

# **BARN at KNOWLE FARM BROADHEMPSTON DEVON**

## **Results of Historic Building Recording**



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**Barn at  
Knowle Farm, Broadhempston, Devon**

**Historic Building Record**

*For*

Emma Heaver

*On behalf of*

Debra & Dave Howard

*By*



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October 2013

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## *Summary*

*South West Archaeology Ltd. was instructed by Emma Heaver (the Agent) to undertake historic building recording of a barn at Knowle Farm, Broadhempston, Devon. The cartographic evidence shows that the current building was extant in the early/mid 19<sup>th</sup> century, although during the 20<sup>th</sup> century a number of associated structures were built and/or removed. The present building comprises a number of elements dating from five recognisable phases, including the earliest; a mid-late 18<sup>th</sup> century threshing barn and a number of later extensions to the east and south.*

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## Acknowledgements

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Thanks for assistance are due to:

Debra and Dave Howard for unrestricted access to the building.

## 1.0 Introduction

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**Location:** Knowle Farm  
**Parish:** Broadhempston  
**County:** Devon

### 1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Emma Heaver (the Agent) on behalf of Debra & Dave Howard (the Clients) to undertake a desk-based appraisal and historic building recording of a former threshing barn at Knowle Farm, Broadhempston, Devon, prior to the conversion of the building to three holiday units.

### 1.2 Topographical and Geological Background

Knowle Farm is located on the south side of a minor road to the north of Broadhempston, a village lying to the south-east of Dartmoor and the A38, approximately 5 miles from Ashburton. Knowle Farm appears to date from the 18<sup>th</sup> century and is comprised of a good sized house with a range of 18<sup>th</sup> to 19<sup>th</sup> century outbuildings, orchard and gardens.

The underlying bedrock at Knowle is slate of the Nordon Formation with the overlying fine loamy permeable soils of the Yellowland Park Association (British Geological Survey).

### 1.3 Methodology

The building assessment was undertaken by D. Laing-Trengove on 2<sup>nd</sup> October 2013 in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The desk-based assessment utilised cartographic and documentary sources held by the Devon Records Office, as well as the Historic Environment Record maintained by Devon County Council. A heritage statement has been prepared in advance of this study by Emma Heaver, which documents the ownership history of Knowle from the late 18<sup>th</sup> century. This current study has utilised some of the information contained within the Statement, as appropriate. Relevant online sources were also consulted, and appropriate Internet databases investigated.

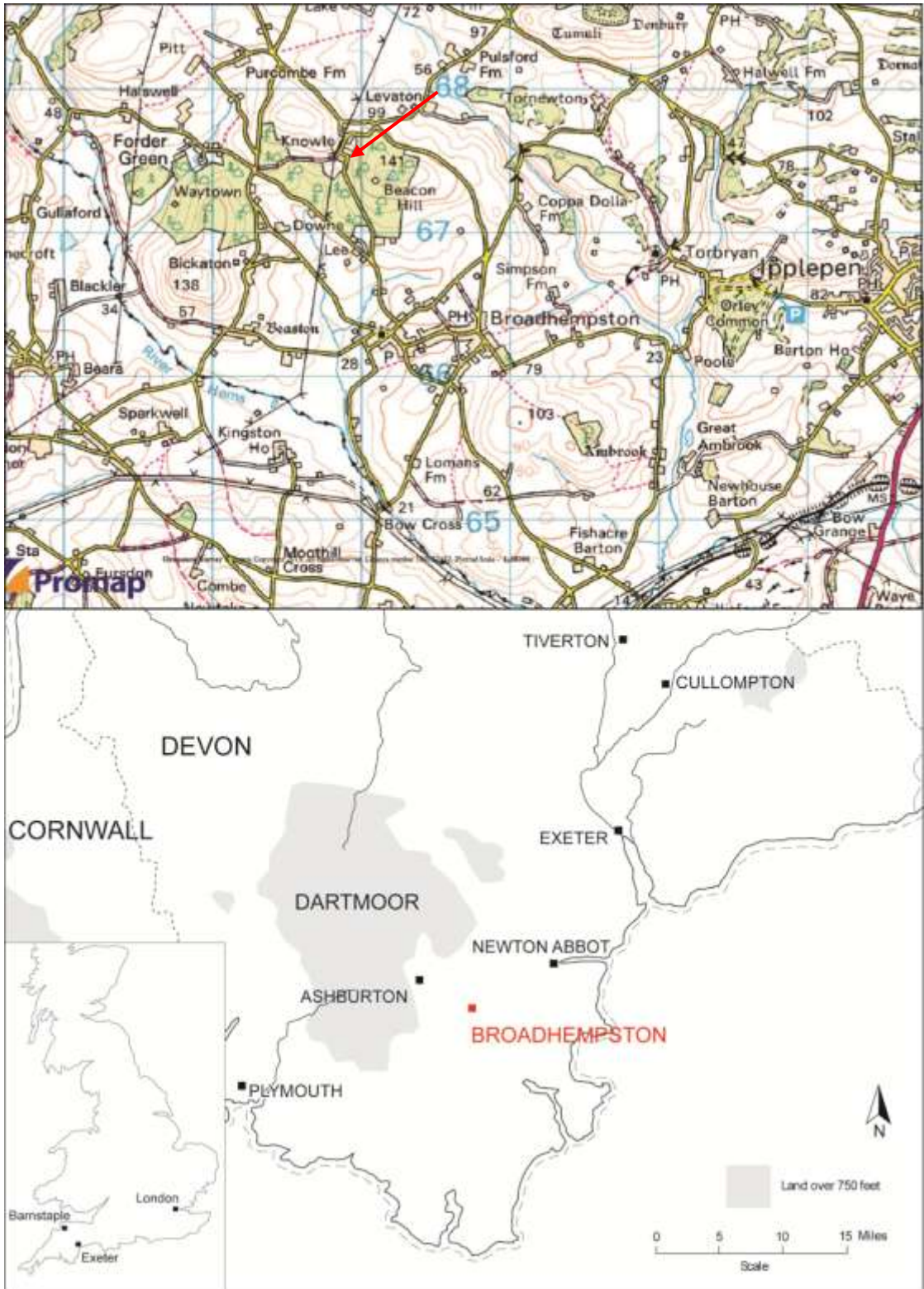


Figure 1: Site location (the site is indicated).

## 2.0 Results of the Desk-Based Appraisal

### 2.1 The Cartographic Record

#### 2.1.1 The Broadhempston Tithe Map of 1841

The first cartographic source available to this study is the Broadhempston tithe map of 1841 (Figure 2). The settlement now known as Knowle was at this time listed as *Lower Knowle*, owned by one *John Skinner*. The house is marked in pink, denoting a domestic structure, whilst the farm buildings are marked in grey/brown illustrating buildings with a non-domestic function. Interestingly the northern element/s of the house are coloured grey/brown indicating that the use and function of this part of the building was non-domestic.



Figure 2: Extract from the Broadhempston tithe map of 1841.

The barn and both the shippon and piggery are depicted, the piggery positioned in a small orchard, but all appearing basically as they are today in plan. However, the barn itself appears to be slightly larger; the foot of the L-shape is present at this date but there is also a curvilinear structure on the south elevation, presumed to be a roundhouse for a horse engine. The east end of the building also appears slimmer than the extant building, although this illustration may not reflect the dimensions of the actual building at this time.



### 2.1.2 The Ordnance Survey First Edition Map of 1889

The First Edition Ordnance Survey map depicts the barn and the associated agricultural buildings at Knowle with little change from the 1841 map. The layout of the barn, particularly its association with the yard wall at the east end of the building, is almost exactly as marked on the tithe map. This suggests that the eastern lean-to was extant in 1841. However, the difference in the width of the eastern half of the building as represented on the tithe, could suggest that by the time of the First Edition map this end of the building has been enlarged and/or rebuilt during the mid 19<sup>th</sup> century.

Now, as well as the boundaries enclosing the paddocks to the west of the house, there appear to be two new boundaries marked within the yard to the south of the barn. One of these is an extension of the wall to the west of the house; this now separates the western end of the barn and the shippon from the eastern portion of the yard. A second boundary, aligned east-west, separates the eastern portion of the yard into two areas, both accessed from the gateway into the yard from the east. The southern portion now appears associated more with the service end of the house, the northern area with the eastern elements of the barn. To the north and north-east of the barn, across the lane, some additional small agricultural buildings have been constructed, with a new track to the north of these; the garden to the south-east is now represented with a planned layout.



