-braced truss towards the right-hand end suggests that there was a first floor chamber at this end, possibly the lower end. Because there are some smoke-blackened rafters remaining in the roof it is likely that the hall was open to the roof originally. In circa early C17 the hall would have been floored and a lateral stack inserted at the back. There also seems to have been a lateral stack at the back of the lower end. There may have been some remodelling in the late C17 when the right-hand room under the first floor chamber was given a fine plaster ceiling. In the late C18 the whole house was remodelled again and extended by a one room plan addition at either end creating a symmetrical front, the left-hand room was a library, and the right-hand room an outhouse, but its front treated as part of the main facade. At the same time 2 wings and a staircase bay were added at the rear. Plan and description: 2 storeys, symmetrical front of 1:5:1 windows, 12-pane sash window on first floor, exposed sash boxes, 2 similar sash windows on ground floor and two 3-light three quarter glazed French windows. Central door opening, C18 panelled door. Hipped roof C18 ranges at rear with casements; C18 stair-bay with sash windows. Interior: with lower room, now a study with Gothick features including fitted bookshelves; central hall with 2 lateral ovolo-moulded ceiling beams with 2 fillets, keel stops; the parlour with fine plaster ceiling in 3 panels, moulded cornices, central oval panel, late C17. Much C18 work including dado-panelling, panelled doors, chimneypieces on first floor with cast-iron grates and a staircase; the latter with turned newels, stick balusters and ramped toadsback handrail, of dog-leg type. Roof: much rebuilt C18 but with C16 arch-braced truss over the lower end of the house, cyma and ogee moulded, no smoke-blackening, diagonal threaded ridge and threaded purlins renewed. Over the hall-passage partition a further C16 truss with morticed ridge, not moulded, some smoke-blackened rafters also remain. Remains of a wooden mullioned window may be seen from inside the roof under the eaves of the rear wall. The manor house was mentioned in a terrier of 1727 stating: "It contains 8 under- rooms viz; great parlour, hall, kitchen, little parlour, cellar, bottle house, and woodhouse. All ye walles are of mudd except ye great parlour which is of stone". Source: Hodgson Rev H J, in Chulmleigh Deanery Parochial Magazine, March-June.

Stables directly adjacent to north of East Worlington House GV II
EAST WORLINGTON SS 71 SE 8/20

Stables with hayloft over. C18. Colourwashed rubble and cob, cob exposed at rear, late C20 concrete-tiled C18 roof with wide eaves, gabled at left end, hipped at right end. Plan: rectangular plan stable range with entrance to left of the front and a hay- loft above. Exterior: 2 storeys, 3 windows, 2-light wooden mullioned and transomed windows on ground floor, glazing with lapped panes; similar 2-light window on first floor, a boarded over window and a hayloft opening with a plank door, these 3 openings of identical size. Broad door opening to left of ground floor, divided plank door with a transom light. Interior: with four C18 stalls, staircase to the first floor. 4 pigeon holes to first floor on front.

East Worlington Parish Hall 3.10.75 GV II
EAST WORLINGTON SS 71 SE 8/18

Barn, now village hall. Probably C17. Rubble and cob, rendered and colourwashed, half-hipped straw-thatched roof. Rectangular on plan, with former opposing doors to winnowing floor. Opening on frontage blocked and obscured by a late C20 lean-to; set high up on each side a 3-light ovolo-moulded wooden-mullioned window, wood lintels, diamond-paned lights with lead canes, probably inserted C20. Left return with a similar 2-light window. Rear elevation with original large door opening with plank doors remaining, though they are blocked inside; no window openings. Interior: featureless, roof which may be of interest not seen as concealed by a C20 ceiling.

Appendix 4

List of incumbents and patrons 13th to 20th century, from Beatrix Cresswell's *Notes on Devon Churches*.

Incumbent	Patron or Lord of the Manor
1261: Robert de Hendeville	Richard Fitz-Bernard
1277: Philip de Bokywis	Robert de Crouthorne
1297: Richard de Bokywis by Protection of Edward I.	
1359-60: Sir Walter Deurigge	Robert de Crouthorne
1361: Sir John Aprees	ditto
1366: Robert Dodecote	Thomas de Affetone
1399: John Kylvyngtone	ditto
1400: John Richard	Thomas Affeton domicellus
1407: Robert Ford	ditto
1419: Sir William Moryss	Sir John Botreaux
1427: Sir Robert Fowella	Sir John Earl of Huntingdon
1430: Sir Phillip Croke	ditto
1437-8: Thomas Pope	ditto
1437-8: Sir Thomas Nayler	ditto
1439-40: Sir Thomas Wagge	Hugh Stukeley Esq
1453: Sir William Davy	ditto
1502: Stephen Whitrow	Sir Thomas Stukeley
1508: Thomas Logy	ditto
1509: Robert Goddesgrace	ditto
1514: Nicholas Hamelyn	ditto
1534: John Lamerton	ditto
1547-8: Henry Philpotte	Hugo Stukeley Esq
1577: John Burnett alias Cornishe	Lewis Stukeley Esq
1591-2: Thomas Uphame	Hugo Stukeley
1603: John Briant	John Stukeley
1623: John Cogan	Sir Arthur Wilmot Bart
1645: John Elston	Hugo Prust
1661-2: Edward Smale	Arthur Chichester Earl of Donegal
1675-6: Francis Eliston	Letitia Countess of Donegal
1687: Nicholas Laskey	Sir William Franklyn and Letitia Countess of Donegal
1700: Thomas Alden	Arthur St Ledger
1715: Boyle Davies	Arthur Viscount Donegal
1722: John Rosier	William Fellowes Esq
1745: Richard Bryan	Coulson Fellowes Esq
1780: William Woolcombe	Hon.Arthur Fellowes Esq
1796: Benjamin Clay	Hon. Newton Fellowes
1852: Richard Syndercombe Bryan	ditto
1877: Walter Meddon Bruton	Earl of Portsmouth
1886: Thomas Holford Buckworth	ditto
1902: Horace Ayton Hill	ditto
1919: Henry John Hodgson	Countess of Portsmouth and H.N.G.Stukeley Esq

Appendix 5

Extracts from the East Worlington Tithe Award 1841

Tenement	Owner	Occupier	Number	Name
Town Tenement	Hon. Newton Fellowes	George Cobley Smith	299	Park Meadow
			309	Town Wood Orchard
			310	Town Wood
			311	Philips Meadow
			312	Park Meadow
			322	Willey Meadow
			323	Willey Close
			328	Orchard and Garden
			330	Cottage & Garden
			331	Orchard
			332	Cottage & Garden
			337	Garden
			338	Farm Houses & Yard
			357	Gate Close
			358	Wester Close
			359	Wester Great Hill
Boundy's Tenement			326	Garden
			327	Garden
			340	Easter Close
			354	Middle Close
			355	Wester Close
			356	Garden
Glebe	Rev. Benjamin Clay	Himself	298	Mary Hams
			313	Lawn in Front
			318	Lower Ilcheston
			319	Meadow in Bottom
			320	Higher Ilcheston
			321	Bollom under Furze
			324	Walled Garden
			325	Orchard
			333	Orchard
			335	House & Court
			336	Church & Church Yard
			341	First Broadclose
			341B	Broadclose
			342	Great Broadclose
			343	Plantation
			344	First Bevel
			345	Second Bevel
			346	North Bevel
			347	Little Broadclose
			350	Moor Park
			353	Horse Park
Part of Laskey's Tenement		Thomas Sweet	334	Orchard

Appendix 6

Devon County Historic Environment Record Entries

The following records are held by the Devon County Archaeological Service:

SS71SE/004 (CIN: 766), NGR SS77471373:	Church House
SS71SE/10 (CIN: 15199), NGR SS77501372:	Parish Church
SS71SE/023 (CIN: 15756), NGR SS77501358:	Settlement (East Worlington)
SS71SE/50 (CIN: 53723), NGR 77491361:	Manor House (East Worlington House)
SS71SE/63 (CIN: 53736), NGR SS77831383:	Flint Flake (Town Barton Farm)
SS71SE/69 (CIN: 53744), NGR SS77781373:	Orchard (Town Barton Farm)
SS71SE/63/1 (CIN: 53737), NGR SS77831383	Pottery (Town Barton Farm)

Appendix 7

Summary of Rev. H.J.Hodgson's interpretation of the 1727 Glebe Terrier and his account of the evolution of the building to its 20th century state.

