

THE OLD FORGE MILL LANE, CHETNOLE DORSET

Historic Building Assessment



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

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 151226
Date: 26.12.2015
Authors: Colin Humphreys
E. Wapshott

**The Old Forge
Mill Lane, Chetnole
Dorset**

Historic Building Assessment

For

David Drummond
of
Drummonds Architecture

on behalf of

Chris and Malena Davies

By



SWARCH project reference: BOC13

OS Map copying Licence No: 100044808

National Grid Reference: ST 60346 08032

Project Director: Colin Humphreys

Fieldwork Managers: Colin Humphreys

Project Officer: Emily Wapshott

Building Survey: Colin Humphreys Emily Wapshott

Report: Colin Humphreys Emily Wapshott

Report Editing: Dr. Samuel Walls

Research: Colin Humphreys

January 2016

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

Summary

South West Archaeology Ltd (SWARCH) undertook a historic building assessment of the Old Forge, Mill Lane, Chetnole, Dorset to form an understanding of the development of the building and advise and comment on the proposed alterations and extensions to the building.

The Old Forge is grade II listed (appendix 1) and comprises a detached house and barn. The house was the main focus of this survey, although the barn now used as stores, but formerly consisting of a stable and cart house, was briefly inspected. No evidence of a forge was found in either building.

The house may be an early 19th century conversion of an agricultural building; a question that should be answered during the building works. The house is two storey under a slate roof with unusually deep eaves to the south and a cat-slide roof covering later extensions to the north.

The interior fittings; doors window etc. are consistently early 19th century with the service rooms to the north being adapted for domestic use in the mid 20th century.

Contents

	Page No.
<i>Summary</i>	3
List of Figures	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Project Background	6
1.2 Topographical and Geological Background	6
1.3 Methodology	6
2.0 Desk-based Assessment	8
2.1 Extract from the Heritage Statement	8
2.2 Cartographic Evidence	9
2.2.1 The tithe map of 1840	10
2.2.2 The First Edition Ordnance Survey map of 1888	10
2.2.3 The Ordnance Survey map of 1979	10
3.0 The Building Survey	12
3.1 General building description	12
3.2 The roof structure	12
3.2.1 Primary build	12
3.2.2 Secondary extension forming deep eaves	12
3.2.3 The rear cat-slide roof	12
3.3 Phasing of the building	14
3.3.1 Phase 1: Pre 19 th century.	14
3.3.2 Phase 2: Early 19 th century.	14
3.3.3 Phase 3: Mid 19 th century.	15
3.3.4 Phase 4: Late 19 th century.	15
3.3.5 Phase 5: Mid 20 th century.	15
3.4 Significance of the building	16
3.5 Impact of the proposed development	17
3.5.1 Impact on the historic fabric	17
3.5.2 Visual impact	17
4.0 Conclusion	18
5.0 Bibliography and References	19

List of Figures

	Page No.
Cover plate: The south elevation of the Old Forge; from the south.	
Figure 1: Site location.	7
Figure 2: The south elevation of the Old Forge; photograph taken in the 1950's.	9
Figure 3: Extract from the Chetnole tithe map of 1840; the property is number 94.	9
Figure 4: Extract from the First Edition Ordnance Survey map of 1880	10
Figure 5: Extract from the Ordnance Survey map of 1979	11
Figure 6: Diagram of the roof structure showing the secondary elements that form the deep eaves.	13
Figure 7: Truss showing the extra truss blade and secondary extended tie beam.	14
Figure 8: The Old Forge; ground floor phasing.	15
Figure 9: The Old Forge; first floor phasing.	16
Figure 10: The Old Forge showing porch detail.	29
Figure 11: Raised area (probable remains of building) to the east of the house.	29
Figure 12: The Old Forge viewed from the north east.	29
Figure 13: Room 3 from the south east showing former external 'stable' door.	30
Figure 14: Room 4 from the north west.	30
Figure 15: Room 6 from the south east.	31
Figure 16: Room 7 from the south west showing doorway to room 3.	31
Figure 17: Room 7 from the north east showing the stair.	32
Figure 18: Room 7 viewed from the stair showing the scar of the laundry hood.	32
Figure 19: Stairwell from the first floor.	33

List of Appendices

Appendix 1: Building Listing	20
Appendix 2: Building record	21
Appendix 3: Supporting photographs	29

Acknowledgements

Thanks for assistance are due to:

Malena Davies for allowing unrestricted access to the building
David Drummond of Drummonds Architecture
Dorset History Centre, Dorchester

1.0 Introduction

Location: The Old Forge, Mill Lane
Parish: Chetnole
County: Dorset

1.1 Project Background

South West Archaeology Ltd. (SWARCH) were commissioned by David Drummond of Drummonds Architecture (the Agent) on behalf of Chris and Malena Davies (the Clients) to undertake a historic building assessment of The Old Forge, Mill Lane, Chetnole, Dorset with the aim of forming an understanding of the historic development of the building and the impact of the development proposals.

1.2 Topographical and Geological Background

The Old Forge is situated on the south side of Mill Street, Chetnole immediately to the west of the River Wiggle. The village of Chetnole is located approximately 6 miles south-south-west of Sherborne and 5.5 miles south-east of Yeovil in Somerset

The underlying geology is mudstones and sandstones of the undifferentiated Kellaways Formation, Oxford Clay Formation And Corallian Group (BGS 2016). The bedrock is overlain by deep permeable mainly fine loamy soils of the Waterstock Association (SSEW 1983).

1.3 Methodology

The building assessment and archaeological monitoring was undertaken by Colin Humphreys and E. Wapshott during December 2015 in accordance with English Heritage (2006) and ClfA guidelines (1996, revised 2008) on the recording of standing buildings and structures.