Figure 3: Extract from the First Edition OS Map of 1889.

### 2.1.3 The Ordnance Survey 2<sup>nd</sup> Edition Map of 1905

The Second Edition Ordnance Survey map shows no discernible difference in the plan and layout of the farm buildings subject to this study at Knowle since the production of the First Edition map.

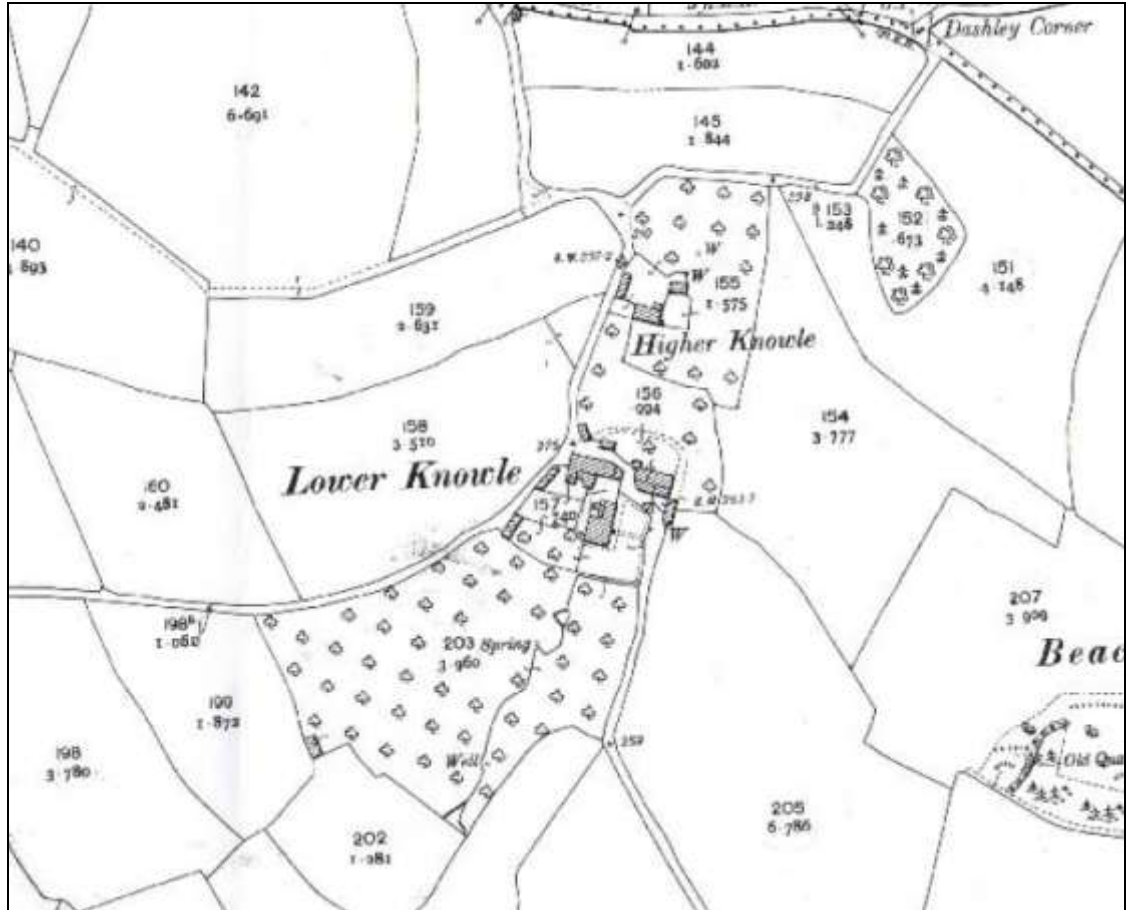


Figure 4: Extract from the Second Edition Ordnance Survey map of 1905.

## 3.0 The Building Record

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### 3.1 General Description

The south facing former threshing barn sits to the north of the house, orchard and gardens of Knowle Farm, and to the north of the yard which slopes down to the entranceway to the east. The former shippon and piggery buildings, also subject to development, are located to the south-west of the barn at the higher western limit of the curtilage.

The random mixed rubble limestone built barn is L-shaped, with a formerly open fronted linhay forming the foot of the L at the higher west end of the building. There is a limestone rubble lean-to to the east, on the lower end of the barn, against the road and adjacent to the entrance to the yard. The current twelve bay main barn building has a pitched galvanized sheet metal roof, containing some modern roof lights, which is hipped to the east, with a catslide roof over the lean-to, and hipped to the west along the pitch of the 3 bay south projecting linhay, which is hipped to the south. The threshing barn was probably originally of nine bays, but now incorporates later additional elements. The south facing barn is built on an east facing slope and from the eastern end the interior floor steps up to the west and then up again to the west and the former threshing floor.

Roughly centrally placed against the front south elevation of the barn is a flower bed with rubble stone retaining walls and with a southerly projecting bed containing a large mulberry tree. The majority of the exterior of the building appears to have been repointed with modern cement in the late 20<sup>th</sup>/early 21<sup>st</sup> century.



Figure 5: The south elevation of the barn and east elevation of the south projecting linhay to the west, viewed from the south-east.

### 3.2 Exterior Description

The south front of the barn faces onto the former yard situated to the rear (north and west) of the 18<sup>th</sup> century house and orchard (Figure 5). To the east end of the building is a two storey

lean-to, with a clear joint in the masonry between. Both elements are constructed of mixed random limestone rubble.

The south face of the lean-to has a central door opening on the ground floor with a pair of flanking slit windows, the door opening has rubble stone jambs and segmental stone arch above, with a timber lintel to the interior (Figure 6). The slit windows have stone lintels, that to the east is glazed, that to the west is blocked with modern bricks and cement. At first floor height, just to the west of centre is a larger open slit window with a stone lintel. To the west end just below first floor level is a loading door, also with segmental arch above and a stone slab sill. The sill has been cut to the shape/size of the opening with the east side cut to be flush with the wall face and forming the lintel of the western slit window below the east reveal. Above and to the upper right of the loading door are a number of squarish holes for doves.



Figure 6: The south elevation of the eastern lean-to and the east end of the barn, with the entrance gate into the yard to the right; viewed from the south-east.

The main south elevation of the barn has two large door openings, one at the west end, accessing the higher level former threshing floor, and one to the east, accessing the lower level of the building. Both now have modern timber and glass double doors. All window openings are glazed to the interior.

To the eastern end of the barn is a single slit window opening at the lower ground floor level, between the east end of the barn and the door; this opening has been forced and has composite block reveals and utilises an existing stone above as a lintel and has thin roof slate sill. To the west the door opening has a step up that appears tied in to the wall to the east but not to the west, and a modern timber lintel above. At roughly 0.75m above first floor level there is a line of cement on the wall face above the eastern window opening, suggesting the roof line of a former building (see Figure 6). The ground below this section is concreted so there are no clues on the ground. Just to the west of the door at first floor level is a double length slit window which is also glazed and which appears forced, as the reveals are jagged and rough.

To the west of the door the ground level rises quite steeply and there is a raised flower bed against the base of the wall that runs up to the upper (threshing) door opening at the west end of this south elevation (Figure 7). There are no further openings in this section of the south elevation, but just to the east of the upper western door opening quite a large timber projects from the wall and there is a blocked opening just to the right with the remains of a timber lintel set in the wall above (Figure 8). The threshing door opening to the west has three steps up, with a straight joint down to the east side of the steps but a ragged sort of tie-in to the west. The top step is modern cement; the lower two are fairly uniform coursed stone rubble with modern cement mortar pointing. To the east of the opening, at the top of the wall is a window, probably an enlarged former slit window, now glazed as elsewhere. The full height threshing door opening has slim blocky quoins to the opening, with modern glazed doors and modern timberwork above. To the west at the base of the wall is a broad drainage hole with stone lintel, now blocked to the interior. Where the wall is abutted by the (formerly open) modern timber elevation of the south projecting foot of the L, the west end of the south wall is also finished in blocky rubble quoins as to the door opening. There is a modern skylight in the roof to the west of the door opening.



Figure 7: The central western portion of the barn with the southern threshing doors, viewed from the south.



