

WHELMSTONE BARTON BARN COLEBROOKE MID DEVON DEVON

Historic Building Recording



South West Archaeology Ltd. report no. 170106



www.swarch.net Tel. 01769 573555

Whelmstone Barton Barns, Colebrooke, Devon Historic Building Recording

By E. Wapshott & N. Boyd
Report Version 01
3rd January 2017

Work undertaken by SWARCH for
Girts Karselis (The Client)

Summary

South West Archaeology Ltd. was commissioned to undertake historic building recording for the barn and lincays at Whelmstone Barton, Colebrooke, Devon. This work was undertaken in order to assess the fabric affected by the conversion, restoration and development of this part of the complex and set the buildings in their historical and archaeological context.

Whelmstone Barton is an ancient freehold estate, in existence before 1249. The farm was sold out of the Fortescue estate in the 1950s to a local farming family, by the later 20th century the buildings had fallen into a state of serious disrepair.

There are two separate Listing designations covering the courtyard, one for the long double barn and western Lincay another for the southern lincay and (already converted) cider house; identifying this as a site of architectural and historical importance. The age of the initial medieval construction and unusually early phase of 17th century expansion makes this group of barns rare and of more significant value in the district, being one of the oldest complexes in the wider area. It could be argued that the early date of the Barn roof and its exceptional survival as a largely complete structure should require more robust and specific protection than the grade II designation it currently holds.

Conservation and conversion works are currently underway at the site in order to prevent further collapse, making the buildings more stable and restoring their former appearance as a group, although converting them to residential use.



January 2017

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.

CONTENTS

<i>LIST OF FIGURES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	5
2.0 DESK-BASED RECORDING	7
3.0 HISTORIC BUILDING RECORDING	11
3.1 SITE DESCRIPTION	11
3.2 BUILDING DESCRIPTIONS	11
3.2.1 SETTING	11
3.2.1 THE BARN	11
3.2.2 THE WESTERN LINHAY	13
3.2.1 THE ROOT HOUSE	14
3.2.2 THE SOUTHERN LINHAY	15
3.3 COMMENT ON THE CONVERSION WORKS	16
3.4 HISTORIC PHASING OF THE BUILDINGS	16
3.4.1 PHASE 1 – 15 TH CENTURY	17
3.4.2 PHASE 2 – 17 TH CENTURY	17
3.4.3 PHASE 3 – 19 TH CENTURY	17
3.4.4 PHASE 4 – 20 TH AND 21 ST CENTURIES	18
3.4.5 DISCUSSION	18
4.0 CONCLUSIONS AND RECOMMENDATIONS	19
4.1 CONCLUSIONS	19
5.0 BIBLIOGRAPHY	20

LIST OF FIGURES

COVER PLATE: VIEW OF THE ROOF OF THE BARN; FROM THE NORTH, NORTH-EAST.

FIGURE 1: LOCATION MAP.	6
FIGURE 2: EXTRACT FROM THE COLEBROOKE TITHE MAP 1846 (DHC).	8
FIGURE 3: EXTRACT FROM THE 1888 OS 6 INCH MAP; THE COURTYARD OF BARN IS INDICATED.	9
FIGURE 4: DETAIL OF THE 1906 OS 2 ND EDITION SIX INCH MAP; THE COURTYARD OF BARN IS INDICATED.	9
FIGURE 5: THE CENTRAL SECTION OF THE SOUTH-EAST ELEVATION OF THE MAIN BARN; FROM THE SOUTH-EAST.	13
FIGURE 6: THE SOUTH AND WEST ELEVATIONS OF THE WESTERN LINHAY; FROM THE SOUTH.	14
FIGURE 7: THE 19 TH CENTURY EXTENSION FOR A ROOT HOUSE, TO SERVE THE LINHAYS AND BYRES; FROM THE SOUTH-WEST.	15
FIGURE 8: THE SOUTHERN LINHAY, SHOWING THE REBUILD WITH THE COLLAPSED COB; FROM THE SOUTH-EAST.	16

LIST OF APPENDICES

APPENDIX 1: RECORDING TABLES	21
APPENDIX 2: LISTING TEXT	28
APPENDIX 3: SUPPORTING PHOTOGRAPHS	29

ACKNOWLEDGEMENTS

GIRTS KARSELIS (THE CLIENT)
JOHN ALEXANDER OF JONATHAN RHIND ARCHITECTS (THE AGENT)
STEPHEN REED OF THE DEVON COUNTY HISTORIC ENVIRONMENT TEAM (DCHET)
MAGGIE GOODALL OF THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS (SPAB)
THE STAFF OF THE DEVON HERITAGE CENTRE (DHC)

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS
PROJECT MANAGER: DR. SAMUEL WALLS
DESK BASED RESEARCH: NATALIE BOYD; DR. SAMUEL WALLS
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; DR. SAMUEL WALLS
EDITING: NATALIE BOYD; DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION:	WHELMSTONE BARTON BARN
PARISH:	COLEBROOKE
DISTRICT:	MID DEVON
COUNTY:	DEVON
NGR:	SS 75037 00654
SWARCH REF:	CWS16