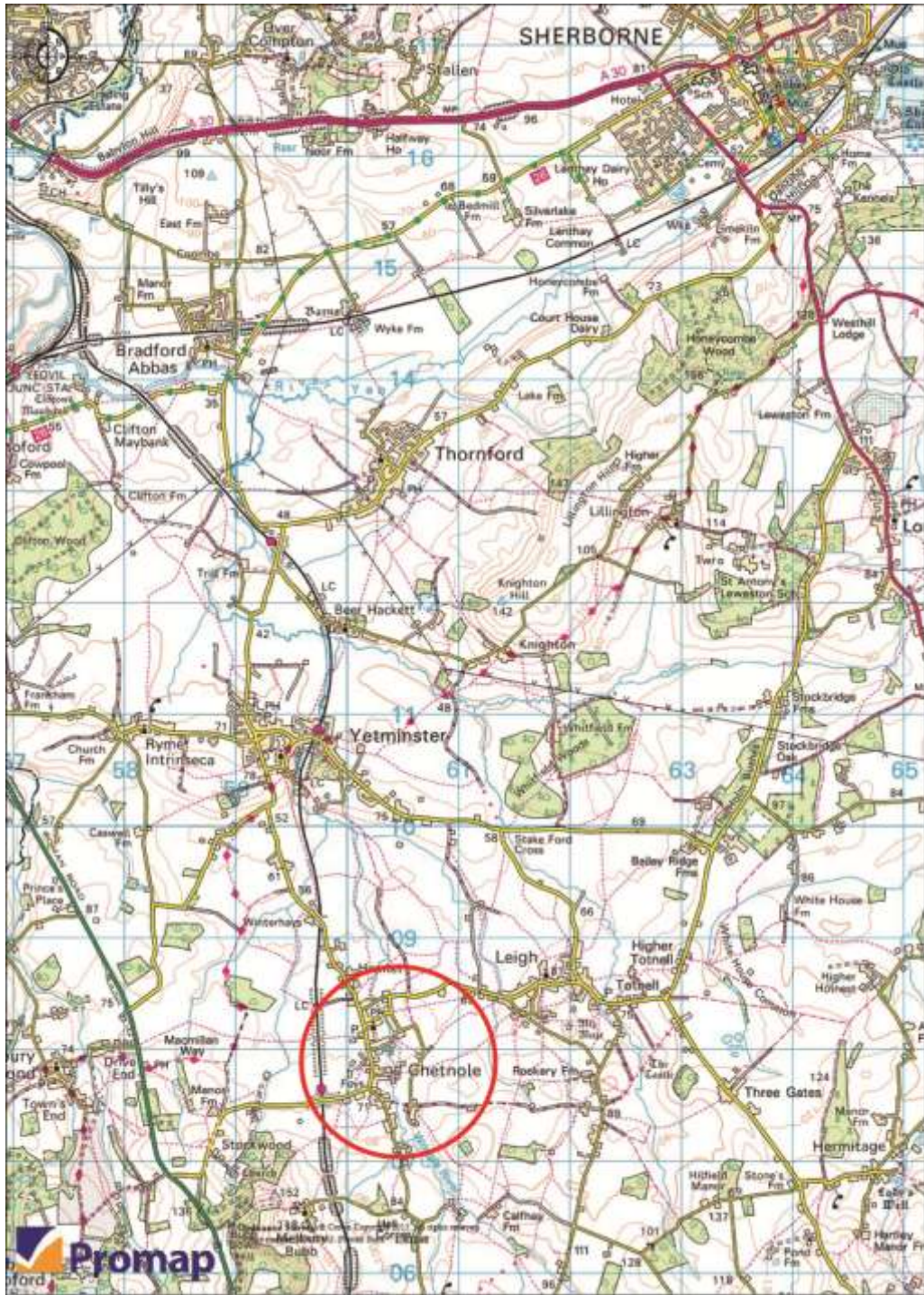


Figure 1: Site location.

2.0 Desk-based Assessment

2.1 Extract from the Heritage Statement (Drummond 2015)

The earliest record of the building is found in the 1840 Tithe Map (Figure 2), where it is very clearly shown as No. 94 with the barn at the river's edge. The owner was John Spinks and the occupier Benjamin Neale, aged 38 with wife and 4 children. In the 1841 Census he is noted as a butcher. He does not appear in the 1851 Census.

In the 1881 Census, Thomas Patch appears to be living in the property. He was aged 29, had fairly recently taken over as miller and may have been here temporarily until Grove House (1891 Census) was available.

In the 1891 Census the building was occupied by a family named Lake. This consisted of a Widow, a Laundress, with three offspring, the two teenage daughters being described as "help in Laundry". The house deeds show that in this year Matilda Lake was paying £14 per annum rent to the trustees under the will of the late Rev. W.J. Mellish.

Likewise, in the 1901 Census, in the same location, is Mary Townsend - Laundress, and her niece, Susan, also a Laundress.

Until 1919, this property remained a part of the Estate of the Rev W.J. Mellish, who died in 1889, in possession of quite a number of village properties, although he does not appear to have lived here. His Estate Trustees sold this house in February 1920, for £200, to Reginald Slade of Chetnole, Blacksmith.

In the Deed it is stated as being in the occupation of Mr. Brown and consisting of 2 cottages, the outbuildings and 1 rood of land.

Below the house, at right angles to the road, is a large stone outbuilding, backing onto the river. In a Deed of 1920, this outbuilding was described as a "Carhouse, Stable and Slaughterhouse or Smithy" and the whole property, at that time, was known as "The Laundry". All these descriptions are relevant to former occupiers.

The property was mortgaged to Dorchester & County of Dorset Economic Benefit Building Society, and was sold, by them, on 21st June 1924, for £270, to Sidney Herbert Bryant of Frome St. Quintin and it now included "The forge and other mortgagee's fixtures now, or recently, affixed to the premises." Sidney Bryant was a blacksmith and lived here until he died.



Figure 2: The south elevation of the Old Forge; photograph taken in the 1950's.

2.2 Cartographic Evidence



Figure 3: Extract from the Chetnole tithe map of 1840; the property is number 94.

2.2.1 The tithe map of 1840

The tithe map of 1840 shows two buildings numbered 94 in the location of the present house and barn (Figure 3). The house is coloured red; domestic use and the barn is coloured grey; non-domestic use. There is no indication of the building being a forge, and the accompanying apportionment lists plot 94 as *House and Garden*. The plan layout of the house appears to include the extensions on the north side, although the plan shapes of the buildings in the village are generally simplified.

2.2.2 The First Edition Ordnance Survey map of 1888

The 1st Editions OS Map shows that the plan layout of the house has extended to the east and south projecting beyond the southern elevation (see Figure 4).

2.2.3 The Ordnance Survey map of 1979

The OS revision Map of 1979 shows the house with the the extension to the east reduced to the current plan layout (Figure 5).



Figure 4: Extract from the First Edition Ordnance Survey map of 1880 (buildings in red).

3.0 The Building Survey

3.1 General building description

A detached house of two storeys probably dating from the early 19th century. Rendered walls under a slate roof, with very deep eaves to the south and a cat-slide roof to the north covering brick extensions. Gable ended with brick chimney stacks to each gable.