1. The great parlour was a large apartment measuring 25 x 17 feet, at a later date wainscotted in oak. It had probably three small south-facing windows, an oak-beamed ceiling and an open fireplace.
2. The little parlour was also later wainscotted in oak to a height of 3 feet. The interior doors had brass fittings.
3. The kitchen – later the housekeeper's room – had a hearth with a small "furnace" to the side with two positions for the heating of cream pans.
4. The main entrance was by a doorway at the east end of the Hall, which was located on the east side of the house, convenient for access to the church rather than to the road.
5. The dairy was fitted with narrow benches against the walls.
6. The buttery or pantry had a massive half-door to exclude dogs.
7. The staircase, with its narrow treads, remains in its original position.
8. Locations for the first floor rooms are not offered.

Rev. Hodgson seems to have regarded the original house-plan to have had a north-south axis. He goes on to suggest that:

1. In the middle of the 18th century a third sitting room was created by extending the south side of the building eastwards to create a drawing room.
2. This entailed reducing the proportions of the great parlour in order to provide a new entrance on the south, the former, now reduced great parlour becoming a dining room.
3. A new staircase was made within the original hall, its foot projecting into a small porch.
4. A salting house was created at the rear of the house on the site of the old wood-shed.
5. In the 19th century the old dairy was converted into a kitchen with a small scullery alongside.
6. The old kitchen became the servants' hall or housekeeper's room.
7. Two of the doors of the dining room were blocked.
8. A new entrance was made into the former little parlour, now known as the study.
9. Part of the salting house was partitioned off to form a larder or small dairy.
10. A bakehouse was built out to the west.
11. A cider cellar was created to the east.
12. The laundry, to the north of the cider cellar, was demolished late in the 19th century.

The above account should be compared with Figure 13, a rendering of the above into a colour-coded plan.

Appendix 8

Detailed Building Description (Room by Room)

Exterior Description

South front

Virtually symmetrical 7-bay front with central door to ground-floor flanked by pair of French windows to either side. Door is 18th century with framed originally 6 panels, now 4 lower panels replaced with planks, upper with glass, central smaller panels raised and fielded with beaded surrounds, in roll-moulded frame, 19th century – 20th century cast-iron furniture. French windows have pair of glazed doors 1 x 3 tall panes in beaded frame, probably early 20th century. These may have been opened from former sash windows as remainder of fenestration on south front consists of these. Above door and French windows are five 6-over-6 horned sashes in plain cases, cement sills, late 19th century replacements for probably earlier sashes. To left- and right-hand end are single ground and first-floor sashes to same design set at greater distance away from central block of windows and doors to form balanced, symmetrical front.

Note: Pair of windows and French doors to left of front door are set slightly closer together, unbalancing the façade.

Entire façade stuccoed and lime-washed with crude coving covering chamfered oak wall-plate, several espaliers trained up wall on timber battens.

Roof above fully hipped to either end and thatched, small hand-made brick stacks with slightly stepped over-sailing courses in-stepped from either end of ridge. These are unbalanced; the right-hand stack is inset more than the left. Late 18th century to early 19th century with modern pot to right.

West façade

Originally 3 bays with projecting wing to left. Centre of 3 bays now blocked and obscured by 2-storey, single-room lavatory projection, stuccoed, lime-washed and thatched with full hip mitred into main roof to match existing. Ground-floor door to outside on left with single-light window above, small single-light window to front, larger ditto above to right. Earlier wall-face behind has wide French window to right at ground floor, design as front. Blocked window above to first floor with sill remaining. To left of projection, 3-light fixed window to ground floor, modern 2 x 4 window inserted into earlier frame, cement sill. Single-light, single-pane modern window to left, forced through in late 20th century.

To first floor, in line with main ground-floor window, 6-over-6 horned sash as front, some crown glass, wooden sill with lead flashing. Wing to left originally projected c10m, but truncated down to approximately 2m in 1959 when it collapsed. Remaining side and end walls retained to height of approximately 2.2m and capped with asbestos slates. Side walls are rough-cast (probably) cob, end wall is rough-cast stone rubble. Remaining gable has small modern single-light window fixed at bottom right, modern door in right return, thumb-latch.

Note: Lavatory extension partly obscures 2 blocked windows which appear to its right in earlier wall, blocked when lavatory was built.

At junction of roofs of west range and rear range is a brick chimney as before (on south façade).

East Façade

Group of single-storey lean-to outbuildings abut yard wall to north of doorway. These are described with stable block. Plain, window-less hipped end to main range, earlier timber wall-plate visible projecting from stucco to approximately 20cm below eaves. Single-storey 19th century lean-to to right with random rubble liberally pointed with mortar, modern gas-flue, early 20th century barge-boards. Yard wall continues to right, random stone rubble construction with modern cement pointing, projecting cambered cap, appears to have been part of laundry, demolished 1920's. At junction of wall and lean-to is scar of removed(?) garden wall originally projecting to east. At right-hand end of yard wall open-topped doorway to yard with mixed rubble and hand-made brick jamb.

Rear Elevation (Due to L-plan of house, this is in 3 sections)

Some plank wall-plates and common rafter ends visible at eaves. 18th century – 19th century cobble apron to this elevation projects c4m into yard.

Section 1

To north-west facing yard – irregularly fenestrated front with central single-storey porch. This elevation appears to be of 2 phases with hipped wing roof to left divided by a valley from right-hand part of L-plan rear wing. Walls stuccoed, mostly modern smooth coat with traces of rough-cast. Porch – single storey with ridged lead roof to shallow pitch over random rubble walls, heavy cement pointing, slate steps down from yard into porch, narrow slate benches on either side - 18th century – early 19th century?

Windows: To left of porch, single-light fixed modern and four-light earlier casement, cement sill, earlier three-light casement to first floor above, old timber sill.

Immediately to right of porch two-light fixed window, 1 x 3 panes per light, cement sill, mid-20th century. Further to right: squat four-light casement, one leaf with gauze not glass, lighting dairy/pantry. Three-light casements to first floor, slate sill. All windows other than that to right of porch have modern, single-pane lights and casements, possibly on older frames.

Roof - lead valley gutter between thatched wing roofs discharges into lead-lined timber V-section box gutter mounted on wrought-iron brackets clear of wall, leads to cast-iron downpipe – brackets 19th century.