Figure 8: Detail of the blocked opening in the south wall.

The east elevation of the southerly projecting linhay at the west end of the building has a central round pillar at ground floor level, now between two modern garage doors (see Figure 5). The pillar is of rubble stone with lime mortar bonding, formerly whitewashed. At first floor level the whole of the elevation is glazed below the eaves. At the south end of the elevation the wall is constructed as the south wall of the barn at ground floor level, but appears to have been rebuilt above.

The west end of the barn is built into the slope to the west and the ground level is raised against the west wall and drops down along the south elevation of this western element. This south wall has been repaired/repointed in a number of phases in cement and the former cob uppers of the wall have been rebuilt in stone rubble. The quoins to the west end are large and blocky and the elevation contains two blocked openings at ground floor level: a former door opening to the west and a former window opening to the east (Figure 9). The blocked door opening is forced, with creamy (local ball clay) brick quoins to the jambs and a slim timber lintel, with a rubble stone blocking set in hard creamy cement mortar and with a pintle surviving to the upper right hand jamb. Above the remaining lintel the opening appears to continue but with no brick in the reveals apparent. Possibly a former loading door? The window opening has stone reveals and no lintel remaining, and is also blocked in stone rubble. There are two roof lights in the sheet metal hipped roof above.



Figure 9: The south elevation of the linhay, viewed from the south.

The west elevation has blocky quoins to the south, as before, but the much of the elevation is constructed of smaller, slimmer semi coursed stones (Figure 10). A rubble stone yard wall abuts roughly centrally on the elevation with gateway to the west into this upper western portion of the yard. The north end of the west wall is rounded above the base, and the southern portion, toward the end of the building, contains a small timber window with a timber lintel in a reduced opening at the base of the wall. This appears to be a door sized opening now blocked below and filled in to ground level, which has probably been raised and is now cemented. The

wall around the opening has been partially rebuilt and repointed. To the north of this opening is a concrete plinth with three steps up to the north to a first floor door; probably a former loading door now with modern timber door and framing and with modern repairs and repointing to the jambs and part of the upper of the wall just below the eaves for a couple of metres to the north.



Figure 10: The west elevation of the linhay at the west end of the barn, viewed from the south-west.

To the north of the yard wall is a further large former opening, with some timber lacing to the upper right (southern) door jamb and concrete block to the upper left (north) and with the wall repaired and repointed in cement to the north end (Figure 11). The opening is now boarded with vertically laid planks almost down to the base of the wall; the base of the opening is set *c.*25m above ground level.

The western end of the north elevation has been heavily repaired above *c.*1m in height with concrete block, rubble stone and cement, probably replacing a former cob upper (Figure 12). Approximately 8m to the east is a very large double door opening as to the south, now with modern plank doors in a ridged steel frame. The opening retains its large timber lintel and some rotten timber lacing to the east jamb; the quoins are good to the east but have been rebuilt to the upper of the eastern jamb. The wall to the east of the door opening is composed of large rubble stones in a creamy mortar and contains two window openings. The wall face of this roughly 5-6m section is much more regular than to the east or west and the upper portion, above approximately 1m from the base, appears to have been rebuilt. To the east this type of stonework terminates at a clear ragged joint in the masonry (Figure 13). The two windows within this section (one to first floor, one to ground floor) both have chunky plain timber frames set within openings with limestone quoins as before. That to the first floor has a timber lintel with a timber frame, central timber mullion, diamond-set bars to the exterior and is glazed to the interior. The opening at ground floor level has a stone lintel and a mix of replaced slight timber and metal mullions/bars set into a plain frame, repaired at the base (see Figure 13).



Figure 11: The north end of the west elevation of the barn and linhay, viewed from the south-west.



Figure 12: The north elevation of the barn, viewed from the north-west.

To the east, the wall steps in at the base, in line with the western reveal of a further ground floor window opening of similar dimensions to the ground floor opening to the west, with integral timber mullions and with a slim timber lintel above. The sill is comprised of stone rubble with the stone to the west set into the projecting wall to the west. The wall above this opening conversely steps in above the opening where it meets the wall to the east. The wall face from this point to the east is less flat and generally built with smaller stones.

To the east, *c.* 1m from the joint in the masonry is a forced first floor loading door, with modern concrete block reveals and sill and a timber lintel, now blocked with timber planking. Just to the east is a slit window under the eaves and a further window opening at ground floor level with an unmolested frame as to the opening to the east, with a timber lintel and single stone sill. Approximately 3m to the east is a further joint in the masonry of the elevation, with the



quoins of the former return of the wall clearly visible to the upper portion but with the masonry of the lower portion tied into the masonry continuing to the east, which suggests a former single storey structure or wall formerly continued to the east of the barn prior to the addition of the lean-to at the east end. At the top of the joint in the wall, under the eaves, is a slim hole lined with slate.



Figure 13: The east end of the north elevation of the barn, showing the clear joint in the masonry, viewed from the north-west.

The wall then curves around to the east, with two further slim openings, set just below the eaves and a small slit window at ground floor level. This north-eastern elevation of the lean-to to the east of the barn is set on three planes and the yard wall to the south, with the rounded gate pier terminal, is a single continuous build (Figure 14).

### 3.3 Interior Description

#### 3.3.1 Eastern Lean-to

The south wall of the lean-to abuts the barn to the west as does the rear north wall. The former east wall of the barn, now inside the lean-to, has two narrow slit openings just under the eaves, to the north and south ends of the wall. There are also traces of mortar adhering to the upper portion of the wall marking a former roof line, straight across at the top and sloping down to the north, which suggests an earlier, lower roof line with a single storey wall to the north (Figure 15). The wall fabric of the north-eastern elevation(s) retains the line of an earlier wall height, roughly 1.5m in height, above which the masonry of the later structure is very roughly pointed.



Figure 14: The polygonal north/east wall of the lean-to, the lower portion of the wall is of a continuous build to the gate pier, viewed from the north-east.



Figure 15: The west wall of the lean-to, with scars of a former roof line, viewed from the east.

The south wall has a number of openings including a central door opening with timber lacing to the west jamb and a ledged plank door hung on spear ended strap hinges. The slit openings and the loading door to the west all have splayed reveals/jambes and timber lintels. The lintel above the eastern ground floor window is a reused roof truss with a slot for collar. The wall top steps back at the top suggesting possibly a lower roofline prior to the current structure, or that the upper has been rebuilt where it was originally cob. The current roof structure is comprised of a single modern central axial timber beam set into the walls to east and west with transverse timbers resting on the timber and the wall tops to north and south.

The floor of the lean-to is raised by approximately .25m *c.* 1m into the buildings to north, east and west, and now cemented over. The interior retains the remnants of timber stalls and first floor loft to the centre. In the south-east corner is a formerly heated base for a copper, with concrete blocks filling the corner of the building up to ceiling height, presumably forming a

flue (Figure 16). Below, the concrete block and cement structure fills the corner to roughly 0.75m height, with a brick lined central space, rounded at the base, still partially remaining and an opening below for a fire.



Figure 16: The copper in the south-east corner of the lean-to, viewed from the west.

### 3.3.2 The Lower East End of the Barn

The south wall of the east end of the barn is of a single phase, up to the point to the west where the structure is disrupted in the position of a former east wall of the barn (Figure 17). The south wall has a double door opening with a modern door, and a forced or enlarged slit window to the east, with very ragged reveals. The wall is tied into the east wall at the corner, which itself is tied into the north wall. The north wall appears, like the north wall of the lean-to to the east, to have different fabric at the base, for roughly 1-1.5m in height, and a line in the masonry can be seen. The north wall contains a single window, east of centre with a timber lintel, blocked to the interior. To the west, in the south-west corner, are modern timber steps up to the main body of the barn which is raised in relation to this eastern element. The steps are set against a rubble stone wall, c. 1m in height, the height of the current floor of the threshing barn to the west. This wall, or rather base of a former east wall of the threshing barn, appears to be tied into the north wall in the north-west corner and is now topped with a haphazard timber structure.

The floor is cemented, and the ceiling of the ground floor element is supported by three half round transverse pine timbers, reinforced to the south-west corner by an RSJ, and running north-south through the building with the axial joists set into the wall to the east and the main ceiling beams set into the walls to north and south, with pine boards above. Above at first floor level the walls are uniform of build and painted white, with two slit windows at the east end and a small window and modern loading door to the north. The first floor is accessed via rough timber steps nailed to the dividing partition to the south side of eastern end of the threshing barn (Figures 17 & 18). There is no wall separating the space from the main body of the building at first floor level. The roof structure is included with the main threshing barn description below.