In the centre of the southern elevation is a pedimented timber porch with round-arched doorway in simple classical surround. Set above this a carved, possibly medieval, stone quatrefoil panel. The ground floor windows consist of two casements with glazing bars; the first floor has three similar casements.

The north elevation is single storey with the roof brought down to ground floor window head level. The windows consist of three casements with glazing bars, two of which are shallow bays the third was formerly a doorway.

Attached to the east is a single storey brick extension with a modern window to the south and a doorway in the east end.

For detailed description of elevations and interior please see Appendix 2.

3.2 The roof structure

3.2.1 Primary build

The roof structure consists of four crudely built pine A-frames, mortice and tenoned in to a tie-beam with a high set surface nailed collar. The apex is nailed with a yoke to carry a diagonal set ridge pole.

3.2.2 Secondary extension forming deep eaves

A secondary tie-beam is fitted adjacent and above each of the earlier A-frame tie-beams. This extends the full width of building and to the width of the new eaves and is spiked to the primary frame (see Figures 6 & 7). Mortice and tenoned in to this and face nailed to the apex of the primary A-frame is a single timber carrying a pair of purlins forming the roof pitch. Several extra timbers struts have been crudely fixed between parts of the major elements and may be later structural repairs. Each A-frame has had the same treatment.

3.2.3 The rear cat-slide roof

This is a simple secondary structure covering the rear extensions. This is likely to have been part of the re-roofing that was required when the deep eaves were added. The structure is a part A-frame (see Figure 18) with a tie-beam between the wall of the house and the north wall of the extension set at first floor level with a strut between the principle and the tie-beam.

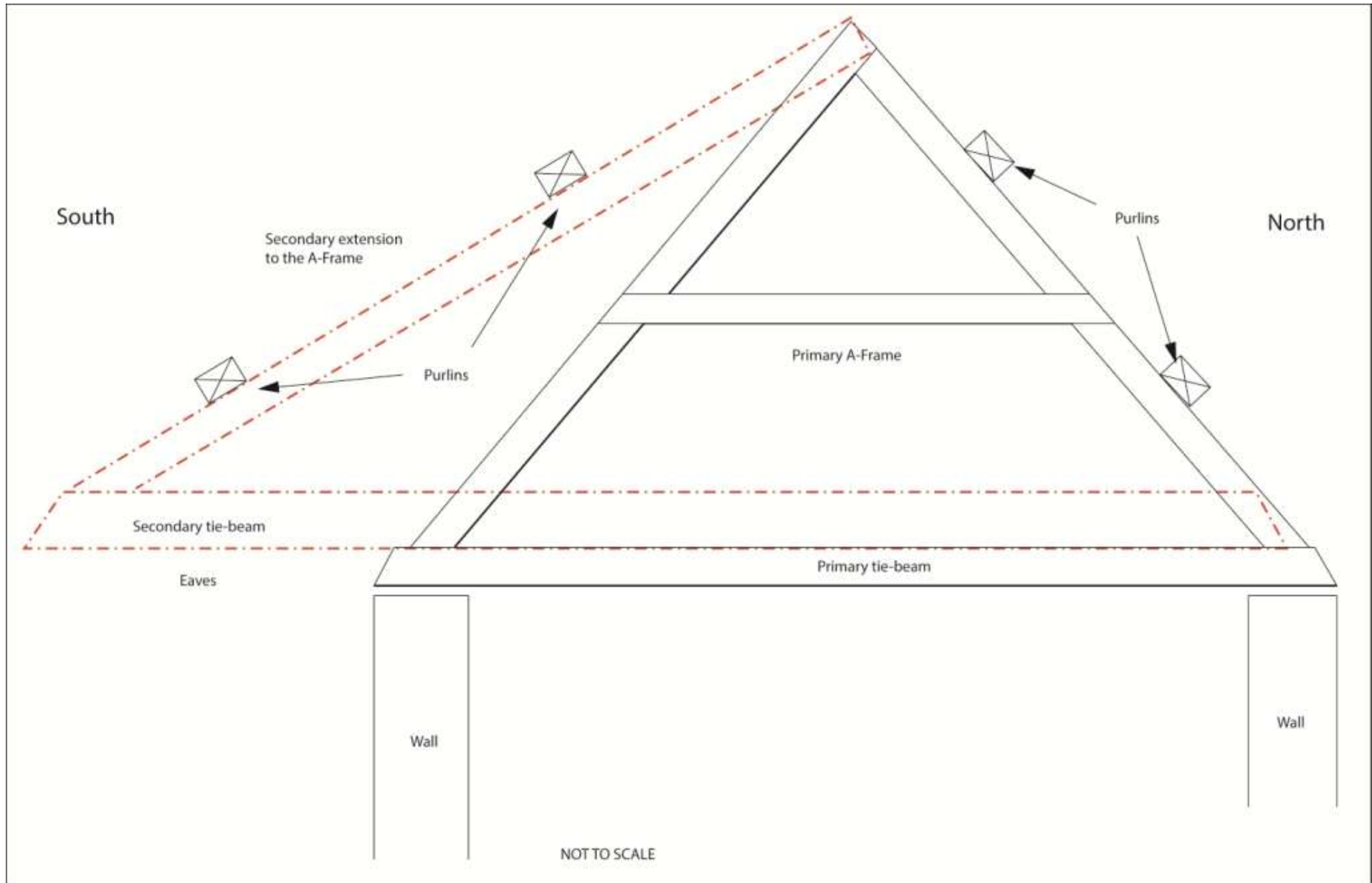


Figure 6: Diagram of the roof structure showing the secondary elements that formed the deep eaves.



Figure 7: Truss showing the extra truss blade and secondary extended tie beam.

3.3 Phasing of the building

3.3.1 Phase 1: Pre 19th century.

Possibly an earlier house or an agricultural building later converted to a house; as yet the evidence is unclear. The fireplace jambs in room 7 are 17th century but these appear to be reset and as with the quatrafoil on the south elevation are likely to have come from a building of much higher status.

3.3.2 Phase 2: Early 19th century.

Either conversion of an agricultural/industrial building or a heavy make-over of an earlier house; the majority of the internal fittings being early 19th century or later.

Building of two storey and one room deep under a slate roof with brick gable end chimney stacks. Central doorway on the south side giving access to a hall formerly with stair to the first floor. Heated room to the left with clome oven and to the right another heated room . Understair cupboard accessed from the left hand room and lit by a window in the north wall. Also in this room a doorway in the north wall to a yard behind the house. Stairs to a landing lit by a north window in the north wall gives access to three bedrooms on the first floor all lit from the south.