Section 2 - Garden court to north-east of house – North elevation of main range:

Rear wall straight up to approximately 4m from left end. This is set back approximately 80cm. One three-light casement in main section, 2 x 4 panes to centre, 1 x 3 panes to sides - early 20th century assemblage. At left-hand end in set-back wall, modern 6-pane window with tilting upper leaf. Below these windows for full length of façade is a single-storey projecting lean-to over a passage. Mortared random rubble with lime-wash, 2 phases visible with straight joint to centre left. Angled stair projection at right-hand end abutting east wall of rear wing with single-pitch roof mitred into rear lean-to. Both contiguous roofs in Welsh slate with plain painted barge-boards and cast-iron gutters.

Two doors in lean-to, one to right has pair of leaves with 19th century (1825-1850) wrought iron thumb-latch, each leaf has 1 x 2 flush panels with beaded surrounds, plain frame with external rebate for earlier door(?), cast-iron pulley for later doorbell. Door to left, multi-plank door with deep metal skirt, 20th century iron thumb-latch, plain frame. Window to centre, two-light casement with 2 x 4 panes, wooden sill.

Stair projection has 6-over-6 hornless sash to north and 3 x 4 pane fixed light to east, in plain beaded case with angled corner and ogee moulded surround, applied to face of wall. Chamfered timber projection carries wall face above. Wooden sills and modern additional glazed panel to exterior. Additional splay in rear lean-to wall to left.

Section 3: East-facing elevation of rear wing:

Irregular façade with mainly smooth stucco with traces of rough-cast, stonework visible in right-hand quoin.

Projecting chimney breast to right, stone rubble to lower part, rendered above, lime-washed. Possible over-bulge and brick blocking to centre. Stack shouldered off below eaves with slate capping. Brick upper continues above, but cut off and thatched over.

Windows to ground floor, fixed, formerly opening 3 x 3 pane sash-leaf, re-used as crude casement, in earlier beaded door frame. First-floor window – two-light casement with 1 x 3 panes per light in late 17th century – early 18th century frame, later wooden sill. Chamfered timber wall-plate to eaves. Stair-projection intrudes into elevation to left (described under 2 above). Lead valley gutter to angle of main-range roof and wing-roof discharges onto stair roof.

Stone rubble yard wall abuts north-east corner of wing to right -18th century/19th century?

Interior Description - ground floor.

Room 1:

Ceiling: In 2 parts separated by arcade to north – lath and plaster 18th century/19th century.

Walls: Plaster above moulded dado. This has ogee mouldings steeped out to central bead with plain panels below with heavy beaded surrounds, heavy bead and ogee skirting. This continues into angled bay under south window. Section round chimney breast is entirely modern. North side of room has a pair of four-centred Gothic arches with beaded arrises in partial lath-and-plaster partition. Central spandrel supported on chamfered timber post with square ogee cap. North wall has three bays of shelves, centre section projects forward slightly, bead and ogee skirting continues around base. Beaded plank surrounds with three-centred arches to heads, cambered timber support beams within, plank shelves with double-beaded roses in slots cut in vertical timber dividers. Modern shelving flanking west window.

Floor: Narrow, nailed oak boards, late 19th century, early 20th century modern oak boards inside west window and replacing former hearth slab.

Doors:

To north-east, framed six-panel door with irregularly sized panels, small square panels to centre, raised and fielded with heavy bead surrounds to room, plain to passage (10). Reset in this location with strips added to all four edges, butt-hinges and modern thumb-latch, traces of removed rim-lock, all relate to current location, but marks of removed H-L hinges relate to former location. In beaded frame with ogee surround with three-pane fixed top-light, double-beaded frame and glazing bars. Frame and top-light – early 19th century, door possibly reset at that time, door probably mid-18th century bedroom door.

Door to north west, as above, but 20th century rim-lock with brass knobs, modern bolt, frame as above, but with signs of earlier butt-hinges. To west, French windows, pair of glazed doors described with exterior, late 20th century replacements, re-using 1920's/30's bronze handles. Panelled sides and soffit, modern; bead and ogee frame to room, modern, but copying existing.

Cupboards flanking chimney breast: small paired doors below dado rail, plain panels with heavy bead moulding surrounds to match wainscoting; doors to right are original with acorn-headed H-hinges and wrought-iron rim-lock, modern brass knobs; doors to left are modern reproductions with butt-hinges. Above dado rail are bookshelves in timber-framed surround. To left, late 18th century/early 19th century thin plank shelves are supported on nailed strips in plain plank frame with ogee surround. To right, modern shelving unit.

Window: To south, 6-over-6 sash as exterior description, modern replica, leaves with re-used bronze 19th century fastener, earlier frame with sash weights, bead-moulded with two-panelled hinged shutters as wall panelling, swivel-fasteners with brass knobs, right-hand with hinged centre strip, nailed H-hinges and wrought-iron security bar. Soffit with panel the same as shutters, bead and ogee surround to room.

Room 2: (Toilet) Converted from a porch formerly giving access to the garden.

Ceiling: Plaster, split-level.

Walls: Plastered.

Floor: Concrete

Door: Framed, plank infill below, 2 fixed panes above – mid-late 20th century.

Window: Single-light, top hung, obscured glass, chamfered frame, plain steel stay, early 20th century.

Room 3:

Ceiling: Lath and plaster, one full beam and one half beam (west) with stepped ovolo and ogee moulding terminating at keel stops which look leaf-like, though obscured by plaster – probably late 16th century – early 17th century.

Walls: Plaster, bead and ogee skirting.

Floor: Narrow oak boards, nailed, probably mid-20th century; some replacement where rotted at French windows.

Doors: To north-west, framed as before (room 1), mid-late 20th century reproduction, modern furniture, modern bead and ogee frame, framed soffit and case to lobby behind, also reproduction.

To north-east – ditto, but mid-18th century with additional strips top and bottom, therefore not in situ. Rising hinges, wrought-iron thumb-latch with lavish (Edwardian?) brass floral D-handles. Beaded frame with bead, ogee and ovolo surround. Raised and fielded panels to soffit and case into cross-passage (4). Probably in situ, but modified to suit later floor level.

Blocked door in north wall at north-west corner to servants' stair in room (10).

Windows: Two pairs of French windows, 1 x 3 panes per leaf, 1920's-50's? with beaded glazing bars and central beaded closing strip and polished brass level handles, in beaded frame with shutters inside comprising 4 doors, 2 to base with twin panels, stepped and beaded to outside, plain to back, moulded brass knobs to rim-locks and steel security bar with button latch. Upper shutters, identical, but with 4 panels and no security bar. Shutters appear to be early 20th century, French doors later. 4-panelled soffit in same design, bead and ovolo plank surround to room.

Fireplace: Nosed brick surround projecting slightly into room with segmented arch, probably 1920's, mantelpiece and hearthstone removed, opening boarded.

Room 4:

Ceiling: Plain plaster.

Walls: Plastered and papered with dado rail and panelling, all modern.

Floor: Oak boards as room 3.

Doors: To front – framed six-panel as room 3, but heavier with single raised and fielded panel to base, upper panels glazed, large late 19th century rim-lock, large, wrought-iron security bar, original, mid-18th century butt-hinges.

To rear – three-centred arch through wall, plastered.

No door or frame, dado rail and panelling continue into stairwell 9, all modern.

To east and west into rooms 3 and 5, raised and fielded narrow panels matching those on door-cases and soffits, rebated to entrance hall with marks of removed hinges for additional door to hallway – heavy bead and ogee surrounds. All late 18th century to very early 19th century.

