

BARNS at WAYBROOK COTTAGES ALPHINGTON DEVON

Results of a
Historic Building Assessment



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 130711
Date: 11.07.2013
Authors: D.Laing-
Tregrove

**Barns at Waybrook Cottages,
Alphington,
Devon**

**Results of a
Historic Building Assessment**

For

Mr Brian White

by



SWARCH project reference: AWC13
OS Map copying Licence No: 100044808
National Grid Reference: SX 91883 89022
Project Director: Colin Humphreys
Fieldwork Managers: Colin Humphreys
Project Officer: Deb Laing-Trengove
Historic Building Survey: Deb Laing-Trengove
Report: Deb Laing-Trengove
Report Editing: Dr. Samuel Walls
Research: Deb Laing-Trengove
Graphics: Colin Humphreys & Stephen Cox

July 2013

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Written Scheme of Investigation.

Summary

South West Archaeology Ltd. was instructed by Kim Dodge of CSA Architects to undertake an historic building assessment of former agricultural buildings at Waybrook Cottage, Alphington, Devon, prior to the potential development of the site.

The complex of agricultural buildings at Waybrook probably dates from the late 18th century, with the most complete and important building being the large 11 bay threshing barn to the south of the yard, with the associated linhay. Other early elements may include the two buildings to the north-west of the yard and part of the extant garage to the east, but all of these buildings and the slightly later buildings such as the piggery have undergone substantial repair and rebuilding in the later 19th and 20th centuries.

Contents

	Page No.
Summary	3
Contents	4
List of Figures	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Project Background	6
1.2 Methodology	6
2.0 Desk-based Assessment	8
2.1 Cartographic Sources	8
2.1.1 Ordnance Survey Surveyors Draft Map c.1801	8
2.1.2 The Alphington Tithe Map and Apportionment c.1839	8
2.1.3 The First Edition Ordnance Survey Map of c. 1889	9
2.1.4 19 th and 20 th Century Developments	10
3.0 Historic Building Assessment	11
3.1 The Building Assessment	11
3.2 Building Descriptions	11
3.2.1 Building 1	11
3.2.2 Building 2 – Linhay	13
3.2.3 Building 3 – Threshing Barn	14
3.2.4 Building 3a – Linhay	17
3.2.5 Building 4	19
3.2.6 Building 5	20
3.2.7 Building 6	22
3.2.8 Building 7	23
3.2.9 Building 8	23
3.2.10 Building 9	25
4.0 Conclusion	26
5.0 Bibliography & References	27

List of Figures

	Page No.
Cover plate: The former farmyard, viewed from the north-east.	
Figure 1: Buildings subject to assessment numbered 1-9 (after Green ecology 2010).	6
Figure 2: Location plan. Waybrook Cottages are located roughly centrally within the map extract.	7
Figure 3: Extract from the Surveyors draft map of 1801.	8
Figure 4: Extract from the Alphington tithe map of c. 1839.	9
Figure 5: Extract from the First Edition Ordnance Survey map of c. 1889.	10
Figure 6: The south-east elevation of Building 1 (B1), viewed from the south.	11
Figure 7: The rear north-west elevation of B1, viewed from the north-west.	12
Figure 8: The interior south-west gable wall of B1, viewed from the north.	12
Figure 9: Brick pillar supporting the floor and roof at the north end of B2, viewed from the south.	13
Figure 10: The single storey lean-to at the south-west end of B1, viewed from the south.	14
Figure 11: The west end of the north elevation of Building 3 (B3), viewed from the north.	14
Figure 12: The exterior south wall of B3, viewed from the east.	15
Figure 13: The interior south-east end of B3, viewed from the north-west.	16
Figure 14: The exterior east wall of Building 3, with roof of B4 to right, viewed from the east.	16
Figure 15: Exterior first floor north elevation of B3a, viewed from the west.	17
Figure 16: The north front of Building 3a – Linhay, viewed from the north-west.	18
Figure 17: Detail of the carpenters marks on the posts and joists within B3a, viewed from the south east.	18
Figure 18: The south-east end of B4 against the west exterior wall of B5, viewed from the north-west.	19
Figure 19: The door openings to the exterior and into the compartment at the north-west end of B4.	19
Figure 20: The exterior west wall of Buildings 5 and 6, viewed from the north.	20
Figure 21: The entire east elevation of the Piggery (B5), viewed from the east.	20
Figure 22: Exterior south wall of B5, viewed from the south.	21
Figure 23: The interior south compartment and south and west walls of B5, viewed from the north.	22
Figure 24: The exterior north elevation of B6, viewed from the north.	22
Figure 25: The interior of B6; the north-western garage compartment, viewed from the north.	23
Figure 26: Building 8, viewed from the north-east.	24
Figure 27: The overgrown sandstone wall of, or against the west wall of Building 8.	24
Figure 28: Building 8, viewed from the north-east.	25