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Girts Karselis (The Client) to undertake building recording for the Grade II Listed barn and lincays at Whelmstone Barton, Colebrooke, Devon. This work was undertaken in consultation with Stephen Reed (DCHET) and was undertaken in order to assess the fabric affected by the conversion, restoration and development of this part of the complex and set the buildings in their historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Colebrooke is a village and parish approximately 8km west of Crediton. The hamlets of Coleford and Penstone also form a part of the parish, in the historic Hundred of Hayridge and the Deanery of Cadbury. Whelmstone is located at c.125m AOD. The soils of this area are the well drained gritty reddish loamy soils over breccia, locally less stony, with steep slopes in places, of the Crediton Association (SSEW 1993); these overlie the sedimentary bedrock of the Crediton Breccia Formation (BGS 2016).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The barn and lincays at Whelmstone Barton lie on three sides of a courtyard, which is on a gently south-easterly sloping hillside. The buildings are all grade II Listed, under two different entries 96605 (Ciderhouse and Lincay) and 96604 (Barn approx 25m SW of Whelmstone Barton) (see Appendix 2 for Listing text). The Listed barn was subject to a desk based assessment and historic building recording by Keystone Historic Building Consultants in 1996. The only other notable records for the site, is a SPAB report produced for a range of (subsequently demolished) farm buildings to the east, south-east of Whelmstone Barton; which may have incorporated (or re-used) the remains of a reputed 14th century chapel and other buildings possibly of a medieval date. The Devon HER for the area surrounding the site records a number of other Listed buildings, including the Grade II* Barton, but no other events or records of note.

1.4 METHODOLOGY

The assessment of the buildings was conducted by Emily Wapshott in December 2016. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).