3.3.3 Phase 3: Mid 19th century.

Brick extension added to the east end of the north side of the building, probably single storey and formerly wrapping around the east end of the house and projecting forward of the current south elevation (see Figure 4). The east wall of Room 3 may contain a flue that served this area; possibly for a forge, however this is not marked as such on the historic mapping.

3.3.4 Phase 4: Late 19th century.

Extension added to the west end of the north side. This element was built as a laundry with a copper and ventilation hood above. It would seem likely that the structure raising the southern pitch of the roof that forms the deep eaves was added at this point and the extensions to the rear were both covered with the cat-slide roof.

3.3.5 Phase 5: Mid 20th century.

The laundry is converted to a dining room and kitchen and a new bathroom is built in the rear range that extends to the east. The rest of the extension that wrapped around the east side has been demolished by 1976.

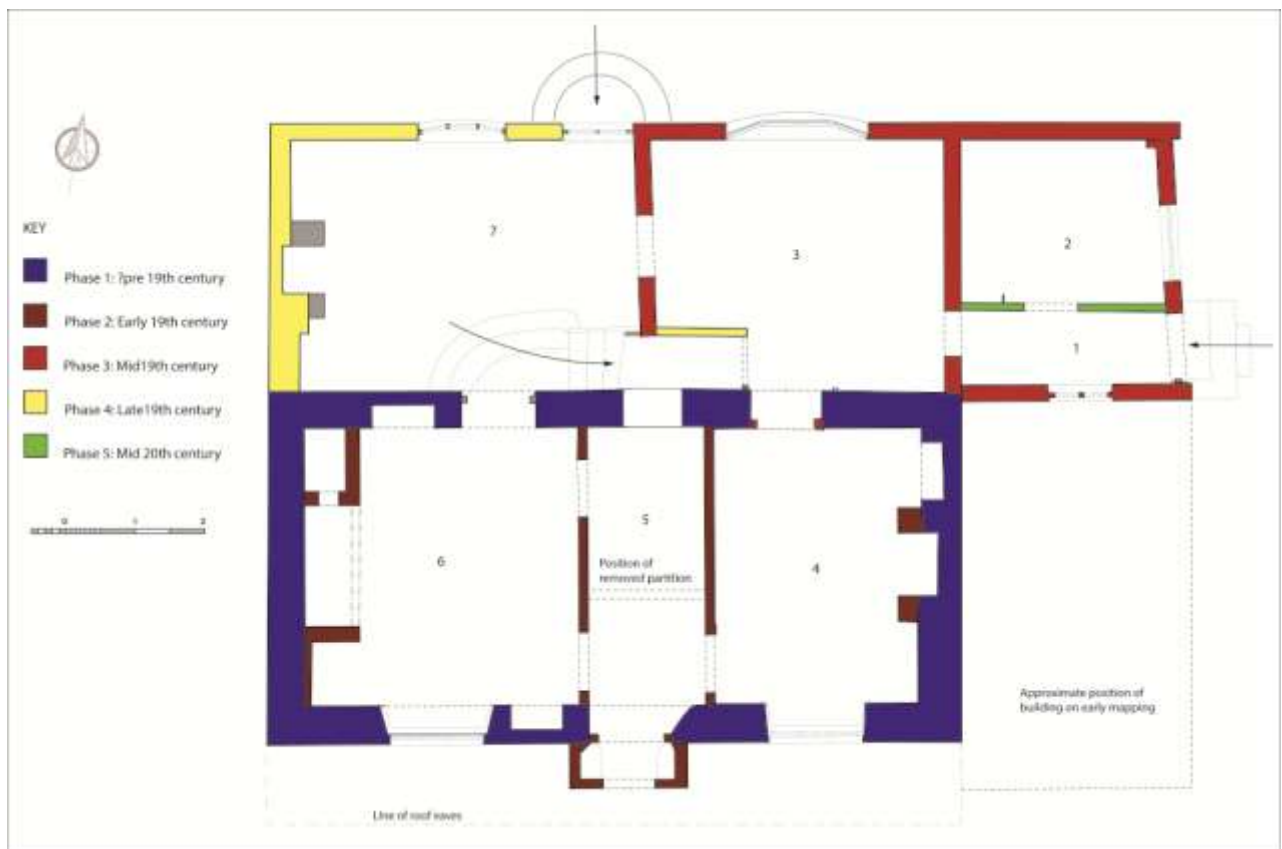


Figure 8: The Old Forge; ground floor phasing.



Figure 9: The Old Forge; first floor phasing.

3.4 Significance of the building

As it stands the Old Forge is not any more significant than other early 19th century buildings in the area.

At the time of the building listing in 1951 it appears to have had a forge in the extension (see Appendix 1). If this observation was correct then all evidence of the structure has been removed and replaced by a kitchen and bathroom. There is a possibility that the forge was in the demolished extension to the east of the house which was removed when the house was modernised in the 1950s/60s; regardless no evidence of the forge has yet been found.

The deep eaves of the house are unusual, secondary and built for a function that is not clear being far deeper than is required as an aesthetic addition. The structure is a crude addition to a roof of moderate quality; probably added when the laundry extension was built and the cat-slide roof formed. Whether the deep eaves were used as an external space to dry laundry may need consideration.

3.5 Impact of the proposed development

3.5.1 Impact on the historic fabric

The extension to the east; although this will have an impact on the below ground remains of an earlier building, it will not have any substantial impact on the historic fabric or the understanding of the building.

Rebuilding the rear extensions; neither part of the rear extensions contain any features of significant architectural merit apart from the remains of the hood that once served the copper in the laundry (Room 7).

Introducing dormer windows in to the rear roof.

3.5.2 Visual impact

The Old Forge is sited on Mill lane; a no through road and as such has very little passing traffic apart from residents of Mill Lane and pedestrians. The only public view of the property from the road is the rear wall of the former laundry and the cat-slide roof.

The houses opposite are modern, as are the adjacent two to the east and the single house to the west, all constructed after 1976 (see Figure 4). Alterations to the rear of the building will not have any detrimental visual impact on the modern development that surrounds the house and shields the view from other listed buildings in the area, however, it is suggested that dormer windows were they to be fitted are modelled on others in the area; examples of which can be seen at Yetminster and Pondbury.