List of Appendices

Appendix 1: List of Jpegs on CD Rom to the rear of the report

Acknowledgements

Thanks for assistance are due to:

Mr Brian White, the owner of the site
Kim Dodge of CSA Architects

1.0 Introduction

Location: Barns at Waybrook Cottages, Alphington, Devon

Parish: Alphington

County: Devon

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Kim Dodge of CSA Architects (the Agent) on behalf of Mr Brian White (the Client) to conduct a building assessment of former agricultural buildings at Waybrook Cottages, Alphington (Figure 1 & 2), prior to the potential development of the site. The site lies within the area earmarked for the SWE1 South West of Exeter Urban Extension, an area that has already been subject to a desk-based assessment and some geophysical survey (AC Archaeology 2010).

Waybrook Cottages are located to the south-west of Exeter, on the outskirts of Alphington, to the west of Chudleigh Road, to the south of Waybrook Lane and just north of Matford Brook. The former agricultural yard lies to the west of the row of four early 20th century cottages (marked with a plaque stating the date of 1911).

1.2 Methodology

The building assessment was undertaken by D. Laing-Trengove in late June 2013 in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The cartographic desk-based assessment was also carried out by D. Laing-Trengove using internet resources and in accordance with IfA guidelines.

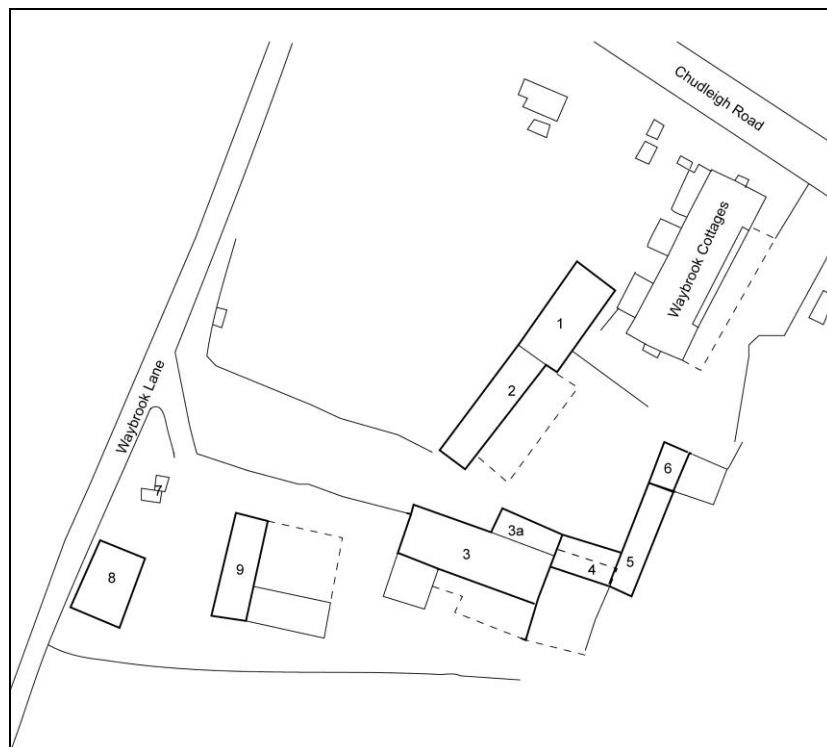


Figure 1: Buildings subject to assessment numbered 1-9 (after Green ecology 2010).



Figure 2: Location plan. Waybrook Cottages are located roughly centrally within the map extract.

2.0 Desk-based Assessment

2.1 Cartographic Sources

A brief assessment of the relevant maps was carried out to enlighten the potential dating and development of the buildings at Waybrook.

2.1.1 Ordnance Survey Surveyors Draft Map c.1801

The earliest cartographic source consulted was the Surveyors Draft map of 1801 (Figure 3).



Figure 3: Extract from the Surveyors draft map of 1801.

The detail of the map is not sufficiently defined to clearly make out the layout of the site at Waybrook at this date; however, a number of observations can be made. There appears to be an orchard to the right, against Chudleigh Road, with most of the buildings set within a defined block of land, accessed via a track off Waybrook Lane.