Room 5:

Ceiling: Two heavy transverse timber beams divide ceiling into three bays; possible half beams at east and west. All four have flat soffits, and all four rise vertically to a stepped double ogee of differing proportions to a flat ceiling panel. These mouldings continue all the way round each of the 3 panels. The centre panel contains an oval cartouche with a flat interior surrounded by a complex moulded rib with – from inside outward – a stepped bead moulding, surrounded by an ogee stepped to a convex roll moulding and surrounded by a stepped cavetto moulding. Whole ceiling likely to date from 1680-1720.

Walls: Plastered, papered with ghost of removed dado rail encircling room. Lavish bead, ogee and cavetto moulded skirting.

Floor: Very narrow pine boards, probably early 20th century.

Doors: Door to north-west corner as room 3 north east. Hinges rising with ghosts of H-L hinges visible; beaded frame with double-order bead and ovolo surround.

Windows: French windows as room 3, shutters as room 1, but with 2 sets as room 3, fitted with double iron security bars and brass knobs; ogee surround to panels in beaded plank frame, plain plaster soffit, surrounds as door.

Fireplace: Modern pine reproduction of Adam-style classical surround, slate hearth-slab and splayed stone rubble fireplace within; later 20th century remodelling.

Room 6:

Ceiling: Lath and plaster, collapsed to north east. Large axial oak beam chamfered with plain stops; further beam against north wall, plain with plastered soffit; wavy joists visible in collapsed section. Main beam has several iron hoops and hooks driven into it. Large hoop in centre may imply slaughterhouse function.

Walls: Largely whitewashed rubble, but some plaster on west wall. North wall thicker with signs of earlier fabric including small patch of cob, possible blocked window, but uncertain due to mortar patching. East wall contains blocked door at south end. Two pieces of timber above this may have supported a structure. Change in construction in east wall, north end. Junction between south and east walls has straight joint which may indicate continuation of building to east.

Floor: Cobbles, with gulley across floor west – east, set approximately 1m from north wall. Floor to north and south slopes into it. Smaller gulley parallel with and approximately 1.5m from west wall runs into main gulley. Gulleys imply control of liquids. In cupboard in south-west corner, a separate area of cobbles.

Doors: To north-west – planks and roughly chamfered battens nailed together with spear-ended short strap hinges and a large wooden stock-lock late 18th century/early 19th century – in plain pegged frame – seems to be original to wall. Cobbled step up from room into passage (8). Timber lacing in jamb.

To south-west – cupboard, door missing, but plain rebated frame has loop for hook and eye fastener and remains of H-L hinges, modern shelves within.

Window: Modern replica 6-over-6 horned sash in older beaded sash case, wooden sill set on timber lacing, inner lintel re-used with several mortices, possibly part of framed partition or agricultural window frame, set lower than top of sash to enable external appearance to match other windows in south front.

Other: Small wall cupboard in east wall, timber lintel and timber lacing in left jamb.

(Various features in this room are dateable to late 18th century – early 19th century, suggesting a date for its creation).

Room 7:

Ceiling: Modern asbestos sheet.

Walls: Mixed flush pointed stone rubble with small area of formerly exterior rough-cast to south, joints and irregularities in south wall showing this to be a remnant of an earlier two-storey building. Asbestos lined partition to west.

Floor: Cobbles (in same phase as passage 8).

Door: Re-used six-panel as room 1 to 5, widened to suit opening with H-L hinges, wrought iron thumb latch and hook-and-eye fastener. Interior lined with asbestos.

Room 8:

Ceiling: Common rafters with felt lining to slates, slopes down to north, modern.

Wall: Plaster with several cement repairs. Break in plaster midway along north wall. High up in south-east corner south wall steps back to cob wall with interior plaster to north face, curving in to blocked door above door to room 6.

Floor: cobbles as room 7.

Doors: External; pair of framed, 2 panel doors to north-west; with butt hinges, wrought iron security latch, thumb latch and bolt in plain pegged frame – mid 17th century.

To north-east; wide plank and batten door with 3 chamfered battens nailed, round ended strap hinges, long security bar on hasp driven into back of door, later steel thumb latch, plain pegged frame, mid-19th century. To west end as room 1-5 but moulded both sides, H-L hinges reset in 19th century. 20th century rim lock.

Window: Two-light casement, 2 x 4 panes per light, beaded glazing bars in beaded frame fixed shut – mid-late 19th century.

Room 9: Stairwell

Ceiling: Plaster with angled coving to lower flat section, slopes up to west to narrow flat section over upper portion of stair.

Walls: Plaster with modern panelling below narrow dado as room 4 (cross-passage) climbs stairs to top. Possible replacement of earlier panelling.

Floor: Random width oak floor boards with repair in modern pine. Step at base of stairs as above. Remainder of staircase painted.

Doors: From cross passage (4), 3 centred arch, soffit of which slopes up to stairwell.

Door to room (10) framed six-panel as rooms 1-5. Raised and fielded to room 10, plain to stairwell. Reset with added strips to top and bottom, butt hinges, early 20th century rim lock with ceramic knobs. Traces of H-L hinges of stairwell face. Beaded frame with ogee surround, beaded to room (10).

Door to east described with room (8) but with applied heavy bead and covetto surround (re-used).

Doors at stair head to landing (28). Pair, framed three-panels with small panel to top, recessed flat panels to both faces; plain to stair but with bead to landing, butt hinges, with two later round section bolts to western leaf, original flat bolt with dog-leg toe to eastern door and wrought iron spring latch incorporating flat bolt to north face. Modern grab handle.

Eye at foot of door for former stay. In plain beaded frame with radiused spandrels to flat top, with ogee surround to landing – early 19th century.

Windows: Two, possibly reset? To east fixed 3 x 4 with chunky shallow-beaded glazing bars, possibly mid-late 18th century. Unknown origin and date but reset in this location. North light 6 x 6 hornless sash with chunky bead and covetto glazing bars, some crown glass. Both windows are set in sash cases with beaded frames and ogee surrounds, north sash does appear to be original.

Other: Stair case in two runs forming L with half landing above door to room (10). Light-weight mushroom headed handrail with beaded arrises angling up from bun terminal over turned newel at base, ramped up to newel in corner at half-landing, ramped up again to short final run to landing (28). Plain square balusters, two of which are iron stiffeners with turned over ends, nailed to handrail and skirting. Plain skirt with bead and ogee rib to top, lighter ogee and bead below to stairwell. Modern raised and fielded panelling applied over these trims. Treads have radiused noses and stepped covetto corning below.

Room 10:

Ceiling: Plaster, split-level with higher section over stairs to north, slope to east roof pitch with roof-light in hole through thatch to west.

Walls: Plaster, blocked opening in south wall to room (3), south wall of stairwell at first floor level is earlier internal room partition with scar to base, where floor removed.

Floor: Cement with oak treads to stair.

Doors: Opening to lobby below stair (9) has beaded plank frame and ogee surrounds.

Either side of lobby to staircase (9) pair of opposed framed two-panel cupboard doors, raised and fielded panels with beaded surrounds to outer faces, plain inside.

Northern door has nailed H-L hinges and modern iron rim lock. South has early 20th century hinges replacing H-L, modern rim lock. All in beaded plank frames. Plain shelves to cupboard within. Door to room (15) framed six-panel 20th

century oak copy of 18th century doors in rooms 1-5. Modern furniture, plain chamfered surround. Door to room (17), 4 panels as above.

Three-centred arch to lobby at west end, no door or frame, but beaded arrises to walls.