Figure 17: The disturbance in the south wall of the barn in the former position of the return of the east wall, viewed from the north.



Figure 18: The partition between the barn and the lower eastern element with first floor loft above, viewed from the west.

### 3.3.3 The Threshing Barn and Linhay

The main roof structure extends the length of the current twelve bay barn, from east to west, and is comprised of eleven A-frame trusses. Many of the timbers have been replaced or repaired, with later and modern timbers nailed and bolted to the earlier pegged trusses. The trusses have lapped and pegged collars and appear to be jointed and pegged at the apex but the modern insulation set between the trusses obscures the detail as well as the purlins and their relationship to the main timbers. For the location of identified earlier roof timbers see Figure 27.

The east end of the main barn has a lower floor level than the central threshing floor to the west; the floors have all been replaced and apparently raised with modern boarding (Figure 19). Where the floor level rises to the west the dwarf wall against the threshing floor abuts the walls to north and south (see Figure 16). The masonry walls, as elsewhere, are mostly unplastered internally and the walls to north and south have modern thermolite blocks to the tops, probably replacing earlier cob. The east portion of the north wall steps in at first floor height to the east of the central threshing doors, and the stonework above has a smoother flatter face than that below, suggesting that it has been rebuilt (Figure 19). Further to the east the wall is disturbed where the former east end wall would have stood prior to the addition of the current lower east end. The wall in the same position to the south is similarly disturbed where the later eastern element has been attached and the former east wall demolished.



Figure 19: The eastern portion of the north wall of the barn, viewed from the south-west.

The three windows in the eastern section of the north elevation all have timber lintels and plain timber frames with secondary interior glazing. The large threshing door opening in the north wall retains the earlier timber lintel above the modern door structure, the quoins are disturbed to the west (left) and the upper appears to have been rebuilt (see Figures 20 & 21). To the west of the doors the wall has a cob upper, plastered in a thick layer of lime plaster, upwards of an inch thick, with a rubble stone plinth below. At the east end of this section, adjacent to the door, the north wall has been rebuilt using grey cement (see Figure 17). Within the ground floor area at the west end there is possibly a former opening in the north wall just inside the western compartment, but this is probably simply patching where the cob has failed. The north

wall appears tied in to the west wall at the north-west corner. The east wall is single storey with a forced door opening at the north end, with brick quoins in the jambs, suggesting that there was formerly no access into this area from the threshing floor.



Figure 20: The north wall of the barn and western single story partition, with raised threshing floor, viewed from the east.



Figure 21: The cob portion of the north wall of the barn and north end of the single storey internal wall, viewed from the south-east.

To the south, the wall is disturbed between the lower end and the door to the west. A truncated timber protrudes from the wall face just to the east of the upper slit window to the east of the doors, with a socket in the wall further to the east for a further timber. There is also a blocked opening between the two (see Figure 21). These elements are associated with the former horse engine house on the south elevation of the building and mark where the drive shaft entered the barn. The door opening to the west has timber lacing in the western jamb and a surviving timber lintel above, but no frame or historic door remains. The current modern doors are set just inside the building with a metal runner set on a metal joist above. To the west of the door the stub of a round timber protrudes from the wall, with a similarly located hole in the opposite wall where there is a line of cement just above and to the west suggesting a former (modern) structure. There is also a slight step in the masonry above the stub in the wall with a further step at the wall top. The south wall terminates just to the west of the single storey west wall that separates the lower western compartment from the body of the barn. The south wall has been continued to the west in modern thermolite block, now truncating the southern foot of the 'L' at ground floor level.

Within the ground floor western end compartment the floor is partially covered with cement but with some patches of cobbling remaining. There are modern timber steps up to the first floor of the linhay and east end of the barn in the south-west corner and a rubble stone plinth in the north-west corner (Figure 22). The rubble stone west end wall steps back at first floor height and is topped with cement below the blocked opening toward the north end, in the former position of the sill which now slopes inward. Above, at first floor level there is a double size opening with a straight jamb/reveal to the south but slightly ragged cob reveal to the north-although the opening is plastered to the interior. The wall to the south is significantly thinner at this level. Below the steps in the south west corner of the compartment and just below this section of wall, the masonry is disturbed and cuts back suggesting a former return and therefore an earlier wall formerly closing this south-western end of the building.

The thinner wall above at first floor level is built of smaller, flatter stones and with a more regular build than elsewhere, although it becomes blockier to the south of the first floor door above the modern garages. The upper south wall of the linhay contains a blocked opening at floor level to the west and is topped with thermolite blocks as before; the wall to the west is topped with reused timber and modern cement and the modern wall to the east is glazed along its length. To the north, between the opening to the steps up from below and access to the upper floor of the west end of the barn, is an A-frame with a pegged collar and other cross timbers nailed above and below, with three uprights fixed to the collar.



Figure 22: The west wall and north-west corner of the ground floor western element of the barn, viewed from the north-east.



Figure 23: The south wall of the barn and western single story partition, viewed from the north-east.

To the east the upper end of the south wall is visible and is slightly ragged at the top. Potentially this wall could have originally continued to the west, closing this end of the barn. To the north, the upper west end of the building is cob to the interior, now topped with thermolite blocks and patched with cement, although with much of the thick skin of haired



plaster still surviving (Figure 24). There is a modern balustrade across to the east, above the single storey wall; the timber stubs in the walls to north and south suggest that this upper floor was formerly extended into the barn to the east. The floor throughout this element is boarded with plywood.



Figure 24: The cob built north-west corner of the barn, viewed from the south-east.

At the ground floor level of the linhay there is no clear evidence for a former wall across to the north. Now with a modern ceiling supported on a central RSJ set in the wall to the west and into the central pier to the east. To the east however is a large timber with joist holes spanning the opening to the south of the central pillar- unfortunately it is not possible to tell if it is original, although it does appear to have a chamfer to the interior which would suggest that it is reused? The wall to the south has both a blocked door and window opening, with the window recess blocked recently flush to the interior wall face, but the door to the west blocked to form a recess.

To the south-west the west wall appears to have formerly contained a larger opening than the present slim opening, which has been partially blocked with rubble stone below, and the truncated modern cement set lintel to the north above (Figure 25). The floor is cement, slightly raised to the north with two uprights and a raised plinth to the centre, roughly 1m east of the west wall.



Figure 25: The partially blocked opening in the west wall of the Linhay, viewed from the east.

## 4.0 Conclusions

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### 4.1 Discussion

The barn at Knowle Farm probably dates to the late 18<sup>th</sup> century and is roughly contemporary with the house. From the mapping it seems that the elements of the building in existence today were extant by the time of the tithe map – even if they are not depicted quite as they appear today. The exception to this possibly being the lean-to at the east end of the building which formerly had lower walls to the north and east and a lower roof than the extant structure. The mapping does show however that a horse engine house, formerly built up against the south elevation of the main body of the barn, was removed during the 20<sup>th</sup> century; a small number of 20<sup>th</sup> century additions within the yard to the south also appear to have been removed later that century.

The building that stands today has undergone a number of phases of repair and rebuilding, as well as the addition of permanent extensions. The earliest element remaining is the threshing barn, this includes the compartment at the north-west end, the interior threshing floor, between the two large double door openings, and the area just to the east of this. The western element appears to have been separated from the threshing floor from early on, possibly functioning as a root store with further fodder store above. However, much of the fabric of the building has been removed or rebuilt. The former upper portions of cob walling to the north have been refaced to the exterior at the western end and rebuilt to the east of the former threshing doors. The western jamb of the northern door has also been rebuilt. The upper portion of the west wall has been rebuilt to the south of the existing boarded opening and the associated western portion of the south wall removed, and now replaced with modern thermolite blocks at ground floor level. The former east wall was also removed, at the time of the addition of the lower eastern part of the building, which was extant by the time any major repairs or rebuilding was carried out to the north wall.