It is not clear if the elements coloured red on the map are domestic in function, or if they have any particular relevance, but the map does indicate that there was already a holding with buildings on the site at this time, and that the main access appears to be off Waybrook Lane rather than from Chudleigh Road.

2.1.2 The Alphington Tithe Map and Apportionment c.1839

The Alphington tithe map (Figure 4) and apportionment gives a far more detailed picture of the site and indicates a number of changes that have taken place since the beginning of the century and the production of the Surveyors draft map.



Figure 4: Extract from the Alphington tithe map of c. 1839.

The colouring of the map indicates that the domestic buildings on the site, of which there are three (coloured pink on the map), are to the right against Chudleigh Road, set within gardens and in part in the position of the extant Waybrook Cottages. The agricultural buildings are set to the left and still accessed via the track off Waybrook Lane, but also now accessible off Chudleigh Road.

The marked buildings themselves appear to represent Buildings 1, 2, 3, 3a, 6, 7 and Building 8 of the current complex (see Figure 1 for building numbers), built around the yard (marked number 168). Building 1 has a small building or extension attached to the north elevation and is aligned and conjoined to Building 2. Building 3 (the Threshing Barn) is associated with Building 3a, the extant small Linhay on the east wall, but also has a small attached building at the east end of the north elevation, and a larger addition on the rear west elevation at the south end, possibly a horse engine house? Building 6 appears to comprise two conjoined buildings, with a line dividing them through the middle. In addition there is a pair of small buildings set against Waybrook Lane to the north, with a gateway indicated just to the left.

The apportionment detailing the owners and occupiers of the different elements (numbered 165, 166, 167, 168, 170, 171, 172, & 174) shows that at the time the land and buildings at Waybrook were in shared ownership, with owners including the Earl of Devon (plot number 172), private individuals, who either owned and occupied the plot or who leased their property to another, and a possible Canal Trust, which appears to have owned the domestic dwellings on the site. None of the elements are clearly ligatured together, suggesting that all elements are differently owned.

2.1.3 The First Edition Ordnance Survey Map of c. 1889

By the later 19th century a few changes on the site are apparent (Figure 5). The buildings in the small field to the left of the track off Waybrook Lane and set against the lane now comprise a single building with a small attached building on the right (east) elevation.

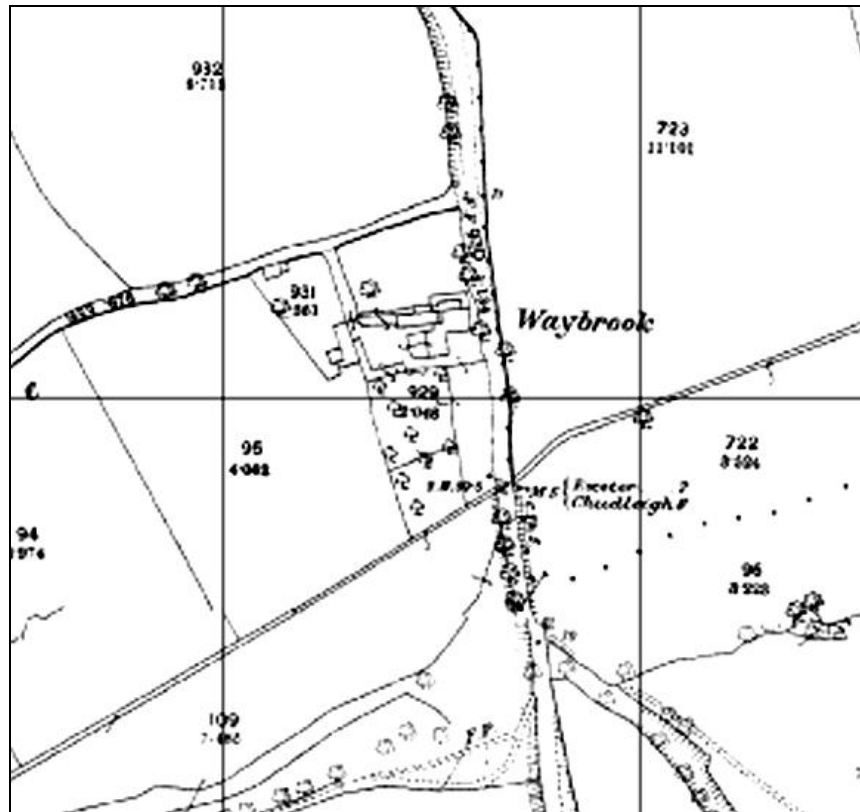


Figure 5: Extract from the First Edition Ordnance Survey map of c. 1889.