4.0 Conclusion

The Old Forge is a detached artisan cottage, the consistency of the interior fittings would suggest a build date of the early 19th century. There is evidence that the current form shows adaptation of an earlier building but whether that was domestic or agricultural in character remains uncertain.

The multiple numbers of cupboards that are recessed in to the major walls of the building may be blocked openings from an earlier incarnation. Of interest is the description in a deed of sale that describes the building as two cottages (see section 2.1) suggesting that at this point the house was sub-divided; this may explain these blocked openings.

During the 19th century the building was extended in two phases to suit the needs of the occupants. The extensions to the north of the building were added as functional out buildings rather than part of the domestic house and as such have a poor quality of build and utilitarian form. Since the mid 20th century these rooms have been utilised as an extension to the house and used as a kitchen and dining room. Alterations were made to enable this change of function e.g. the removal of the copper and hood in the laundry (Room 7) and the rebuilding of the lower part of the flue to form a fireplace.

No physical evidence has been found of the site ever containing a forge, the only historic documentation being the mention in sales particulars of the 1920s; a Mr. Reginald Slade of Chetnole, Blacksmith bought the property and when it was sold in 1924 it was described as having a forge.

Although the building is listed and is interesting, it contains very few features of architectural merit; those identified being mostly early 19th century and of cottage standard. The few architectural details of merit are either re-used from an earlier unrecognisable phase of this building or have been imported from elsewhere.

The building has been used for several functions since the early 19th century; each time being adapted for the needs of the occupier, as one function has become redundant it has been replaced by another finally in the 20th century solely having a domestic use. It would therefore seem reasonable to allow the building to be adapted for the needs of the current owners.

Chetnole, like many villages, has changed in function since the 19th century when it would have been an almost autonomous unit with shops, pubs, blacksmiths, laundry etc. Today it serves as a home mostly for the retired and commuters to neighbouring towns; very few people generate their income solely from the village. The requirement for a forge or a laundry have become redundant and as the building does not contain features of any distinction that demonstrate the earlier uses it would seem reasonable to allow alterations to the fabric of the building so that it can be used as a family home.

5.0 Bibliography and References

Published Sources:

BGS 2013: *British Geological Society: Geology of Britain Viewer.*

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

English Heritage 2006: *Understanding Historic Buildings: A Guide to Good Recording Practice.*

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.*

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations).*

Unpublished Sources:

David Drummonds 2015: Drummonds Heritage/Design & Access Statement The Old Forge, Chetnole.

West Dorset District Council: Yetminster Conservation Area Appraisal.

Appendix 1: Building Listing

CHETNOLE

ST 6008 MILL LANE

6/15 The Old Forge

- II

Detached house, incorporating former forge. Probably C18. Plastered walls, slate roof, with very deep eaves on garden front. Brick and stacks. 2 storeys.

Pedimented timber porch with round-arched doorway in very simple classical surround. Set above this a carved stone quatrefoil panel - possibly medieval.

Ground floor has 2 casements with glazing bars. First floor has 3 similar casements.

C20 timber porch extension at left end. Elevation to road has roof brought down to ground floor window head level. 3 casements with glazing bars - 2 being shallow bays.

Internally, main ground floor room has large open fireplace with timber lintel, stone jambs, and bread oven.

Former forge in section adjoining road.

Listing NGR: ST6034608032

Appendix 2: Building record

		General Description
Function/Summary:		Artisan cottage
Dating Evidence:		Map evidence, the roof structure and the internal fittings.
Exterior		
Elevation NORTH		Description
Figure Numbers:		fig 12
Fabric Description: Former House rear wall (now internal, within extension)		Stone elevation, roughly coursed, tightly packed stonework, using local stone. Patched with brick in places, around the openings. The wall is plastered and painted, now being enclosed within the brick extensions.
Fabric Description: Current rear elevation, of extension		Brick elevation, painted cream. To the west the wall is patched a mix of 'English Garden Wall' bond, 'Stretcher' bond and 'Raking Stretcher' bonds. To the east, the bathroom extension is a 'Raking English Garden Wall' bond.
Roof Covering		Slate roof with terracotta ridge tiles, the roof is of cat-slide form, projecting out over the extension along the north side of the building.
Opening – Windows:	3	To the west – Three light metal bow window, narrow moulded glazing bars. 8 panes to each light. Thick pine window sill. To the centre – Timber window frame, with chamfers, two lights, leaded panes, 12 to each light. Opening casement to the east side. Thick pine timber sill. Coiled ion catches and window furniture. To the east – Four light metal bow window, narrow beaded moulded glazing bars. 15 panes to each light. The second light from the east is an opening casement. Thick pine timber sill.
Blocked Openings - Doors	1	The central window occupies a blocked doorway in the brickwork, which is served by two surviving semi-circular solid stone slab steps, on the exterior.
Drainage/Guttering		Metal guttering, hoppers and downpipes, painted green.
Significant Details:		There is a clear build-line in the brickwork, next to the central window, which respects the internal brick wall between rooms 3 and 7.
Relationships:		The central section of the north wall, is abutted by a later section of wall to the west and by the 20 th century brick extension to the east. This central section represents the first brick extension on the north side of the building.
Elevation SOUTH		Description
Figure Numbers:		Cover plate, fig 10
Fabric Description:		Stone elevation, roughly coursed, tightly packed stonework, using local stone. Patched with brick in places, around the openings. Rendered in cement, left unpainted, with slight projecting drip moulds over the windows.
Roof Covering:		Slate roof with terracotta ridge tiles. The eaves have a deep overhang on this elevation, boarded to the sides and base.
Openings – Doors:	1	Plank timber door, pine, painted cream, in chunky plain timber frame. Iron thumb latch and large iron L-H hinges.
Opening – Windows:	5	Two ground floor windows, either side of the central porch. Three light windows, with simple plain timber frames and thick pine sills. 8 panes to each light, opening casement to centre. Narrow glazing bars. Three first floor casement windows, within small square openings. All of two lights, with opening casement to the west side. 6 panes to each light, simple plain timber window frames. Narrow timber pine sill. Narrow glazing bars.
Porch:		Narrow projecting gabled porch, with thick pine seats to the sides. The exterior is rendered, the interior boarded with narrow pine boards. The gabled roof is of slate, with lead ridge. The front of the porch is timber, with flat pilasters framing a round-arched doorway, supporting a deep pediment, with broken forward cornice and stepped beaded moulding. An early-mid 20 th century electric lantern has been added/fitted to the centre of the pediment.