The extension to the south of the west end of the barn (the linhay) was probably added at a similar time to the extension to the east. Its original function is not readily apparent and it clearly changed over time, with the opening and blocking of openings to the south and west. The opening in the ground floor level west elevation is now far below the exterior ground level and may comprise a former opening into a root store at this end of the building. The south wall contains a blocked window and door opening which itself suggests that the original east elevation was probably not open as it is today. This elevation must also have been modified as late as the late 20<sup>th</sup> century, on the removal of the roundhouse on the south elevation of the main body of the barn, which, the map evidence shows, was closely associated with the northern portion of the east elevation of the linhay, as well as the south wall of the threshing barn.

### 4.2 Phasing of the building

The phased plans below show the relative phasing of the barn at Knowle (Figures 26-27). The dating is approximate and based on the cartographic evidence and the fabric of the building. The major area of modern fabric is marked but smaller areas of modern repair openings are not. Small areas of historic repair, such as blocking within openings are also not marked.

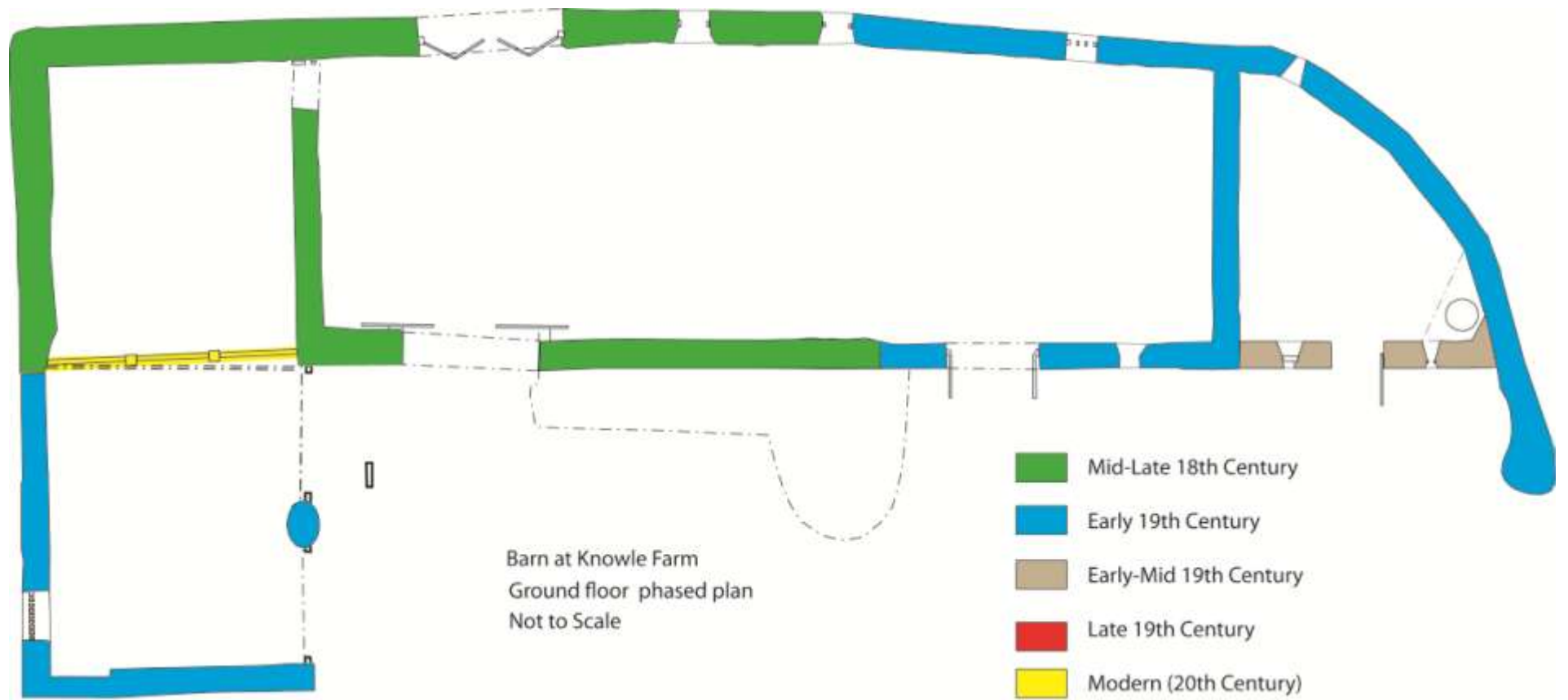
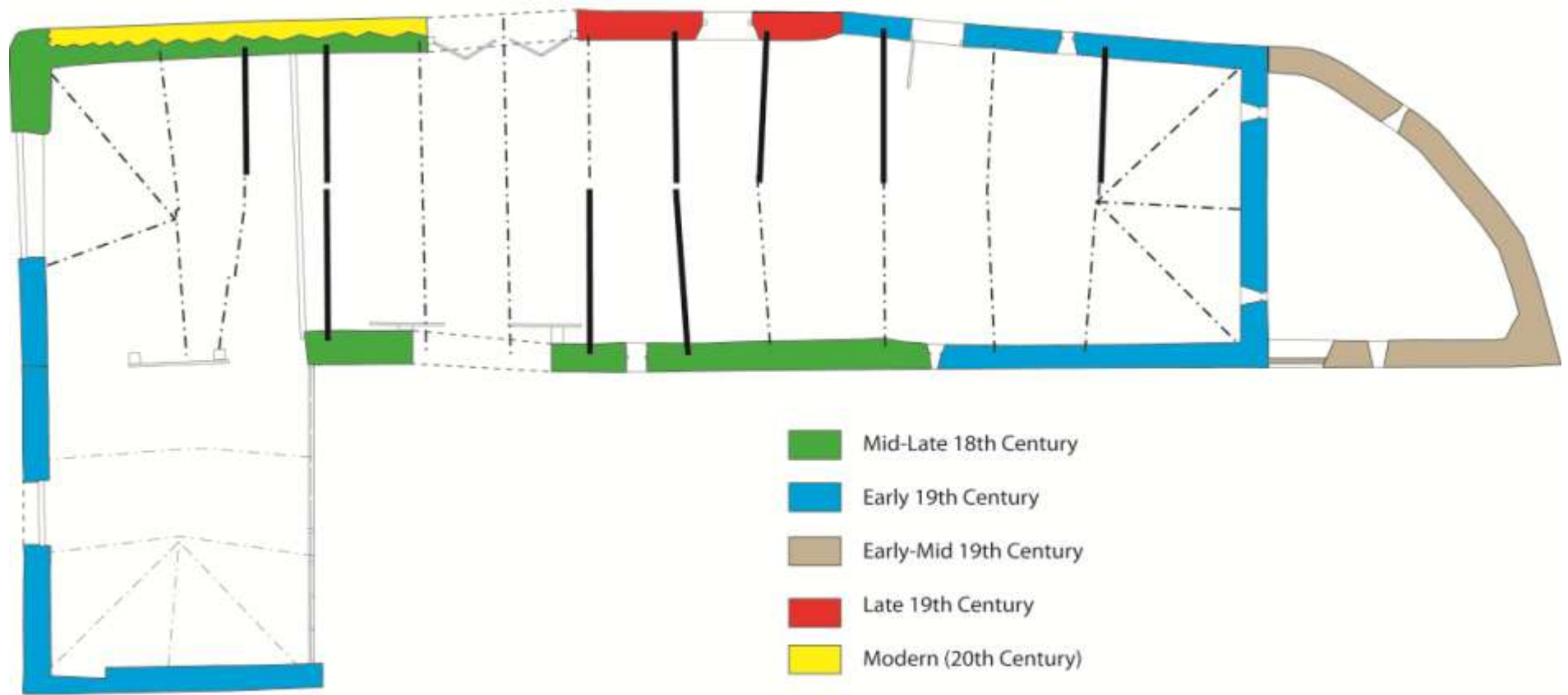


Figure 26: Phased ground floor plan of the barn.



Barn at Knowle Farm  
First floor phased plan and early roof trusses  
Not to Scale

Figure 27: Phased first floor plan with the remaining earlier roof trusses marked in bold.