The Threshing Barn (Building 3) has lost the small addition to the north but retains those to the east and west. The Linhay (Building 3a) has been extended to the south and east; extant buildings 4 and 5. The inner element of Building 6 has been removed and the remaining building conjoined with the new Building 5 (piggery). It must also be noted that a lot of the elements, buildings and fields/orchards etc, are now ligatured together suggesting that a number of them were now under a single ownership.

2.1.4 19th and 20th Century Developments

The later history of the farm is associated with the current owners family, as part of the farm was bought by them as a single holding in the 1920s. However, by this time there was no farmhouse associated with the farm buildings on the site, the cottages having been built in 1911, presumably on or around the site of an earlier dwelling or dwellings. A number of elements were repaired, rebuilt or extended during the 20th century and the track from Waybrook Lane became redundant.

3.0 Historic Building Assessment

3.1 The Building Assessment

A complex of former agricultural buildings associated with and to the south and south-west of the early 20th century Waybrook Cottages, Alphington. The buildings are primarily constructed of local red sandstone, with some cob and later brick and concrete block repairs, however those to the south-west of the site are almost entirely modern (Buildings B7, B8, B9). For building locations please see plan Figure 1.

3.2 Building Descriptions

3.2.1 Building 1

Located to the west of the row of cottages, and at the north corner of the yard, Building 1 (B1) is a two storey four bay former agricultural building of unknown function. Constructed of local sandstone and cob with a pitched slate roof, with a cob gable to the south above a rubble stone plinth, as to the north (now cement rendered to the exterior), with a former cob wall to the rear (north-west) rebuilt in rubble stone to the south-west end.



Figure 6: The south-east elevation of Building 1 (B1), viewed from the south (2m scale).

The south-east elevation has three phases represented, to the south is a cob section, above the only ground floor door opening into the building which is positioned at the south west end, allowing access into the former farm yard, with rubble stone facing around the opening, and with brick jambs (Figure 2). To the north of this a section of wall appears to have been rebuilt in rubble sandstone in creamy lime mortar, with possibly earlier rubble stonework to the north end. There are two windows to the north in the south-east elevation, one at ground floor level

and one above at first floor level; both contain ramshackle modern casements and the elevation is very overgrown with ivy. To the north-west the elevation is also very overgrown and the ground rises sharply to the north (Figure 7). There is a small roofless former rubble stone building built up against the north end of the north-west elevation and to the south of this the ground is built up from the north to form a walkway to the first floor door opening at the north end. This door was locked at the time of the survey and the upper floor of the building not accessed.



Figure 7: The rear north-west elevation of B1, with a gap in the vegetation to the first floor door opening, viewed from the north-west.



Figure 8: The interior south-west gable wall of B1, viewed from the north (2m scale).

The interior of the building is partitioned into two compartments, open to the roof to the south-west and with a first floor to the north-east (upper floor not accessed), although the southern end of the building was formerly floored and joist holes still remain at first floor level in the south gable (Figure 8). The floor of the compartment to the north is cobbled with small stones and it is lit by the window opening in the south-east wall. This has splayed reveals to the upper portion but the wall is reduced in width and disturbed beneath.

The roof structure comprises king post trusses, bolted to the underside of the collars and resting on the wall tops where visible to south. The north-eastern half of the roof structure was not able to be viewed.

3.2.2 Building 2 – Linhay

Building 2 (B2) abuts B1 and comprises a late 19th – early 20th century open fronted linhay, with a pitched sheet metal roof, supported on brick pillars to the north-west, with a possible remnant of an earlier rubble stone building at the south-west end (Figures 9 & 10).

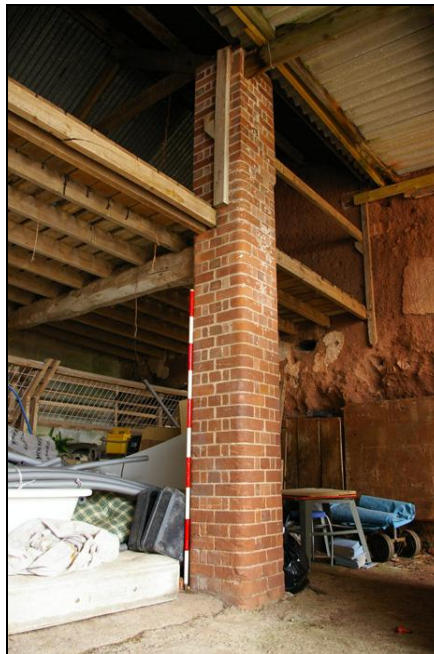


Figure 9: Brick pillar supporting the floor and roof at the north end of B2, viewed from the south (2m scale).