Drainage/Guttering		Metal guttering, hoppers and downpipes, painted green.
Significant Details:		The overhanging eaves are out of all proportion with the building and present a rare and unique appearance to the house. The eaves are boarded with planks. Limestone plaque, set into the cement render, carved with a quatrefoil. This is a salvaged piece from a 16 th or 17 th century building; the source of which is unknown.
Relationships:		The elevation is cohesive with that to the east and west, part of the first phase of the building.
Elevation WEST		Description
Figure Numbers		
Fabric Description		Stone elevation, rendered.
Roof Covering		Gable-end elevation, slate roof, timber barge boards.
Drainage/Guttering		Cast-iron guttering and down pipe.
Relationships		Cohesive with the south, east and north walls, of the house, not the brick extensions. This elevation is of first phase, abutted by the west elevation of the brick extension.
Elevation EAST		Description
Figure Numbers:		Fig 11
Fabric Description:		Stone elevation, patched with brickwork, rendered.
Roof Covering		Gable-end elevation, slate roof, timber barge boards.
Drainage/Guttering		Cast-iron guttering and down pipe.
Relationships:		Cohesive with the south, west and north walls, not with the brick extensions. This elevation is of first phase, abutted by the east elevation of the brick extension.
Significant Details:		A brick flue and blocked hearth occupies the space south of the stack, on the exterior of this elevation. This flue has been forced into the earlier stone structure and appears to have served an extension to the east which was demolished in the early 20 th century. Visible within the internal face is much timber lacing and patched brickwork, bracing the flue, which rises against the earlier stack. Did this flue serve the former forge, which is now lost?
Interior – Room 1		Description
Function:		Rear access hallway/corridor.
Figure Numbers:		
Walls:		Brick walls, with concrete render, cement plaster, painted.
Floor:		Concrete floor, with loose rattan carpeting.
Ceiling:		Chipboard ceiling, painted.
Opening – Doors:	3	Door to outside - 20 th century plank boarded door, with bracing and ledging bars, bolts and iron lock, with large key. Door to room 2 – chipboard door to bathroom, 20 th century. 20 th century door furniture. Door to room 3 – doorway to kitchen, forced in the brick wall, framed by timber planks.
Opening – Windows:	1	Timber frame, chamfered, leaded lights.
Significant Details:		The opening leading into the rest of the house (via room 3), is forced into the earlier brick wall, which was formerly an exterior wall without openings.
Interior – Room 2		Description
Function:		Bathroom.
Figure Numbers:		
Walls:		Brick walls, with concrete render, cement plaster, painted.
Floor:		Concrete floor, lino or similar flooring.
Ceiling:		Chipboard ceiling, painted.
Opening – Doors:	1	Described with room 1.
Opening – Windows:	1	Plain timber mid 20 th century two-light casement window, with modern catches.
Significant Details:		Boarded cupboard in the corner with water heater/boiler and shelving. Small timber medicine cabinet and shelf below on west wall. Mid 20 th century ceramic bathroom fittings, sink, loo and bath. These are not a

		set, but all differ slightly in style and colour.
Interior – Room 3		
Description		
Function:		Kitchen, former dairy or service room extension.
Figure Numbers:		Fig 13
Walls:		The north, east and west walls are of brick, of single brick's width, painted internally, in cream. The south wall is the former rear wall of the stone building, formerly covered by lathe and plaster and painted, but the stonework is now exposed.
Floor:		Stone flagstone floor, set in a sand/lime mix. In good condition, with very large square slabs being used.
Ceiling:		Lathe and plaster ceiling, painted.
Opening – Doors:	2	Door to room 4 – four panel plain door, in wide beaded frame, brass door knob and large iron lock and key. The door is accessed via a short flight of steps, room 3, being lower in level than room 4. Timber handrail to right side of steps. Timber threshold to doorway. Door to room 7 – Uneven width plank boarded door, with bead moulding, with multiple, deep but narrow ledging bars. Formerly a stable door, but fixed shut, with added ledging bar, across join. Long tapering handmade strap hinges. Iron thumb latch and wood block lock, with large keyhole. Narrow plain timber frame.
Opening – Windows:	1	Described in detail, with exterior elevation, four light bow window.
Significant Details:		Fitted with a mid 20 th century row of units under the window, with sink. Plank boarded cupboard in the corner built under the stairs, also 20 th century in date. Several sets of 20 th century shelves, with brackets, fixed to the north and east walls. There is some smoke-blackening on the south wall, under the plaster, suggesting a service or even semi-industrial function for this room, which required fire or smoke, although there is no surviving evidence of a hearth.
Interior – Room 4		
Description		
Function:		Parlour/sitting room.
Figure Numbers:		Fig 14
Walls:		The north, east and south walls are of stone, patched with brick in places around the openings. These walls are then covered in lathe and plaster, unusually using straw and lathes, fixed to the battens to hold the straw in place. The walls have been painted historically but have a range of historic wallpapers built up over the plaster. The north and west walls have surviving sections of moulded dado rail and a mixture of deep pain and narrow moulded skirting boards. The south and east wall have narrow low plain skirting, which is a replacement. The west wall is a thick lathe and plaster wall, again unusually using straw, held in place by long split lathes tacked to the battens.
Floor:		The floor is of narrow suspended timber planks.
Ceiling:		The ceiling s of lathe and plaster, painted, again using straw as a dominant material.
Opening – Doors:	2	Door to room 3 – Described with room 3, the door frame on the room side however has a wide timber frame, with stepped ogee and bead mouldings. Door to room 5 - Door frame of a wide timber frame, with stepped ogee and bead mouldings. Plain four panel door. Brass door knob, iron lock with key, L-H hinges.
Opening – Windows:	1	Described with exterior. Three light casement window. The window opening has a wide timber frame, with stepped ogee and beaded mouldings. Below the window is relieved, with plastered sides, possibly for a lost window seat? The window furniture is of note, being coiled hooks and smith made bar and pin catches, possibly made by the forge, noted on the site?
Fireplace:		Stone stack, patched with brickwork and partially built in brick. Narrow timber lintel to low arched open hearth. The fireplace surround and detailing has been removed. Mid 20 th century brick jambs have been built over the original stack at the base. The open hearth has a brick segmental relieving arch. Visible in the wall next to this stack ins a brick flue, which rises against the stack,