Published Sources:

**British Geological Survey** 2012: Geology of Britain Viewer.

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

**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.*

## Appendix 1

### BRIEF FOR HISTORIC BUILDING RECORDING

**Location:** Knowle, Broadhempston, Devon, TQ9 6DA

**Parish:** Broadhempston

**District:** Teignbridge

**County:** Devon

**NGR:** SX 7983 6750

**Planning Application no:** 13/01718/LBC

**Proposal:** Change of use and conversion of barn into 3 holiday units, piggery into holiday unit, new swimming pool and conversion of shippon to accommodate biomass boiler with games room/information room with associated car parking

**Historic Environment Team ref:** ARCH/DM/TE/20446

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Team (HET) with regard to the archaeological works - in this case a programme of historic building fabric recording – that will be required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012) and the Local Development Framework Policy on archaeology the HET has advised the LPA that any consent they may be minded to grant should be conditional upon a programme of archaeological work being undertaken. The usual wording of such a condition is set out below.

*"No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local 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 District Planning Authority.*

*Reason: 'To ensure that an appropriate record is made of the historic building fabric that may be affected by the development'*

1.3 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

1.4 The proposed conversion works will have an impact upon the setting and significance, as well as the historic fabric, of this historic listed building.

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

#### 2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant.

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HET and the Local Planning Authority *prior* to any development commencing on site.

#### 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

##### 3.1 Desk-based assessment

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

This desk-based work will be undertaken in advance of any fieldwork commencing.

If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

##### 3.2 Historic building recording

A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to Level 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

Previously prepared architect's plans may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

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

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

3.3 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. Digital images taken during the course of the fieldwork will form part of the digital archive to be submitted and curated by the ADS – see archive section below. The drawn and written record must be on an appropriately archivable medium.

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

3.5 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

3.6 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the Teignbridge District Council Conservation Officer and the HET will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

3.7 The results of any desk-based work undertaken and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

#### **4. MONITORING**

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Team and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HET, 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 5.7 below.

4.3 The archaeological contractor undertaking the fieldwork will notify the HET upon completion of the fieldwork stage of these works.

#### **5. REPORTING**

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the buildings location;
- (iii) a methodology of all works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken;
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
- (x) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects plans;



(xi) photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;

(xii) a consideration of evidence within its wider context;

(xiii) any specialist assessment or analysis reports that where undertaken;

(xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).;

It is recommended that a draft report is submitted to the HET for comment prior to its formal submission to the Local Planning Authority.

5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. The HET would normally expect to receive the report within three months of completion of fieldwork - dependent 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 the HET must be informed of this and a revised date for the production of the full report agreed between the HET and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the Teignbridge District Council's Conservation Officer - address below.

5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. HET would normally expect to receive the report within three months of completion of fieldwork - dependent 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 the HET must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HET and the archaeological contractor.

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

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

## **6 PUBLICATION**

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above.

Should particularly significant architectural, archaeological or palaeoenvironmental 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 (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements - including any further analysis that may be necessary - will be confirmed with the HET.

### **6.1 Post Excavation Assessment, Analysis and Project Designs for further work**

Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.

This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HET. It will include:

- \_ A summary of the project and its background
- \_ A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed
- \_ Research aims and objectives
- \_ Method statements setting out how these aims and objectives are to be achieved
- \_ Details of the tasks to be undertaken
- \_ The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design
- \_ Proposed project team
- \_ Overall timetable for undertaking the tasks as well as setting out monitoring points with the HET
- \_ Details of the journal in which the material is to be published

## **7. PERSONNEL**

7.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HET. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a specified person of equivalent standing and

expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

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

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

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

7.5 The work shall be carried out in accordance with *IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

## **8. DEPOSITION OF ARCHIVE AND FINDS**

8.1 Completion of the project is dependent on the compilation of an ordered and integrated project archive by the archaeological contractor in accordance with this Brief and with *Management of Research Projects in the Historic Environment (MoRPHE)* (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The archive must also be transferred for long-term curation to a recognised, accredited or trusted repository. An archive is defined as "all records and materials recovered during an archaeological project and identified for long term preservation, including artefacts, ecofacts and other environmental remains, waste products, scientific samples and also written and visual documentation in paper, film and digital form" (ARCHES forthcoming).

8.1.2 It is anticipated that the archive will consist of two elements:

i) a copy of the report and

ii) copies of the photographs not presented in the site report.

8.1.1 The Written Scheme of Investigation must set out a timetable for the deposition of the site archive. The HET would normally expect this to be completed within six months of completion of the fieldwork element of the project.

8.2 Should the programme of historic building recording yield any artefactual material or involve the recovery of architectural elements that are worthy of deposition with the collecting museum, the archaeological contractors should contact the collecting museum as soon as such material finds are recovered to obtain an accession or reference number and agree future conditions for deposition with the museum. Items in the material archive must be cleaned (or otherwise treated) ordered, recorded, packed and boxed in accordance with the deposition standards of the relevant museum. It is advised that early consultation with the museum will facilitate transfer of the material archive.

8.2.2 The collecting museums in Devon (Royal Albert Memorial Museum Exeter, Museum of Barnstaple & North Devon and Plymouth City Museum & Art Gallery) require that the digital archive (consisting of born-digital and digital copies of relevant written and drawn data produced during fieldwork) must be transferred into the care of a Trusted Digital Repository instead of with the museum (see 'Deposition of the digital archive' – below) and generally not with the museum.

8.2.3 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.

### *8.4 Deposition of the digital archive*

The digital archive will consist of:

(i) a copy of the final report and

(ii) digital images, along with associated meta-data, of the historic building that are not presented in the report.

8.4.1 The digital archive must be deposited with a Trusted Digital Repository and thus made publicly accessible, in accordance with the National Planning Policy Framework (2011). It is understood that the only suitable repository for digital archaeological archive is the Archaeology Data Service (ADS) – contact details are given at the end of this brief. Digital archive must be compiled in accordance with the standards and requirements of the ADS, which may be accessed through the ADS website:

<http://archaeologydataservice.ac.uk/advice/guidelinesForDepositors>

Guidance on selection for the archive is also provided:

<http://archaeologydataservice.ac.uk/advice/selectionGuidance>

8.4.2 It is expected that a licence to copyright for documentary material, in both physical and digital forms, will be given to the receiving repository. This must be stated within the Written Scheme of Investigation, which should also identify the recipients of each element of the documentary archive.

### *8.5 Disposal of the primary hardcopy records*

8.5.1 The collecting museum may wish to retain the hardcopy archive to accompany the artefactual material. (For example: where the programme of archaeological works involves the investigation and analysis of regionally/nationally significant archaeological and/or artefactual deposits). In all cases the archaeological contractor must first offer the primary paper record archive to the museum prior to its disposal.

8.5.2 Once the digital archive has been transferred to the appropriate Trusted Digital Repository (usually the ADS), and the museum has confirmed that this has occurred satisfactorily and that they do not require the hardcopy archive, the archaeological contractor may retain, disperse or dispose of the primary hardcopy items as they see fit. Items may be retained for curation by the contractor, developer or applicant, or offered to a third party organisation for public use or as a teaching resource. The WSI should state how primary hardcopy items will be treated.

8.5.3 Where the collecting museum does not require the hardcopy element disposal may mean physical destruction of the primary record. The WSI should state the proposed disposal method to be employed.

8.5.4 The archaeological contractor must notify the HET upon the completion of:

i) deposition of the site report with the ADS, and

ii) deposition of any additional digital images with the ADS.

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

**9. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES**

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

**10. CONTACT NAME AND ADDRESS**

Stephen Reed, Archaeological Officer, Devon County Historic Environment Team, Planning, Transportation and Environment, AB3 Lucombe House, County Hall, Topsham Road, Exeter, Devon, EX2 4QD

Tel: 01392-383303 Email: [stephen.reed@devon.gov.uk](mailto:stephen.reed@devon.gov.uk)

Maureen Pearce, Conservation Officer, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX

Tel: 01626 215705

Email: [Maureen.Pearce@teignbridge.gov.uk](mailto:Maureen.Pearce@teignbridge.gov.uk)

31st July 2013

## Appendix 2

### WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING OF THE BARN AT LOWER KNOWLE FARM, BROADHEMPSTON, DEVON

**Location:** Knowle, Broadhempston, Devon, TQ9 6DA  
**Parish:** Broadhempston  
**County:** Devon  
**NGR:** SX 7983 6750  
**Planning Application No.** 13/01718/LBC  
**Proposal:** Change of use and conversion of barn into 3 holiday units, piggery into holiday unit, new swimming pool and conversion of shippon to accommodate biomass boiler with games room/information room with associated car parking

**OASIS No.** TBA

**Historic Environment Team ref:** ARCH/DM/TE/20446

**Date:** 02.10.2013

#### 1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Ltd (SWARCH) at the request of Emma Heaver RIBA on behalf of Debi & Dave Howard (the Client). It sets out the methodology for historic building recording to be undertaken at the barn at Knowle, Broadhempston and for related off site analysis and reporting, prior to conversion of the building to holiday accommodation. The WSI and the schedule of work it proposes were drawn up in accordance to a brief issued by Devon County Historic Environment Team (DCHET) (Steve Reed 31.07.2013).