Doorway to south-west lobby between rooms 1 and 3. Rebated to south for door (now removed). Plain beaded frame facing north with ogee surround. Lobby has cupboard to south; framed two-panel door raised and fielded panels and beaded surrounds. Nailed H-hinges, fixed shut in ogee surround.

Stair: Mid-late 20th century oak single flight with ogee mouldings to sides of straight handrail, turned wooden balusters, with newel post at base with moulded cap. Round-nosed treads with covetto cornice beneath projects beyond balustrade. Bottom step with radiused end. Plank door to understair cupboard.

Room 11:

Ceiling: Plaster with single transverse beam, plain chamfered with some round wood, no stops.

Walls: Plaster. Heavy ribbon pointed rubble visible in east wall with straight joint visible, possible blocked doorway.

Floor: Cement.

Doors: Door to south-east, framed four-panel with raised and fielded panels to room (11). Top part of upper panelling cut out and replaced with glass panes. One with large glass crown. Flat panels with beaded surrounds to room (10). Added strips to all edges of door to fit current location. Large H-L hinges screwed and nailed. Old thumb latch and modern 'D' handle, in beaded frame with light-weight ogee surround. Door in north-west corner, plank and batten with one round-ended wrought iron T hinge and small H-L hinge, both re-used. 20th century thumb latch and round bolt in plain pegged frame.

Cupboard above has modern plank and batten door with T hinges and older batten knob.

Windows: Main window, three-light former casement now fixed. 2 x 4 late 20th century replacement lights formerly with leaded lights to exterior, modern secondary glazing to interior within late 17th century-early 18th century pegged frame with plain head and foot rails but heavily ogee moulded uprights.

Plank window seat projects into room, small length of beaded skirting mid-19th century.

Window to north - single-light modern plain frame (forced in wall in late 20th century)

Fireplace: Hand-made brick jambs to part brick, part stone rubble open fireplace, segmented arch of machine-made brick over (early 20th century?). Alcove to east with segmented arch of hand-made brick springing from east wall with slightly curved back; probably cream oven, appears to be early 19th century.

Room 12:

Ceiling: Plaster with oak beam, (deep chamfered on east), vertical on west, for former partition, early to mid-17th century.

Walls: Plaster with lath and plaster partition to north.

Floor: Concrete.

Doors: To south-west, modern planks, ledged and braced, modern furniture and frame. To west, former door to demolished wing with modern cupboard to base. Shelf above with single light fixed pane to top.

Room 13: former dairy:

Ceiling: Plaster. One hook. Beam from room (12) appears against east wall with several wrought iron hooks driven in.

Walls: Plaster, very irregular, with cement repairs to base. Lath and plaster partition to south and east.

Timber shelves on ogee plank supports to east and west. Those to west partly supported on projections in solid wall, early 20th century meat-safe above, framed pair of doors with gauze infill.

Floor: Yellow Peters Marland bricks set in chequer-board pattern - early 20th century?.

Doors: Plank and batten with light, chamfered, chunky batten clenched-nailed on. Wedge-ended T hinges and wrought iron thumb latch, wooden stop-lock in plain frame with wrought iron lock and bolt hasps. Late 19th century.

Windows: Four-light former casement with single pane per light and mid-20th century horizontal sliding sashes. Gauze outer section to one light, stainless steel vertical bars inside. Pair of double-folded, beaded plank and batten shutters with nailed wrought iron round-ended T hinges. Plain frame late 19th century.

Wrought iron hook to interior of lintel.

Room 14:

Ceiling: Plaster.

Walls: Plaster, in south-east corner are marks of shelves.

Floors: Concrete. Scar of removed partition in south-east corner.

Doors: Door to west modern four-panel raised and fielded in oak as room (10).

Window: Two-light fixed with 1 x 3 panes per light, chamfered mullion plain head- and foot-rails, modern internal glazing. Frame probably early 20th century. Slate slabs forming window seat probably modern.

Room 15: entrance Lobby:

Ceiling: Transverse oak beam, waney with light chamfer; plain stops to south end, none to north (similar to that in room (11), late 17th to early 18th century). Ceiling to east - lath and plaster; to west - modern.

Walls: Plaster. Old to west and north, remainder modern.

Floor: Concrete.

Doors: Exterior door to north - beaded planks and heavy chamfered battens, round-end T hinges (late), early 20th century furniture.

Fixed glass pane inserted into upper part in plain pegged frame beaded to outside.

Windows: Modern single-light fixed, in large earlier opening with late 19th century cupboard below; plank and batten doors with T hinges, plank frame.

Room 16:

Ceiling: Plaster with transverse beam, now boxed.

Walls: Plaster, old to the east, rest modern. 20th century dado rail to east and south may have had match boarding beneath.

Floor: Concrete.

Doors: Door to west; beaded plank and 3 shallow, chamfered battens. Moulded cover strips to plank joints on west side, beaded kick-board to west. Blocked square hole to base. Old wrought iron thumb latch and modern T hinges in modern plain frame and surround. Mid 19th century door reset in 20th century.

Door to south - modern ledge and braced.

Windows: Four-light with three fixed lights and one casement. All single pane modern lights in modern beaded frame replacing earlier window.

Room 17:

Ceiling: Lath and plaster with beam visible against south wall.

Walls: Plaster. Some repairs with Portland cement. Small area of horizontal boards to east.

Floor: cobbles and concrete.

Doors: Described with room 10.

Room 18:

Ceiling: Plaster.

Walls: Plaster, some tiling.

Floor: Concrete.

Doors: Half height dog gate mid-18th century, oak frame with large pine raised and fielded panel to lower, shallower ditto above with chamfered horizontal rails and plain vertical framing members. H-L hinge to base. L hinge on pintle to top, both nailed. Butterfly hinge is a later addition. Wrought iron finger latch with wedge pattern latch, housing possibly later. Top of gate ramped down in centre with radiused top. In plain frame with beaded plank surround, ogee moulded strip to north. Was painted, now stripped and varnished.

Two modern cupboards in south wall.

Windows: 3 x 3 panes, re-used early 19th century sash leaf with bead and covetto glazing bars, 'D' handle for use as casement, now fixed shut with modern interior glazing in beaded frame. (Note: this appears as a blocked door on the exterior elevation).

Other: North-west corner; a head-height cupboard projecting into room of beaded plank construction with bead opening, waisted out in lower half, formerly with cupboard door on H hinges. Ogee cornicing around top of cupboard.

Stepped convex/concave plank corbel to side of cupboard. Formerly supported plank shelf across top of door to passage 10. Shelf now removed.

First floor:

Room 20:

Ceiling: Plaster.

Walls: Plaster.

Floor: Random width oak boards.

Doors: To cupboard in east wall: framed four-panel with raised and fielded panels to room.

To hallway (28) framed four-panel with raised and fielded panels to room. H-L hinges.

Windows: 6-over-6 horned sash with swivel-fastener, bead-moulded frame with a pair of hinged shutters to each side with raised and fielded panels. Six-light fixed window above door.

Other: Early 19th century cast-iron fireplace with timber surround in east wall.

Room 21:

Ceiling: Plaster.

Walls: Plaster.

Floor: Random width oak boards, as elsewhere on the first floor.

Doors: As room (20).

Windows: As room (20).

Other: Early 19th century cast-iron fireplace in west wall. The partition between this room and room (22) to the east closes at the centre of a blocked window in the south wall, possibly suggesting that this partition is a later insertion than the 19th century layout of this part of the building.

Room 22:

Ceiling: Plaster.

Walls: Plaster.

Floor: Oak boards.