		but serves an external space to the east, a former extension, which no longer exists.
Significant Details:		Deep alcove opening, to the north of the stack, on the east wall. It is framed by a steeped ogee and beaded moulding, with thick pine shelves, with curving shape to the centre, for decoration. The interior of the alcove is plastered and painted.
Interior – Room 5		Description
Function:		Front lobby/former stair hall.
Figure Numbers:		
Walls:		The east and west walls are of thick lathe and plaster, again unusually using straw, held in place by long split lathes tacked to the battens. The walls have been plastered and painted, with several layers of historic wallpapers surviving. The north and south walls are of stone, patched with brick around the openings. These are plastered and painted.
Floor:		The floor is of large square flagstones, set in a sand/lime mix. Some of these are quite worn and a few are cracked but overall the floor is in good condition to the south end. The north end has largely been replaced by concrete, possibly where the stairs were removed. A few worn slabs survive near the north door into room 6, where there was an under-stair storeroom.
Ceiling:		The ceiling s of lathe and plaster, painted, again using straw as a dominant material.
Opening – Doors:	4	All doors to rooms 4 and 5 described with those rooms. Front door – Uneven width plank boarded door, with deep but narrow moulded ledging bars and large heavy-duty L-H hinges. A thumb latch and iron bolt survive but the lock has been removed. The door is within a narrow plain timber frame. Painted black internally. The original keys hang on a nail beside the door. The wall to the east of the door is curved and relieved, to allow for the door to open fully.
Opening – Windows:	1	Small cupboard to the rear, under the stairs, now blocked by later set of steps. Deep beaded timber frame, with cut marks for former hinges and small timber catches for shutters or mesh frame. No actual window frame or structure survives, but the interior of the opening is plastered and painted.
Significant Details:		The stairs were originally within this space and were removed in the later 19 th or early 20 th century. A lathe and plaster or timber boarded wall has been removed between the hallway and the former under-stairs storage room.
Comments:		This room is unusually wide for a hallway, the proportions of which seem at odds, with the smaller reception room and former kitchen to the east and west.
Interior – Room 6		Description
Function:		Former kitchen, current second sitting room.
Figure Numbers:		Fig 15
Walls:		The east walls is of thick lathe and plaster, again unusually using straw, held in place by long split lathes tacked to the battens. It is plastered, painted. The north, west and south walls are of stone, patched with brick around the openings. Both walls are plastered and painted. All of the walls have surviving sections of a deep moulded dado rail and narrow moulded skirting boards.
Floor:		The floor is of large square flagstones, set in a sand/lime mix. Some of these are quite worn and a few are cracked but overall the floor is in good condition. One large slab has been replaced near the doorway to room 7.
Ceiling:		The ceiling is of lathe and plaster, painted.
Opening – Doors:	3	Door to room 5, south – Plain four panel door, in wide steeped ogee and bead moulded door frame. Brass door knob and iron lock, with large key. L-H hinges. Door to room 5, north - Plain four panel door, in wide steeped ogee and bead moulded door frame. Brass door knob and iron thumb latch. L-H hinges. Door to room 7 – Deep door opening, with the door set on the former exterior face of the wall. Uneven width plank boarded door, with bead moulding, with

		multiple, deep but narrow ledging bars. Iron thumb latch and iron lock, on internal side, with large keyhole. Narrow timber frame, with bead moulding and some applied section of steeped ogee moulding. Large long tapering strap hinges, smith made, reusing former L-H hinges, suggesting this door may have been reset.
Opening – Windows:	1	Described with exterior. Three light casement window. The window opening has a wide timber frame, with stepped ogee and beaded mouldings. Below the window is relieved, with plastered sides, possibly for a lost window seat? The window furniture is of note, being coiled hooks and smith made bar and pin catches, possibly made by the forge, noted on the site?
Fireplace:		Large open hearth, with irregular bressumer beam over, the front face of which has been waxed. The jambs of the fireplace have been formed using large moulded monoliths, exhibiting ovolo and cavetto moulds. These large sandstone features are of 16 th or 17 th century date and have been reused here, being architectural salvage, from an unknown source. There is a large brick and stone-built bread oven to the north side of the fireplace, a brick relieving arch on the face of the wall, beneath the bread oven may lead to another oven, ash/coal store or similar, it is now blocked. On the south side of the stack, a large alcove, once contained a cupboard, there are also two smoke flues, leading back into the stack, within this space, which may suggest a copper or smoker occupied this alcove originally.
Significant Details:		Two deep alcove openings, to the south wall, east of the window and to the north wall, west of the doorway. Framed by a wide beaded timber mouldings, with thick pine shelves, the interior of both alcoves are plastered and painted. These alcoves are cohesive in design with the doorway and door frames, in the room.
Comments:		This room has a surviving, unusually complete decorative scheme, from the doors, window frames to the alcoves and skirting boards, dado rails etc.
Interior – Room 7		Description
Function:		Studio, former laundry.
Figure Numbers:		Figs 16, 17, 18
Walls:		The north and west walls are of brick, painted cream. The east wall is of earlier brick, part of the first brick extension and rises only to first floor height, above which it is formed of lathe and plaster partitions, with timber lacing. The south wall is the former rear wall of the first building and is of stone, plastered and painted.
Floor:		The floor is of irregular flagstones of large size, but mixed shapes, very worn and possibly suggestive of having been exterior flag to a yard area at some point, or reused here.
Ceiling:		Open to the roof, the eaves and roof are sealed with panels of lathe and plaster, painted.
Opening – Doors:	4	Doors to room 3 and 6, described with those rooms. Door to first floor – Tall plank door, of narrow even width planks, on large L-H hinges, with bolt and hook, wide shallow chamfered ledging bars to the south side, painted black. Set in a narrow plain frame, part way up the stairs, enclosing the first floor, where the new stair 'punches' through the former rear wall of the first building. Decorative fretwork panel below door, serving under-stairs cupboard. Door to Room 8 – Narrow plank door, with ledging bars to the east side, iron thumb latch and L-H hinges, set in a narrow timber frame, painted black.
Opening – Windows:	2	Described with exterior, but one three light bow window to the west and one two light casement to the east, in the north wall.
Significant Details:		There is a part of a plastered and painted lathe and plaster formed flue surviving within the ceiling in the south-west corner of the room, this is adjacent to the stack. The remains of a hood can be seen in the scarring on the walls, and it used the side of the adjacent brick stack for structural strength. This would have served a large copper, the room being a former laundry.