1.2 It is understood that consent for the development will be granted, conditional on a programme of archaeological work. The usual wording of such a planning condition is:

'No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority.

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of the National Planning Policy Framework 2012 with specific reference to paragraph 128'.

#### 2.0 AIMS

2.1 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

2.2 To analyse and report on the results of the project as appropriate.

#### 3.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Desk-based appraisal:

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; Ordnance Survey maps and the Tithe Map(s) and Apportionments and information held by the Devon Record Office (DRO) and the Historic Environment Record (HER) and any other readily available sources as appropriate.

This desk-based work will be undertaken in advance of any fieldwork commencing.

This information will be presented as part of the final report along with the results of the fieldwork.

3.2 Historic building recording:

A record will be made of the building. This work will conform to Level 2-3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

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

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

- 3.3 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.
- 3.4 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
- 3.6 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.
- 3.7 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 3.7.1 Appropriate PPE will be employed at all times.
- 3.7.2 The site archaeologist will undertake any site safety induction course provided by the Client.

#### **4.0 REPORTING**

- 4.1 A report will be produced, including the following elements:
- 4.1.1 A report number, date and the OASIS record number;
- 4.1.2 A copy of the CCHES brief and this WSI;
- 4.1.3 A summary of the project's background;
- 4.1.4 A description and illustration of the buildings location;
- 4.1.5 A methodology of the works undertaken;
- 4.1.6 Plans and reports of all documentary and other research undertaken;
- 4.1.7 A summary of the project's results;
- 4.1.8 An interpretation of the results in the appropriate context;
- 4.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 4.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 4.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
- 4.1.12 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately;
- 4.1.13 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 4.1.14 A consideration of evidence within its wider context;
- 4.1.15 Any specialist assessment or analysis reports that where undertaken;
- 4.2 DCHET will receive the report within three months of completion of fieldwork, dependant on 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 and a revised submission date for the final report agreed with the HES.
- 4.4 On completion of the final 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 County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 4.5 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 under reference southwes1-158403 within 6 months of completion of fieldwork.

#### **5.0 PUBLICATION**

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above.

Should particularly significant architectural, archaeological or palaeoenvironmental 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 (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

#### **6.0 MONITORING**

- 6.1.1 SWARCH shall agree monitoring arrangements with the HES and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 6.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 7.0 below.
- 6.1.3 SWARCH will notify the HET upon completion of the fieldwork stage of these works.
- 7.0 ARCHIVE**
- 7.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with section 8 of the Brief prepared by the Devon County Historic Environment Team and Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation.
- 7.2 The archive will consist of two elements, the digital archive and the material archive.
- 7.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
- 7.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the Royal Albert Memorial Museum (RAMM) and the Devon Record Office, and in a timely fashion.
- 7.2.3 If the RAMM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the RAMM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the Devon Heritage Centre. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 7.3 SWARCH will, on behalf of the RAMM, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 7.4 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.
- 7.5 SWARCH will notify the HES upon the completion of:
- i) deposition of the digital archive with the ADS, and
- ii) deposition of the material (finds) archive with the museum.
- 7.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HET and the LPA, the site archive deposited and the OASIS form completed.
- 7.8 The archive will be completed within 6 months of the completion of the final report.
- 8.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 9.0 PERSONNEL & MONITORING**
- 9.1 The project will be managed by Colin Humphreys; the building recording will be undertaken by Deb Laing-Trengove. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Colin Humphreys

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email: [colin@swarch.net](mailto:colin@swarch.net)

#### Appendix 1 – List of specialists

##### Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

##### Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service [a.hopperbishop@exeter.gov.uk](mailto:a.hopperbishop@exeter.gov.uk) Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD [mshjaeschke@email.msn.com](mailto:mshjaeschke@email.msn.com)  
Tel: 01271 830891

##### Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, GandStreet, Exeter EX4 3LS Tel: 01392 665356

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LNTel: 01271 346747

##### Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 [c.j.knusel@ex.ac.uk](mailto:c.j.knusel@ex.ac.uk)

Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE  
[w.j.howard@exeter.ac.uk](mailto:w.j.howard@exeter.ac.uk) Tel: 01392 269330

**Lithics**

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ      martin@mtingle.freeseve.co.uk

**Palaeoenvironmental/Organic**

Wood identification Dana Challinor      Tel: 01869 810150      dana.challinor@tiscali.co.uk

Plant macro-fossils      Julie Jones      juliedjones@blueyonder.co.uk

Pollen analysis      Ralph Fyfe      Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

**Pottery**

Prehistoric      Henrietta Quinnell      39D Polsloe Road, Exeter EX1 2DN      Tel: 01392 433214

Roman      Alex Croom, Keeper of Archaeology      Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum,

Baring      Street, South Shields, Tyne and Wear NE332BB      Tel: (0191) 454 4093      alex.croom@twmuseums.org.uk

Medieval      John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154      john.p.allan@btinternet.com

Post Medieval      Graham Langman      Exeter, EX1 2UF      Tel: 01392 215900      email: su1429@eclipse.co.uk

## Appendix 3

### Relevant Historic Environment Records

**HER Number: MDV39512**

Barn approx 15m north of knowle.

Location SX 799 675

Map Sheet: SX76NE

Admin Area Devon

Civil Parish Broadhempston

District Teignbridge

Ecclesiastical Parish BROADHEMPSTON

Protected Status: none recorded

Other References/Statuses

- Old DCC SMR Ref: SX76NE/233/1
- Old Listed Building Ref (II)

Monument Type(s) and Dates

- BARN (XI to Modern - 1066 AD to 2009 AD (Between))

Full description

Doe/hhr:broadhempston/(17/7/1984)26.

Barn approx 15m north of knowle. Barn. Probably c18. Rubble walls with hipped corrugated iron roof. L-shaped plan with threshing floor to left of centre in main range, wing now used as garage. Single storey. Wing at front of higher left-hand end. Cart entrance to left of centre and doorway to right with slit window to far right. Lean-to against lower gable end. At rear is cart entrance to right of centre. Interior: contains rough cross beams. Roof timbers mainly replaced circa late c19 but a few original trusses survive which are straight principals which had lapped and pegged collars (doe).

**HER Number: MDV39511**

Knowle including garden boundary wall and mounting block to south east.

Location SX 799 675

Map Sheet: SX76NE

Admin Area Devon

Civil Parish Broadhempston

District Teignbridge

Ecclesiastical Parish BROADHEMPSTON

Protected Status: none recorded

Other References/Statuses

- Old DCC SMR Ref: SX76NE/233
- Old Listed Building Ref (II)

Monument Type(s) and Dates

- FARMHOUSE (XI to Modern - 1066 AD to 2009 AD (Between))

Full description

Doe/hhr:broadhempston/(17/7/1984)26.

Knowle including garden boundary wall and mounting block to south east. Farmhouse. C18, remodelled internally circa 1830. Rubble walls, slate hung to first floor at left-hand side. Rendered brick stacks, 1 lateral at front and 1 axial to the right. Gable end stack to wing at rear. Slate roof hipped to left and right ends. Unusual I-shaped plan form which is transitional from traditional 3-room and through passage to double depth plan. To the right are 2 rooms in a row, with probably integral dairy behind left-hand one; to their left is a stairhall and beyond it to the left the house was originally double depth. These 2 rooms were the principal rooms facing the garden to the left and all the rooms to the right of the entrance hall appear to have been for service purposes. In circa 1830 the house was remodelled internally with new fittings but the only change made to the plan was to remove the dividing wall between the 2 principal rooms creating 1 large room. 2 storeys with cellar. Asymmetrical 3-window front of c18 wooden transomed 3 and 4-light windows with leaded panes and mainly old glass. Stone segmental arches. Door to left of centre is 6 panels circa early c19 with contemporary porch. Canopy on reeded columns with reeded pilaster either side of door. Cellar window to left of door. Front of wing at left hand end remodelled circa 1830 with regular 3-window facade of 16-pane sashes on first floor, 24 panes on ground floor. At the right-hand gable end a small 2-storey outbuilding is attached. At rear, stairwell and dairy are flush with each other; arched stair window. Interior: features mainly date from c19 remodelling. Principal room has simple cornice with a decorative bracket probably at the position the partition wall was removed. Marble Victorian fireplace. Entry hall and first floor landing have reeded architraves to doorways opening out of them. Similar arch half way along hall. The staircase has turned newels and stick balusters. The right-hand room was probably originally the kitchen and has an open fireplace with cambered wooden lintel supported on a corbel stone at either end. To include rubble garden boundary wall at front of house with stone piers to gateway which have rounded caps. Mounting block to right of gateway. This house is interesting in its transitional plan form which appears to have allowed more space for the service quarters than for the principal living accommodation. It is also interesting that the unassuming c18 entrance facade to was retained when the garden front and interior were remodelled in the c19.(doe).