Doors: As room (20) with raised panels addressing the hallway.

Windows: As room (20).

Other: Foot of truss 3 springing from the south wall.

Room 23:

Ceiling: Plaster.

Walls: Plaster

Floor: Oak boards

Doors: To hallway - framed two-panel with slightly larger panel above, both raised and fielded. Iron thumb latch.

Windows: As room (20).

Other: Foot of truss 2 visible springing from south wall adjacent to the partition to room (22).

Room 24:

Ceiling: Plaster.

Walls: Plaster

Floor: Wood boards.

Doors: As room (20).

Windows: As room (20) with plain panels to the shutters.

Other: Truss blades of truss 1 springing from the north and south walls.

Rooms 25, 26, 27: Modern sub-division of larger room.

Ceiling: Plaster.

Walls: Plaster.

Floor: Wood boards

Doors: To room (24) as room (20).

Windows: In south wall as elsewhere on south elevation, however without shutters.

Room 28: First floor hallway formed in the 19th century by the sub-division of larger rooms.

Ceiling: Plaster.

Walls: Plaster

Floor: Wood boards

Doors: Doors at stair head. Pair, framed three-panels with small panel to top, recessed flat panels to both faces; plain to stair but with bead to landing, butt hinges, with two later round section bolts to western leaf, original flat bolt with dog-leg toe to eastern door and wrought iron spring latch incorporating flat bolt to north face. Modern grab handle.

Eye to foot of door for former stay. In plain beaded frame with radiused spandrels to flat top, with ogee surround to landing – early 19th century.

Other doors described with rooms elsewhere.

Windows: Large window in south wall with irregular splay. Three-light, with centre casement 4x2 opening, outer pair 3x1 fixed. Modern copy of late 17th century to early 18th century window as in kitchen (11).

Room 29: Modern bathroom; a modern lift on earlier porch below.

Room 30:

Ceiling: Plaster.

Walls: Plaster.

Floor: Wood boards

Doors: As room (20), with fixed light 2x3 above but with heavier glazing bars than room (20).

Windows: As room (20).

Room 31:

Ceiling: Plaster.

Walls: Plaster.

Floor: Modern pine boards.

Doors: Framed with 4 plain panels mid-19th century.

Windows: Modern three-light with centre-opening single-pane casement, outer pair fixed single-pane.

Other: Blade of truss springing from north wall. Later chimney breast projects into room from south. The angle between this and the east wall closed by modern angled partition.

Room 32: Passageway.

Ceiling: Plaster.

Walls: Plaster.

Floor: Wood boards

Doors: See elsewhere.

Room 33: Modern bathroom

Ceiling: Plaster.

Walls: Plaster.

Floor: Wood boards.

Doors: Modern.

Windows: Modern three-light fixed pane taking light from the stairwell.

Room 34, 35, 36, 37 & 38: Created from the sub-division of a larger room. All partitions appear to be modern, some re-use of earlier doors.

Ceiling: Plaster.

Walls: Plaster.

Floor: Wood boards

Windows: In east wall of room (38), two-light with three-light opening casement to right; other -same. All with 19th century glazing bars possibly set in a truncated late 17th/ early 18th century frame as the kitchen (11).

In the south wall of room (37) modern three-light with centre opening single-pane casement, outer pair fixed single-pane.

Other: Bases of hip trusses visible in corners of room.

Appendix 9

Detailed description of the outbuildings

Stable:

Three-bay two-storey structure gabled to west and fully hipped to east with single-storey lean-to in narrow gap between building and garden wall. Frontage, to south, with large door to left and 2 windows to right. 3 openings to first floor in line with ground floor openings, with window to right and loading doors to centre and left.

Construction: semi-coursed rubble up to first floor level with clay and lime mortar, cob above. Flush-pointed and lime-washed to south and east, bare stone to west with rendered cob above.

West end plain with boarded-in gable partly obscured by early 20th century single storey building.

North wall bare stone rubble with exposed cob above. (Cob has small fragments of early 18th century slipware visible).

Beam end extends to wall face on north, one opening to ground floor on west end; window with timber lacing in jambs supporting long lintel; three openings to first floor equally spaced, eastern blocked with mortared stone rubble, western and central with plain, pegged timber frames, louvre planks slotted in to form ventilators. Projecting sills are part of frame with drip-slot to underside. Long timber lintels supported by timber lacing in jambs.

All windows are multi-pane 2 lights with vertical overlapping panes set in rebates of vertical slim glazing bars, and vertical and horizontal oak members of plain pegged frame.

East end as north side but with severe ivy infestation.

North window has re-used 3 x 3 leaded section in right hand side.

Ground floor windows to south: cruciform with mullion and transom lightly chamfered to interior. South window has concrete windowsill.

South front door framed half and half with vertical beaded plank to exterior, weather boards to bases, round-ended T hinges to top, others later. Leaves of door of different dates.

Mid-19th century thumb latch to upper, otherwise modern furniture. All in plain oak-pegged frame with three-panel fixed top light.

Centre loading door with two leaves; modern plank and batten in modern plain frame with concrete sill. To left, plank and batten door with vertical strap nailed over plank joists to exterior. Weatherboard to base. Painted strap hinges nailed. Wooden lift-latch and iron bolt in plain pegged frame. Door first half 19th century? Lintels as those on north side of building.

Roof structure: Four A-frame trusses with halved and pegged apexes, halved and faced straight collar, pegged and nailed to blades. Modern tie-beams bolted on below. Truss feet sit on timbers set in cob walls rebated to take feet. Diamond set ridge pole sat in fork of truss blade terminals, two sets of purlin/sides scarfed together and resting on backs of blades supported on large oak pegs driven into backs of blades. Waney common rafters pegged to backs of purlins and ridge pole. Hip structure at east end has three blades supported on east side of eastern truss, purlins continue round hip. All roof structure is in riven oak with much round wood visible.

Stable interior:

Ceiling: Two transverse beams with vertically set rectangular joints notched into sides. All whitewashed but joists later ceiled with lath and plaster supplied to underside.

Walls: Plastered, lath and plaster partition to tack room to west. Horizontal and vertical planks to base of partition framing, side of phase I horse stall; chamfered board forming dado rail to the top of these describes 'S' curve to match original stall dividers to east. Stalls were originally four in number against north wall, with one 'S' curved top rail surviving and slightly later replacement. Both have been reset as dividers to the three later loose boxes which occupy the same site. The four original stalls had shallow alcoves in the north wall framed by timbers for an unknown purpose. These are not respected by the current timbers, showing them to be reset and scars from the original stall dividers can be seen in the north wall between each alcove. Each stall in its current form has vertical match-boarding forming its side walls. This includes boarding against the stone north wall up to alcove sills.

Manger against north side has match-boarding to front on timber frame and rounded top rail to internal feed box. The centre and eastern mangers have evidence for a barred hay-rack above the manger and iron tethering loops to the vertical framing members.

South side of all three loose boxes forms continuous close-boarded partition with barred upper section. This form is continued on the three doors.

Area outside stalls to south is cobbled and slopes gently down to north to axial gulley, now cement lined, running into central drain.

Within stalls all floors replaced with concrete gently sloping down to gulley to south, but eastern loose box has red brick laid to smooth face which may be earlier.

Doors: In western partition, large framed with diagonal braces and vertical beaded flanks to west. Spear-end strap hinges nailed on, wrought iron thumb latch, loop and hasp. Large horizontal weather-board to west. Frame is part of framing elements of partition, plain pegged, probably late 19th century.