The linhay is built up against the south gable of B1 to the north, is open to the east with the floor and roof supported on brick pillars (some now removed), and with a modern sheet metal and timber open fronted extension with a single pitch roof to the east, projecting into the former yard. The west wall is concrete block, except at the south-west end where a small single storey sheet metal shed abuts the linhay (Figure 10). Here, to the interior, the west wall is of rubble stone construction and probably part of an earlier structure. The flooring within the Linhay is cement and it is raised to the north with timber troughs and hay racks against the length of the rear wall. To the south end, against the sheet metal shed, the wall is constructed of a mix of timber, brick and metal sheeting.



Figure 10: The single storey lean-to at the south-west end of B1, viewed from the south (2m scale).

3.2.3 Building 3 – Threshing Barn

A large eleven bay, semi coursed rubble sandstone Threshing Barn built into the slope at the western end and slightly into the slope to the south-west, with opposing double doors to north and south, to west of centre, and with a pitched slate roof, which was re-slatted in the late 20th century (Figure 11).



Figure 11: The west end of the north elevation of Building 3 (B3), viewed from the north (2m scale).



Figure 12: The exterior south wall of B3, within a mid to late 20th century lean-to, with south doors to the left, viewed from the east (2m scale).

The doors to the north are accessed via cement and sandstone steps built up against the north elevation, the opening has a slated pentice roof and projecting cheeks, as to the south. The opening to the south has been widened during the 20th century (Mr D White *pers com*) and the western cheek appears to have been moved slightly further to the west and most of the earlier pentice roof removed at this time. To the south there are also a couple of extensions, to the west a modern garage, erected in the late 20th century, and to the east a single storey lean-to resting on brick pillars, as to B2, but with mid 20th century metal framing fixed to the wall of the barn to the north and resting on the pillars to the south (Figure 12). No clear indications of any earlier structures on this elevation were noted during the survey; however there is a small blocked rectilinear opening within the south wall which may have related to machinery associated with a former horse engine on this elevation. The west gable is very overgrown and the large loading door in the centre was only just visible within the vegetation at the time of survey. To the east the gable wall continues to the south as a retaining wall against the raised ground surface to the rear of the barn. This wall has been built up in modern brick and cement and topped with metal sheeting forming a single storey east wall to the lean-to to the west.

To the interior the wall to the east of the south door is reduced and ragged. A loading door was also forced into the western gable during the mid-late 20th century and the floor, that slopes quite steeply down to the east at the east end, was cemented. The floor steps down at the east end to the level of a ground floor door opening in the east end of the north wall; this appears correct and not a later insertion. To the west there are slit windows to north and south, to the east there is a large window opening at first floor level in the south end of the east gable wall, now containing a modern two light casement but with a slightly waney lintel above which appears contemporary to the build (see Figure 9). There is a blocked opening in the south wall to the east with a timber lintel remaining.

The barn appears to be of a single phase of build and the roof structure to the interior is a single phase king post roof (see Figure 13), bolted to the underside of the collars and set on timber pads into the wall (roof structure as B1).



Figure 13: The interior south-east end of B3, showing king post roof structure, north doors and window opening in the east gable, viewed from the north-west.



Figure 14: The east wall of Building 3, with roof of B4 to right, viewed from the east (2m scale).

To the exterior the stepped plinth up to the north door continues up to the east to the first floor level of a small two storey open fronted linhay built up against the north wall to the east of the door (3a). The steps up pass in front of the eastern cheek of the door opening, and the first floor level of the linhay has a single pitch sheet metal roof sloping down to the north and is closed to the yard (north), again, with metal sheeting (Figure 15).



Figure 15: Exterior first floor north elevation of B3a, viewed from the west (2m scale).

3.2.4 Building 3a – Linhay

To the east end of the barn, the east gable wall continues to the north forming the east wall of a two storey linhay (B3a) and enclosing the door opening in the east end of the north wall of the barn (see Figure 10). This door was not visible from the interior of the barn at the time of the survey, but here it can be seen to have a timber lintel, timber lacing within the walls to the sides, a pegged frame and wide plank door. The west wall of the linhay is, to the south, the plinth for the steps up to the barn and the first floor loft, and to the north now concrete block (Figure 11).