## Appendix 4

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

1. The east elevation of the barn, viewed from the east.
2. The east end of the south elevation of the barn, viewed from the south-east.
3. The south elevation of the eastern lean-to and the barn, viewed from the south-east
4. The south elevation of the barn and mulberry tree, viewed from the south.
5. The south elevation of the barn and east elevation of the south projecting linhay to the west, viewed from the south-east.
6. As above, with the 'shippon' to the rear left, viewed from the south-east.
7. The east end of the south elevation of the barn, viewed from the south.
8. As above, viewed from the south-east.
9. The central portion of the barn with southern threshing doors, viewed from the south.
10. The south wall to the east of the threshing doors, showing disturbance, blocked opening and projecting timber, viewed from the south.
11. Detail of above.
12. The east elevation of the former open fronted linhay to the south-west end of the barn, viewed from the south-east.
13. The corner between the barn and the element to the south-west, viewed from the south-east.
14. The south elevation of the linhay, viewed from the south.
15. Detail of the blocked openings in the south elevation of the linhay, viewed from the south.
16. As above, with the rear west elevation, viewed from the south.
17. View of the house from the Linhay, viewed from the west.
18. The west elevation of the linhay, viewed from the south-west.
19. The north end of the west elevation of the barn and linhay, viewed from the south-west.
20. The north-west corner of the barn with the western yard and shippon, with track leading off to the north-west, viewed from the north-east.
21. The north elevation of the barn, viewed from the north-west.
22. The west end of the north elevation of the barn, viewed from the north.
23. The central portion of the north elevation of the barn, viewed from the north-west.
24. The east end of the north elevation of the barn, viewed from the north-west.
25. Detail of the joint in the masonry of the north elevation of the barn, viewed from the north-west.
26. The forced first floor loading door in the east end of the north elevation, viewed from the north-west.
27. The east end of the north elevation of the barn, viewed from the north.
28. Detail of the joint in the masonry at the east end of the north elevation of the barn, viewed from the north.
29. The polygonal north/east wall of the lean-to abutting the east end of the barn, viewed from the north-east.
30. As above, viewed from the east.
31. Door into the lean-to in the south elevation, viewed from the south.
32. The raised concrete floor to the interior of the lean-to, viewed from the south.
33. The base for the copper and the concrete block flue in the eastern corner of the lean-to, viewed from the west.
34. The partial stall and hay loft structure in the centre of the lean-to, viewed from the south-west.
35. As above, and showing the two phases of build of the wall to the north, viewed from the south.
36. The north-west corner of the lean-to, viewed from the south-east.
37. Detail of the base for the copper in the eastern corner of the lean-to, viewed from the south-west.
38. The west wall of the lean-to; east wall of the lower eastern portion of the barn, viewed from the east.
39. The south wall of the lean-to showing the loading door at the western end, viewed from the north.
40. As above, showing the masonry below the loading door, viewed from the north.
41. As above, showing the wall top, viewed from the north-west.
42. The door into the lower eastern element of the barn with steps up to the barn to the west, viewed from the north.
43. The south-east corner of the lower eastern element of the barn, viewed from the north-west.
44. As above; the north-east corner, viewed from the south-west.
45. As above; the western partition and steps up to the barn, showing the masonry of the former east wall of the barn to the base, viewed from the east
46. As above; the rear north wall showing the difference in the masonry to the lower and upper portions, viewed from the south.

47. The partition between the barn and the lower element with first floor loft above, viewed from the west.
48. The first floor above the lower eastern element of the barn, viewed from the west.
49. As above.
50. The east wall of the first floor loft, above the lower eastern element of the barn, viewed from the south.
51. As above, the south-east corner, viewed from the north-west.
52. As above; the north-east corner and north wall, viewed from the south-west.
53. As above; the forced loading door, with the disturbed masonry to the west in the position of the former east wall of the barn, viewed from the south.
54. The former east end of the north wall of the barn, with rebuilt upper portion and added window openings, viewed from the south-east.
55. The north wall of the barn and western single story partition, viewed from the east.
56. The south wall of the barn and western single story partition, viewed from the north-east.
57. The disturbance in the south wall of the barn in the former position of the return of the east wall, viewed from the north.
58. As above, viewed from the north-east.
59. The disturbance in the masonry of the south wall of the barn, to the east of the door opening, viewed from the north.
60. The large double door opening and south end of the single story wall to the west, viewed from the east.
61. The western single storey interior wall, viewed from the east.
62. The cob portion of the north wall of the barn and north end of the single storey internal wall, viewed from the south-east.
63. The western door jamb of the large opposing double threshing door in the north wall, viewed from the south.
64. The eastern door jamb of the large opposing double threshing door in the north wall, viewed from the south.
65. The timber lintel above the threshing door in the north wall, viewed from the south.
66. The eastern portion of the north wall of the barn, viewed from the south-west.
67. The eastern portion of the south wall of the barn, viewed from the north-west.
68. The forced door opening at the north end of the single storey interior wall to the west, viewed from the east.
69. The north-west corner of the ground floor western element of the barn, showing the raised masonry plinth to the corner, viewed from the east.
70. The west wall and north-west corner of the ground floor western element of the barn, viewed from the north-east.
71. The east and south walls of above, viewed from the north.
72. The floor in the north-east portion of the ground floor western end of the barn, viewed from the north.
73. The east wall of above, viewed from the west.
74. The masonry plinth in the north-west corner of the above, viewed from the east.
75. The north-west corner of the upper floor of the western end of the barn, viewed from the south-east.
76. The opening in the west wall of the above, viewed from the east.
77. The cob upper of the west end of the north wall of the barn, viewed from the south.
78. As above.
79. The timber partition between the west end of the barn and the linhay, viewed from the north.
80. The west end of the upper south wall of the barn, viewed from the south-west.
81. The modern glazed east upper of the linhay, viewed from the north-west.
82. The south wall and south-west corner of the upper portion of the west wall of the linhay, viewed from the north.
83. As above, south-west corner, viewed from the north-east.
84. The partition between the upper floors of the west end of the barn and the linhay, viewed from the south.
85. As above.
86. The south end of the lower west wall, showing disturbance where the wall to the south has been removed, viewed from the south-east.
87. Detail of above.
88. The north wall of the lower western end of the barn, showing possible former blocked opening, viewed from the south.
89. The corner between the north wall of the barn and the single storey partition, viewed from the north-east.
90. The southern opening in the ground floor east elevation of the former linhay, viewed from the east.
91. The north-west ground floor corner of the linhay, viewed from the south-east.
92. The north ground floor wall of the linhay, viewed from the south.
93. As above; the north-west corner, viewed from the east.
94. As above, the south-west corner and west wall, showing the partially blocked opening, viewed from the north-east.

95. The northern opening in the east elevation of the linhay, viewed from the west.
96. The ground floor south wall of the linhay, viewed from the north.
97. The partially blocked opening in the west wall of the Linhay, viewed from the east.
98. Detail of the northern corner of the above, viewed from the east.
99. As above, viewed from the north-east.
100. Detail of the disturbance in the masonry below the eastern ground floor opening in the north wall of the barn, viewed from the south.
101. The disturbance in the masonry of the ground floor west wall of the barn, viewed from the east.
102. Detail of the apex of the partition between the upper floor of the west end of the barn and the linhay, viewed from the south.
103. Detail of the top of the south wall of the barn, viewed from the north-west.



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