Doors of loose boxes; heavy chamfered battens and diagonal braces, close-set vertical planks to exterior, slotted to top to match bars of adjoining partitions; nailed strap hinges, plain bolt with knob worked through slot indoor.

Windows as described externally, but with internal sills and wood-covered window seat.

Tack Room:

Ceiling: as above.

Walls: As above, but match-boarded to two-thirds height, with match-boarded section above door to stable, formerly with tilting window.

Vertical beaded plank boarding on stair to south-west corner, horizontal boards to north side with saddle yoke. Tack rail fixed to east partition.

Floor: Cobbled and gently sloping to south.

Stair: L shaped plan; two runs with winders to corner, oak/elm planks forming treads and risers around vertical newel post which is square with added chamfered upper. Short lower handrail of later date with vertical plank side. Top newel also of chamfered oak, formerly with oak hand rail between two newels, replaced with modern pine rail.

Under-stair cupboard with two doors, the lower with beaded planks and battens, button knob, T hinges, (1875-1890).

Door above; earlier beaded planks and plain battens, older round-headed T hinges, wrought iron hasp and eye fastener (1800-1850).

First floor:

Loft divided in two by internal partition of rough nailed frame of round wood with braces to common rafters and purlins, lath and plaster to western face, only upper part still surviving.

Door: Doorway through towards south end, hinges and hasp present, door missing.

Walls: Bare cob, no traces of plaster.

Floor: Modern sawn boards

Doors/windows as external descriptions.

Garage:

Building of several phases incorporating a chimney stack from an earlier building (possible kitchen block) to the east. It would appear that the east end of the south wall has suffered a collapse and been rebuilt as a doorway using timbers from the earlier first floor structure.

Two-storey rectangular building fronting yard, gabled to east and west with single storey later building abutting at either end. Stone rubble and cob construction, eastern half of south front of vertical timber planks on frame. South wall roughcast and limewashed.

West end forms cob gable severely eroded with some Portland cement repair.

On south front large pair of double doors to right, vertical planks ledged and braced inside with large strap hinges and modern padlock hoop, all mid-20th century, in plain frame formed by vertical posts. To west, door to ground floor with plank and batten door. To first floor - loading door with plank and batten door, wooden latch with painted strap hinges on a plain wooden frame.

North wall of clay bonded stone rubble with lime mortar pointing forming base of exposed cob wall with some mortared stone repairs.

Detail north wall: Blocked door to centre with different fabric to east; stone rubble rising to a higher level. Several cob cracks repaired with mortared rubble. Small 2-light window near west end, pegged frame with chamfered mullion and projecting lightly chamfered head and foot rails, long oak lintel heavily eroded; first half of 17th century.

Ground floor:

Ceiling: Originally 4 transverse beams of heavy oak lightly chamfered with eight joists per beam notched into either side. Western beam only remains in situ with original joists to west seated in cob wall to west.

Next beam to east has been raised to higher level and final pair, which had also been raised to higher level, have been cut out leaving stubs in the wall. These beams have been reused as vertical supports for eastern pair of trusses on south side.

Walls: Whitewashed stone rubble with cob at higher level, a few traces of smooth plaster particularly in north-west corner and around door in south wall. Area around large double doors to south-east of vertical boards on timber frame, incorporating re-used door leaves.

Occasional concrete block piers to support beams and trusses.

Floor: Largely cobbled with axial drain slightly south of centre, stepped down just inside south door.

Doors: as described externally.

Windows: Window to north-west with internal shutter of planks and chamfered batten with nailed round-ended T hinges, finger latch on rough plank frame inside earlier frame; early to mid-19th century.

Roof structure: Three A-frame trusses, eastern truss 20th century with faced and nailed joints, other trusses heavily modified but preserving three oak blades of early 17th century. A-frames with morticed and tenoned apex and with notched lapped-joint collars (removed). Two trenched purlins each side scarfed at trusses with peg holes for seven common rafters per bay. Upper set of purlins survives intact, lower only in eastern bay.

All common rafters replaced.

Straight feet of truss blades sitting on timber pads into tops of cob walls.

Timber lacing in west end wall formerly supporting purlins with support timber for half hip in west end, subsequently built up to gable in cob.

First floor:

Walls: Largely cob with traces of mud plaster and whitewash especially on south. East end wall contains substantial chimney stack of earlier building in coursed stone rubble bonded with clay with later mortar flush pointing and limewash. Cob at top of chimney may be later and mortar rubble infill between north side of chimney and north wall (possibly 17th – 20th century). Part of blocked doorway to west of large double doors.

First floor loading door with lintel re-using section of truss blade with purlin trench visible.

Appendix 10

Concordance of finds

	Pottery			Lime Mortar Frag			Glass			Other material		
Context	sherds	wgt. (kg)	notes	frags.	wgt. (kg)	notes	frags.	wgt. (kg)	notes	frags.	wgt. (kg)	notes
102	2	0.014	B&W china	-	-	-	1	0.001	Clear glass	1	0.021	Iron ring
107	4	0.027	Willow pattern	1	0.004	White plaster	1	0.001	Brown bottle glass	3	0.006	Bone frags
ustrat	-	-	-	-	-	-	-	-	-	1	0.050	C.19 th tile
201	3	0.014	C.19 th	-	-	-	1	0.001	Green bottle glass	1	0.006	2" nail
203	-	-	-	8	0.027	White plaster	2	0.096	Clear jar	-	-	-
TOTALS	9	0.055	-	9	0.031	-	5	0.099	-	6	0.083	-

Appendix 11

List of Jpegs on CD to the rear of the report

House exterior:

1. East Worlington House viewed from the south west.
2. As above viewed from the south east.
3. As above.
4. As above viewed from the south.
5. As above.
6. As above showing central door.
7. View from the south of the west end of main range.
8. As above.
9. Wall plate above window to bedroom (21)
10. East Worlington House viewed from the west.
11. External view of the window to the kitchen (11).
12. As above, detail of south east room (1)
13. View from the south of remains of former bakery.
14. View from the west of the detached block consisting of rooms (12) to (14). Remains of former bakery in foreground.
15. East Worlington House view from north west
16. As above
17. As above viewed from north.
18. As above.
19. As above showing central entrance
20. View from the north east showing stair in angle between front and rear ranges.
21. As above showing single storey extension to the rear of the main range.
22. As above.
23. View of east end of the main range, viewed from north east.
24. As above viewed from south-east.

Ground Floor:

25. Room (1) viewed from the south-west.
26. As above, alcove in the south-east corner.
27. Doorway to room (2).
28. As above.
29. Room (1) viewed from the north-east.
30. Cupboard in north side of chimney stack dividing rooms (1) and (3).
31. Room (3) viewed from the south-east.
32. Detail of beam across centre of room (3) showing the stop ends at the north end.
33. As above showing the south end.
34. Beam against west wall of room (1).
35. French window and shutters of room (1).
36. Doorway from room (1) to the cross passage (4).
37. Cross passage (4) viewed from the north.
38. As above viewed from the south.
39. Doorway from cross passage to room (5).
40. Room (5) viewed from the north-west.
41. As above viewed from the north-east.
42. Door to cross passage.
43. French windows and shutters of room (5).
44. Doorway from stairwell (9) to utility room (8).
45. Room (8) viewed from west.
46. Room (6) viewed from north-west.
47. Blocked cupboard/doorway to room (5) in west wall of room (6).
48. Room (6) viewed from the south-east.
49. Room (8) viewed from the east.
50. Lower flight of stair (9).
51. Upper part of stair (9).
52. Doorway between rooms (9) and (10) viewed from the west.
53. Room (10) viewed from the east showing doorway to kitchen (11).
54. Stair in room (10).
55. Blocked doorway in south wall of room (10).
56. Room (10) viewed from the west.
57. Doorway between kitchen (11) and room (10) viewed from the west.
58. Kitchen (11) viewed from the south-west.