The Linhay structure is supported to the north on three timber posts, with timber floor joists notched into the sides and set into the barn wall to the south (Figure 16). The upright posts and the joists have carpenters marks on the eastern faces, comprising a row of circular depressions in the wood, numbering from 1 to 4 (Figure 17). One of the joists has been replaced by an RSJ and seemingly there was formerly a forth post and joist in the position of the block wall at the west end. The roof timbers above at first floor level are set into the wall of the barn to the south and rest on the tops of the upright posts to the north. The floor of the linhay is raised from the surface of the yard and the front edge is now covered with cement but appears to be composed of local sandstone as elsewhere. To the interior the floor is mainly of brick (all marked 'J MASON') to the centre, but with cobbles to the south between the bricks and brick feeder troughs built against the wall. The ceiling has an open slot open above the troughs to tip fodder down from the first floor loft. The floor is set at a lower level to the east presumably to access the door at that end.



Figure 16: The north front of Building 3a – Linhay, viewed from the north-west (2m scale).



Figure 17: Detail of the carpenter's marks on the posts and joists within B3a, viewed from the south east.

3.2.5 Building 4

A further open fronted single storey 4 bay building constructed within the space between the Linhay to the west and the Piggery (B5) to the east (Figure 18). With the western portion partitioned off (Figure 19), with timber planking and with a feeder trough at this end appearing to service the yard to the north rather than the interior of the building.



Figure 18: The south-east end of B4 abutting the wall of B5, viewed from the north-west (2m scale).



Figure 19: The door openings to the exterior and into the compartment at the north-west end of B4, viewed from the south-east (2m scale).

To the north and east the timber fencing separating the interior space from the yard suggests that stock may have been funnelled along the exterior wall of B5 from here.

There are a pair of doors in the south wall that open to the field to the south (Figure 19), now a roofed pen. The wall to the south is rubble sandstone as elsewhere, and appears to abut the east wall of the Barn at the western end. The relationship between this wall and the south and west walls of the Piggery (B5) is unclear, as the masonry within the corner and along the exterior of the south wall of B5 has partially collapsed as well as being subject to previous brick repair within the south-east corner of B4. The wall may have formerly closed the yard between the Barn and the Piggery (B5) as the remaining masonry appears to be contemporary with the Barn to the west. The jamb to the east of the opening in this wall has been repaired in brick – the opening may therefore have been widened. The roof structure is a simple A-frame, nailed and tied with metal strips at the apex and to the purlins above, and with nailed collars. The floor is solid but not visible and is uneven. The timberwork and structure are of little merit.



Figure 20: The exterior west wall of Buildings 5 and 6, viewed from the north (2m scale).

3.2.6 Building 5

A single storey former piggery with a single pitch roof sloping down to the east (Figure 21).



Figure 21: The entire east elevation of the Piggery (B5), viewed from the east (2m scale).

B5 is comprised of a cob wall, on a rubble sandstone plinth against the yard to the west, containing no visible openings, and a rubble sandstone wall to the south, partially collapsed (Figure 22). Dwarf walls to the east with wide window openings to the upper part and formerly rubble stone pillars between with door openings. Most of this elevation has been rebuilt in concrete block but some masonry remains to the west, with brick repairs around the openings. Now with a sheet metal roof and haphazard roof structure (Figure 21).



Figure 22: Exterior south wall of B5, viewed from the south (2m scale).

Internally, the building is now divided into two compartments by a concrete block wall with a door at the east end, cut at an angle to the top to fit under the slope of the roof. The south-western compartment has been used as a stable (Figure 23) and the northern compartment is used for storage and has a cement floor. To the north end, against the north wall of Building 6, there is a corridor through from east to west with half height rubble stone walls to either side, built up to the north with brick and concrete block, and to the south of the corridor with timber planks, there are door openings to each end of the corridor into the yard and field to the east.



Figure 23: The interior south compartment of B5, viewed from the north (2m scale).

3.2.7 Building 6

Now comprising three garages (Figure 24), the only historic element is the western compartment, constructed of cob on a rubble sandstone plinth and with walls aligned with the Piggery (B5) to the south. The two eastern compartments, built of concrete block, were apparently added in the mid-late 20th century (Mr D. White *pers com*). The single pitch roof slopes down to the east and the timber structure is modern with a sheet metal covering. The south wall to the rear of the historic element has been built up from the sandstone plinth with brick and concrete block against the corridor at the north end of B5. The east wall has a small opening blocked with concrete block, which may have been forced through (Figure 25). This compartment may formerly have functioned as a cart shed but few clues remain to its original usage.



Figure 24: The exterior north elevation of B6, viewed from the north (2m scale).