		This feature may have been previously identified as associated with a former forge, but no evidence of that survives and the hood of plaster and timber would not have been for a forge.
Fireplace:		There is a large open hearth framed in mid 20 th century brickwork, on the west wall.
Comments:		This room may have previously been a small open yard, serving the dairy/service extension to the east, before being enclosed in the second phase of extensions. This may explain the worn nature of the floor and exterior doors seen serving this space in both rooms 3 and 6.
Interior – Room 8		Description
Function:		First floor store/loft.
Figure Numbers:		
Walls:		Stone wall to south, former rear wall of first building. Plastered and painted. The west wall is of lathe and plaster partition, with straw, painted. The east and north walls are part brick and part lathe and plaster, set into the eaves of the deep catslide roof over the extensions.
Floor:		Narrow even width timber boards, pine.
Ceiling:		Lathe and plaster, with straw, in panels, between the purlins of the roof structure, as the room is set into the eaves.
Roof Structure:		Heavy timber purlins, very narrow pine trusses, the roof is of pine and heavy-duty, due to the large span of the catslide structure over the extensions.
Opening – Doors:	1	Described with room 7.
Opening – Windows:	1	Narrow metal window set into the eaves, the window is internal looking into room 3. Comprises two panels of 15 panes.
Interior – Room 9		Description
Function:		First floor landing.
Figure Numbers:		Fig 19, 20
Walls:		Lathe and plaster partitions to the south, east and west, forming the bedrooms and former attic stair. There are several layers of historic wallpapers surviving here. The north wall is of stone, plastered and painted.
Floor:		The floor is a mix of original wide even width thick pine boards and more modern narrow floorboards, used to fix the floor when the stair was removed.
Ceiling:		Lathe and plaster ceiling, exhibiting the use of straw again, plastered and painted.
Opening – Doors:	5	Door to room 7 – described with that room. Door to room 10 – Plain four panel door, in narrow timber frame, with brass door knob and iron lock and key. Door to room 11 - Plain four panel door, in narrow timber frame, with brass door knob and iron lock and key. Some bead moulding on the frame here, to the room side. Door to room 12 - Plain four panel door, in narrow timber frame, with brass door knob and iron lock and key. Door to cupboard – Narrow plank door, serving cupboard, with deep but narrow ledging bars to interior face, beaded planks, uneven width, handmade, long tapering strap hinges. Small brass door knob.
Significant Details:		Attic Stair, the first step of which can be seen in the landing.
Interior – Room 10		Description
Function:		Bedroom 2.
Figure Numbers:		
Walls:		The north, south and east walls are of stone, plastered and painted, with historic wallpapers surviving in places. The west wall is a thick lathe and plaster partition, plastered and painted, with wallpaper. All walls have a mix of plain tall and plain narrow skirting boards.

Floor:		Wide even width thick pine planks. Stained dark.
Ceiling:		Lathe and plaster ceiling, using straw, as seen elsewhere, plastered and painted.
Fireplace:		The offset hearth has been blocked here but the scar can be seen within the shallow projecting stack. The additional brick flue can be seen rising to the south of the stack.
Opening – Doors:	1	Described with room 9.
Opening – Windows:	1	Described with exterior. Two light casement in wide opening with very shallow splays and thick pine sill. Beaded timber frame. The window furniture is of note, being coiled hooks and smith made bar and pin catches, possibly made by the forge, noted on the site?
Significant Details:		Mid 20 th century sink fitted to side of chimney stack on the north side. The plaster partition in the north-west corner steps out and around the attic stair structure giving this end of the room an irregular shape.
Interior – Room 11		Description
Function:		Bedroom 1.
Figure Numbers:		
Walls:		The north, south, west and east walls are of thick lathe and plaster partitions, plastered and painted, with wallpaper. All walls have a mix of plain tall, narrow moulded and plain narrow skirting boards, all reset.
Floor:		Narrow even width floor boards, reset, possibly due to the removal of the original stairs.
Ceiling:		Lathe and plaster ceiling, using straw, as seen elsewhere, plastered and painted.
Opening – Doors:	1	Described with room 9.
Opening – Windows:	1	Described with exterior. Two light casement in wide opening with very shallow splays and thick pine sill. Beaded timber frame. The window furniture is of note, being coiled hooks and smith made bar and pin catches, possibly made by the forge, noted on the site?
Significant Details:		Deep narrow alcove built forced into the south wall, wide beaded timber frame and panel door, with fielded panels, cut down to fit, showing use of earlier feature from unknown source. Thick pine shelves and the interior is plastered and painted. Butt hinges on screws.
Interior – Room 12		Description
Function:		Master Bedroom.
Figure Numbers:		
Walls:		The north, south and west walls are of stone, plastered and painted, with historic wallpapers surviving in places. The east wall is a thick lathe and plaster partition, plastered and painted, with wallpaper. All walls have a mix of narrow plain skirting boards, having been reset within the floor.
Floor:		Narrow even width floor boards, reset, possibly due to the removal of the original stairs.
Ceiling:		Lathe and plaster ceiling, using straw, as seen elsewhere, plastered and painted.
Opening – Doors:	1	Described with room 9.
Opening – Windows:	1	Described with exterior. Two light casement in wide opening with very shallow splays and thick pine sill. Beaded timber frame. The window furniture is of note, being coiled hooks and smith made bar and pin catches, possibly made by the forge, noted on the site?
Significant Details:		Two cupboards are formed by plaster partitions enclosing the stack to the north and south sides. These have large openings, framed in plain timber planks and inside both have a surviving row of handmade turned timber pegs on the west wall. 20 th century metal clothing rails have also been fitted. A deep alcove is forced into the south wall, east of the window, with a wide beaded frame and thick pine shelves. The interior of the alcove is plastered and

		painted.
Fireplace:		The offset hearth can be seen to have been blocked within the stack, but the scar is still visible. The stack is enclosed by lathe and plaster partitions, forming cupboards.

Appendix 3: Supporting photographs



Figure 10: The Old Forge showing porch detail.



Figure 11: Raised area (probable remains of a demolished extension) to the east of the house.



Figure 12: The Old Forge viewed from the north-east.



Figure 13: Room 3 from the south east showing former external 'stable' door.



Figure 14: Room 4 from the north-west.



Figure 15: Room 6 from the south-east.



Figure 16: Room 7 from the south west showing doorway to Room 3.



Figure 17: Room 7 from the north-east showing the stair.



Figure 18: Room 7 viewed from the stair showing the scar of the laundry hood to the left of the fireplace



Figure 19: Stairwell from the first floor.



Figure 20: First floor landing showing the first step of the attic stair.



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

Tel: 01769 573555
Email: mail@swarch.net