59. Window in west wall of room (11).
60. Room (15) viewed from the south-east showing external door to yard.
61. Room (16) viewed from the south-east.
62. Room (16) viewed from the north-west.
63. Doorway to room (18) from south-east showing dog gate.
64. Dog gate viewed from the east.
65. Top of stair (9) viewed from the south.
66. Doorway from stair (9) to passageway (28) viewed from the south-west.
67. Window in north wall of passageway (28).
68. Doorways to rooms (24) and (23).
69. Room (24) viewed from the south east showing doorway to passageway (28) and base of roof truss.
70. Room (24) viewed from the north-west.
71. Fireplace in east wall of room (21).
72. Doorway between rooms (24) and (25) viewed from the west.
73. Window in south wall of room (25).
74. Modern doorway between rooms (25) and (27).
75. Passageway (28) viewed from the east.
76. Doorway to room (22) viewed from the north.
77. Room (22) viewed from the south-west.
78. Window in south wall of room (22).
79. Room (21) viewed from the south-east
80. As above viewed from the north-east.
81. Room (20) viewed from the north-west.
82. Fireplace in west wall of room (20).
83. Doorway between rooms (20) and passageway (28) viewed from the south.
84. Window in south wall of room (20).
85. Doorway in south wall of room (30) viewed from the north.
86. Window in west wall of room (30).
87. Room (30) viewed from the north-west.
88. Room (31) viewed from the south-west.
89. As above viewed from the west showing angled partition truncating the corner of the room.
90. As above.
91. Passageway (32) viewed from the south.
92. Top of stairs from room (10) showing north wall of bathroom (33).
93. Room (37) viewed from the north-east.
94. As above showing door to washroom built into partition between the east wall of room (31) and room (37).
95. Doorway between rooms (37) and (34) viewed from the north.
96. Room (37) viewed from the west.
97. Passageway (34) viewed from the west.
98. Room (38) viewed from the south-east.
99. As above viewed from the north-west.

Roof structure:

100. Hip over west end of south range.
101. As above.
102. Roofspace over the south range showing truss no. (1) viewed from the west.
103. As above showing truss (2).
104. Southern blade of truss (2) viewed from the west.
105. As above viewed from the east.
106. Detail in purlin on south pitch between trusses (2) and (3).
107. Roof truss (3) viewed from the west.
108. As above.
109. Roof structure over rooms (33) to (37) viewed from the south.
110. Remains of roof structure over detached block (room (31/12,13,14), viewed from the south.
111. As above showing beam carrying roof structure when wall has been removed.
112. View into cavity behind angled partition in room (31).
113. Modern ceiling structure above the enclosed area (washroom) between the east wall of the detached block and room (37).
114. Roof truss over detached block viewed from the east.
115. As above showing ceiling structure.
116. Angle between ceiling to room (31) viewed from east showing the west gable and the southern external wall (lath and plaster).
117. View of the farmyard from the church tower.

Outbuildings:

1. The barn (now village hall) viewed from the west.

2. Entrance to the farm yard, from the west.
3. The barn viewed from the east.
4. Detail of method of fixing first floor beams of barn, from the east.
5. Cow house viewed from the south.
6. As above from the west.
7. View from the west of the north wall of the cow house.
8. The garage viewed from the south.
9. The east gable of the garage showing part of former chimney stack.
10. As above.
11. Window in north wall of the garage viewed from the north.
12. Straight joint between the garage and the cow house viewed from the north
13. Straight joint between the garage and the potting shed viewed from the north.
14. Re-used floor beams supporting wood cladding around south east corner of the garage.
15. As above.
16. Roof truss over garage showing re-use of floor beam as tie beam.
17. Remains of original first floor in west end of garage, facing south-west.
18. As above facing north-west.
19. Window in north wall of the garage viewed from the south.
20. The floor of the garage showing cobbling and central drain.
21. North wall of the garage showing the remains of the first floor beams.
22. North east corner of the garage showing cheek of the remains of the chimney stack.
23. East wall of the garage showing remains of chimney stack.
24. The potting shed viewed from the south.
25. Interior of left hand compartment of the potting shed viewed from the south.
26. As above.
27. Interior of right hand compartment of the potting shed viewed from the south.
28. As above.
29. The west gable of the stables viewed from the south-west.
30. As above viewed from the north-west.
31. South elevation of the stables
32. As above.
33. As above.
34. The stables viewed from the south-east.
35. North wall of the stables viewed from the north.
36. As above viewed from the west.
37. Window and louvered vent in north wall of the stables.
38. As above.
39. North west corner of the stable block showing projecting stones integral to the primary build, presumably to bond with a potential wall.
40. A general interior of the stables showing the rear of the entrance door in the south wall.
41. Tack room in west end of the stables viewed from the entrance door.
42. As above.
43. Stalls in east end of the stables viewed from the south-west.
44. As above viewed from the south-east.
45. Cobbled passage way to the south of the stalls viewed from the east showing the tack room beyond.
46. Stairs rising to the first floor from the tack room.
47. As above.
48. As above.
49. First floor of the stables viewed from the west.
50. Blocked opening in the east end of the north wall.
51. Opening in the east end of the south wall.
52. Blocked opening in the centre of the north wall.
53. Opening in the centre of the south wall.
54. Opening in the west end of the north wall.
55. Opening in the west of the south wall.
56. Pitch of west gable of the stables viewed from the east.
57. Garage 2 viewed from the west.
58. As above viewed from the north-west.
59. As above viewed from the south.
60. As above.

Drain

1. Capstones {100} on drain.
2. Side of drain {109}.
3. Inside of drain {109}.
4. As above.
5. As above.

6. Disturbance by later drains by the north side of the house.
7. As above.
8. Cut of modern drain.
9. Capstones {100} on drain.
10. As above.
11. Drain {109} disappearing under the house at its western end.
12. As above.
13. As above.
14. Side of drain {109}.
15. As above.
16. Drain {109} from above.
17. Post-ex inside drain {109}.
18. As above.
19. As above.

Cobbling and wall

1. Cobbling (201) general shot from the east.
2. As above.
3. As above.
4. As above.
5. Cobbling (201) general shot from the south.
6. As above.
7. As above.
8. As above.
9. Cobbling (201); SW corner from the south
10. As above.
11. Cobbling (201); SE corner from the south.
12. As above.
13. Cobbling (201); mid-E from the south.
14. As above.
15. Cobbling (201); mid-W from the south.
16. As above.
17. Cobbling (201); NW corner from the north.
18. As above.
19. Cobbling (201); NE corner from the north.
20. As above.
21. Wall stub {203}; S side from the east
22. As above.
23. Wall stub {203}; N side from the east.
24. As above.
25. As above.
26. Wall stub {203}; cobbles (204) at base from the east.
27. As above.
28. As above.
29. As above.
30. As above.
31. As above.
32. Wall stub {203} from the east.
33. As above.
34. As above.
35. As above.
36. As above.
37. As above.
38. As above.
39. Wall stub {203}; possible join from the south-east.
40. As above.
41. As above.



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