Figure 25: The interior of B6; the north-western garage compartment, viewed from the north (2m scale).

3.2.8 Building 7

This was located in the upper area of the site, accessed off Waybrook Lane to the west. No evidence of any historic structure was found in the given location.

3.2.9 Building 8

Also located within the upper area of the site, a long shed constructed of modern metal sheeting (Figure 26). The building was not accessed because the doors at the north end were closed with a large tree trunk resting against them. However, to the west of the building in Waybrook Lane it was noted that there appears to be a very overgrown stone wall against the road, which could possibly be the west wall of an older structure incorporated into the current modern building (Figure 27).



Figure 26: Building 8, viewed from the north-east.



Figure 27: The overgrown sandstone wall of, or against the west wall of Building 8 (2m scale).

3.2.10 Building 9

A modern Dutch Barn clad in late 20th century metal sheeting, with no evidence of any earlier structure (Figure 28).



Figure 28: Building 8, viewed from the north-east (2m scale).

4.0 Conclusion

The complex of farm buildings at Waybrook Cottages appears to date from the late 18th century. The earliest elements, and those present on the earliest mapping, include Buildings 1, 2, 3, 3a and 6.

The most complete of these and the most important is the Threshing Barn (B3), with the attached Linhay (3a) on the north elevation. The mapping suggests that there was also a further attached possible horse engine against the east end of the south elevation of B3; however no clear signs were identified during the survey. The size and condition of this building renders it an important survival within the locality, one which is worthy of retention as a remnant of the late 18th century agricultural range, formerly set within a productive agricultural landscape.

Buildings 1 and 2 are potentially of the same period as the Threshing Barn but both have undergone partial rebuilding and modern repair and now the majority of their fabric dates to the 19th and/or 20th centuries. Both of these are present on the tithe map but the bricks used in the pillars of the two storey Linhay (B2) suggest a mid 19th century date for this extant structure. The small remnant of sandstone wall to the south-west end however suggests that this may have been the original rear wall fabric of the Linhay, which has been subsequently rebuilt in the 20th century in concrete block after the possible replacement of timber supports by brick in the 19th century. Building 1 appears to have undergone a number of phases of repair, which may have obscured former openings etc and thus its former function.

Building 6 appears to comprise a remnant of an earlier building of unknown function that was demolished and incorporated into the piggery range during the mid-late 19th century.

The mapping suggests that there were no early structures within the field to the south-west; however later mapping shows that there were at least two smaller structures positioned alongside the Lane which may still remain in part within the extant modern building in this position.

5.0 Bibliography & References

Published Sources:

- Institute of Field Archaeologists** 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment*.
- Institute of Field Archaeologists** 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.
- Institute of Field Archaeologists** 2001 (Revised 2008): *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*.
- AC Archaeology**, 2010: *Land Southwest of Exeter Development Masterplan Area (Centred on SX930888) Archaeology and cultural heritage assessment, fieldwalking and geophysical survey*.

Appendix 1

List of Jpegs on CD Rom to the rear of the report

1. The south-east elevation of Building 1 (B1), viewed from the south.
2. As above.
3. The door in the south-east elevation of B1, viewed from the south.
4. Detail of the south-east wall of B1, viewed from the south-west.
5. Detail of the ground floor window in the south-east elevation of B1, viewed from the north.
6. As above. Ground and first floor windows, viewed from below.
7. Former building to the rear of Waybrook Cottages, viewed from the south.
8. The north-east gable of B1, viewed from the north-east.
9. Former building to the rear of Waybrook Cottages, viewed from the east.
10. Interior of small building against the north-west elevation of B1, viewed from the north.
11. Entrance to the small building against the north-west elevation of B1, viewed from the north.
12. The rear north-west elevation of B1, viewed from the north-west.
13. As above, with north-west elevation of B2, viewed from the north-west.
14. First floor door into the north-east end of B1, viewed from the north-west.
15. The north-west wall of B1, viewed from the south-west.
16. As 14 above.
17. Interior north-west wall of B1, with window opening, viewed from the south-east.
18. The interior south-west gable wall of B1, viewed from the north.
19. As above, south corner.
20. As above west corner.
21. The partition within the ground floor of B1, with former stair to first floor level, viewed from the south-west.
22. The north corner of the ground floor level within B1, viewed from the south.
23. Cobbles within the northern end of B1, viewed from above.
24. The ground floor window and north-east corner of B1, viewed from the west.
25. As above, with partition and former stair to first floor level, viewed from the north.
26. Interior south-east elevation of B1 showing phases of the wall build, viewed from the west.
27. Exterior south-east elevation of Building 2 (B2), viewed from the north-east.
28. Brick pier supporting the floor and roof of B2, viewed from the south.
29. As above, viewed from the south.
30. As above, viewed from the north.
31. Detail of the roof of B1, viewed from below.
32. The south-west end of B1, viewed from the north-east.
33. The single storey lean-to at the south-west end of B1, viewed from the south.
34. As above.
35. The west end of the north elevation of Building 3 (B3), viewed from the north.
36. As above, viewed from the north-west.
37. The north front of Building 3a (B3a), viewed from the north-west.
38. Interior west corner of B3a, viewed from the south-east.
39. The interior south-east corner of B3a, viewed from the north-west.
40. As above, detail of door opening, viewed from the north-west.
41. Detail of the carpenters marks on the posts and floor joists within B3a, viewed from the south east.
42. As above.
43. As above.
44. The north front of Building 4 (B4), viewed from the north-west.
45. The south-east end of B4, viewed from the north-west.
46. The south-east corner of B4, viewed from the north-west.
47. The door openings into the exterior and into the compartment at the north-west end of B4, viewed from the south-east.
48. Detail of the roof structure above the compartment at the north-west end of B4, viewed from the south-east (below)
49. The exterior south wall of B4, viewed from the south.
50. As above.
51. The exterior east wall of Building 3 (B3) and roof of B4, viewed from the east.

52. The exterior east wall of Building 3 (B3), viewed from the east.
53. The exterior west wall of Building 5 and 6, viewed from the north.
54. Door into the corridor at the north end of B5, viewed from the west.
55. As above and exterior west elevation of B6, viewed from the south-west.
56. Interior of the corridor at the north end of B5 and south wall of B6, viewed from the east.
57. As above with wall to the south, viewed from the north-west.
58. Interior of the northern compartment of the piggery B5, viewed from the north-east.
59. As above, with south wall of corridor, viewed from the south.
60. The south end of the northern compartment within B5, viewed from the north.
61. The entire exterior east elevation of B5, viewed from the east.
62. The south end of the exterior east elevation of B5, viewed from the north-east.
63. The interior north wall within the south compartment of B5, viewed from the south.
64. The interior south wall of B5, viewed from the north.
65. Window opening at the south end of the east wall of B5, viewed from the north.
66. Exterior south wall of B5, viewed from the south.
67. Exterior east wall of Building 6 (B6), viewed from the east.
68. The exterior north elevation of B6, viewed from the north.
69. The interior north wall of B6, viewed from the north-east.
70. The interior of B6; the north-western garage compartment, viewed from the north.
71. Double doors on the north elevation of B3 and west elevation of B3a, viewed from the north.
72. Exterior first floor north elevation of B3a, viewed from the west.
73. The interior of the first floor of B3a, viewed from the west.
74. The buttress to the east of the door opening in the north wall of B3, viewed from the north-west.
75. The interior south-west corner and south door opening of b3, viewed from the north-west.
76. The roof structure within B6, viewed from below to the west.
77. The large double door opening in the south wall of B3, viewed from the north-east.
78. The north double door opening and north wall of B3, viewed from the south-west.
79. The opening in the west gable wall of B6, viewed from the east.
80. Slit window opening in the west end of the north elevation of B3, viewed from the south-east.
81. Slit window opening in the west end of the south elevation of B3, viewed from the north-west.
82. The former loading door in the western gable elevation of B3, viewed from the north-east.
83. The interior south-east end of B3, viewed from the north-west.
84. Blocked opening in the east portion of the south wall, viewed from the north-east.
85. The former farmyard, viewed from the north-east.
86. The former farmyard and south end of Waybrook Cottages, viewed from the north-east.
87. Building 8 (B8), viewed from the north-east.
88. The exterior south elevation of B3, with modern lean-to garage to the west, viewed from the south.
89. The south doors of B3, with disturbed west pier, viewed from the east.
90. As above showing the east pier and timber for former pentice roof, viewed from the south-west.
91. The exterior south wall of B3, within a mid to late 20th century lean-to, viewed from the east.
92. The lean-to on the eastern end of the south wall of B3, viewed from the west.
93. As above, east end.
94. As above, viewed from the west.
95. Building 9 (B9), viewed from the north-west.
96. The exterior west gable of B3, viewed from the west.
97. Position of the lading door in the west elevation of B3, viewed from the west.
98. Building 8, viewed from the north-east.
99. The overgrown sandstone wall of, or to the west of, B8.



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net