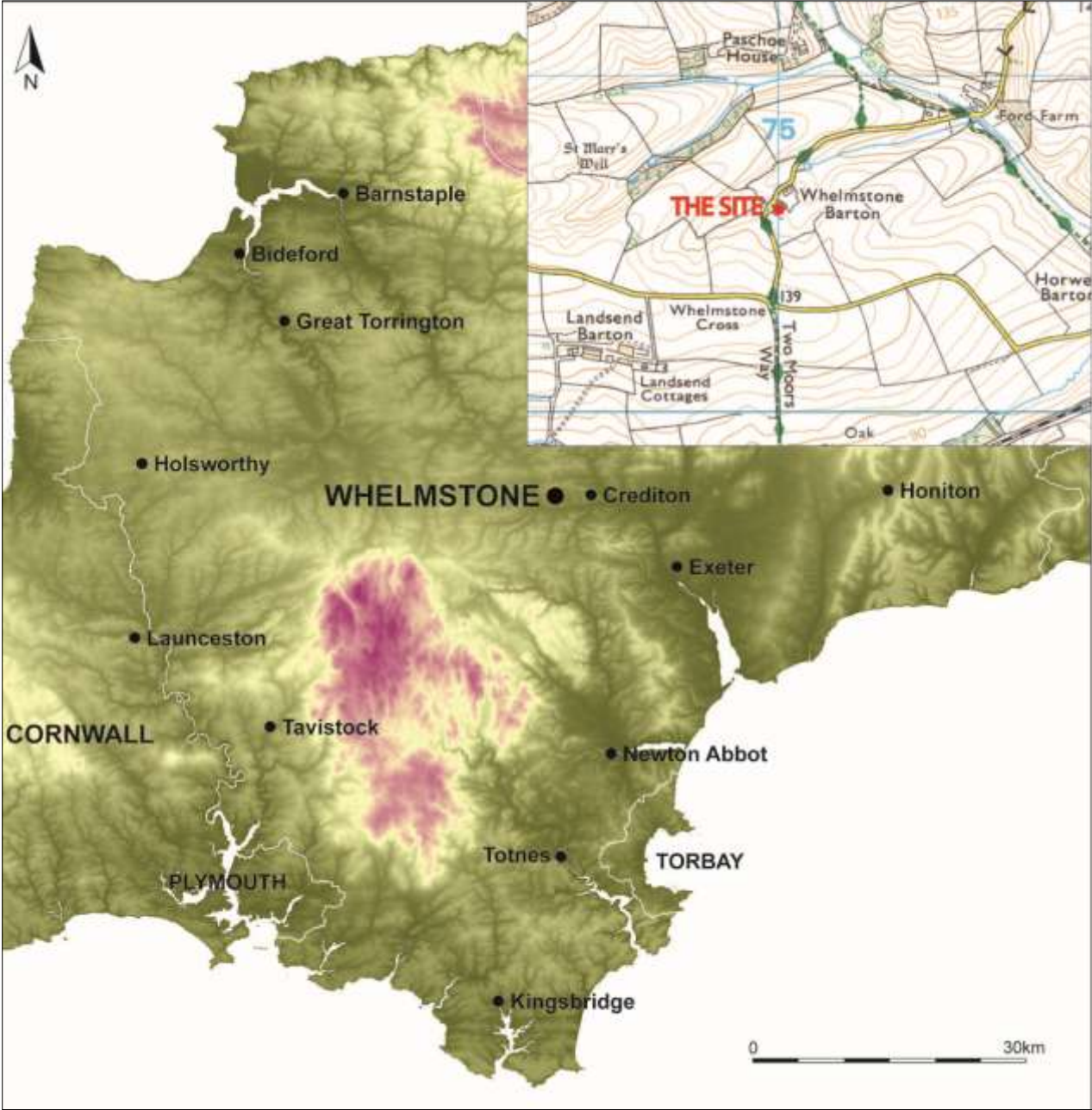


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED RECORDING

2.1 HISTORICAL BACKGROUND

Colebrooke is a village and parish approximately 8km west of Crediton in the historic Hundred of Hayridge and the Deanery of Cadbury. Colebrooke formed part of the Manor of Crediton and was included as part of the total lands of the Manor in Domesday. The earliest known lord of the manor is Alexander de Colebrooke, in the latter half of the 12th century. The estate passed from him to Hugh de St. Vedast, followed by the de Bathe family who held it for almost a century. It was then passed through marriage a number of times, before passing down the Walleis line, through marriage to the Digby line and then to the Mills family by 1630. A number of the owners during this period had been absentee lords, and this continued when the Mills' family married into the Coryton's in 1643 and moved to Cornwall. The estate remained in the ownership of the Coryton family until 1919 when it was broken up and sold, principally to the tenants (Enderson; Lysons, 1822).

Whelmstone Barton was an ancient free-hold estate and the earliest known documentary record dates to 1249, at which time it was held by a Hugh Peverel 'de Cornudia' from a Hugh Peverel of Sandford. In 1374 Thomas Peverell and Margaret (nee Courtenay) were licensed for a chapel (Cherry and Pevsner 1952), their daughter married Sir Walter Hungerford (d.1449), Lord Treasurer of England, and so began a period of likely absentee owners. It would appear however that the property may have been subsequently seized after their grandsons execution in 1464. By 1615 John Spurwaye of Okeford owned the estate, his son William (d.1643) taking ownership and residing there from around this date. The extant farmhouse dates to c.1600 (listing text), and given the change of ownership, with the property no longer being tenanted from around 1615, it appears that the present house was built by William Spurwaye (after Cox and Thorp 1996).

The next known owner appears to have been a James Northleigh in the 1660s, with the Northleigh family selling the estate to the Helyars in 1741 (Polwhele), and then the estate being sold to the Hamlyns of Paschoe in 1789-90. The Barton appears to have been tenanted after passing out of the Northleigh family's ownership.

The Paschoe estate was broken up and sold in 1950. Cherry and Pevsner (1952) discuss the chapel dedicated to St. Mary, and that the "remains of it, with a braced roof of 14th century date, may be seen in a hay-loft in the farmyard". Said 'chapel' was inspected and reported on in 1951, prior to its demolition/collapse (SPAB report – by Jackson & Partners, 1951). The farm since 1951 has undergone a number of sales, divisions and developments to reach its present condition.

2.2 CARTOGRAPHIC RECORDS

The Colebrooke Tithe Map of 1846 shows the Barn, with a roundhouse on the north wall and a small structure adjoining at the east end. It appears to abut the West Linhay at its south west corner. The South Linhay is depicted as a small building, independent of any other structures. The apportionment records the land to the north of the barn as 'moway and plantation' and the land and small building to the west as 'barn and mowhay'.



FIGURE 2: EXTRACT FROM THE COLEBROOKE TITHE MAP 1846 (DHC). THE SITE IS BOUNDED IN RED, AND THE SITE OF THE DEMOLISHED 'CHAPEL' IS CIRCLED IN BLACK.

Landowner	Occupier	Field Number	Field Name	Usage
Calmady Pollerfen Hamlyn, Esq.	George Wills	333	Fore Orchard	Pasture
		334	Horsey Orchard	Orchard
		335	New Garden	Garden
		336	Fore Garden	Garden
		337	Houses and Yards	-
		339	Back Orchard	Orchard
		340	Moway and Plantation	-
		341	Barn and Moway	-
		342	Gratton	Arable

Table 1: Extract from the Colebrooke Tithe Apportionment, c.1846.

Between the production of the tithe map and the first edition OS map of the 1880s the farmyard has clearly been significantly developed. The Southern Linhay has been extended and adjoins the Western Linhay, presumably this included the Root House. The Cider Barn and Linhay to the east have also been constructed to create an unbroken line of buildings along this edge of the courtyard from the Western Linhay to the east boundary (presumably the surviving tall cob wall). The roundhouse (now squared up) was still present. Some of the previously open fields to the north of the building group were now depicted as orchards. Other outbuildings associated with the farm as a whole seem to have been removed and new buildings had been added to the north of the farmhouse. The mowhay to the west of the main barn had also been removed.

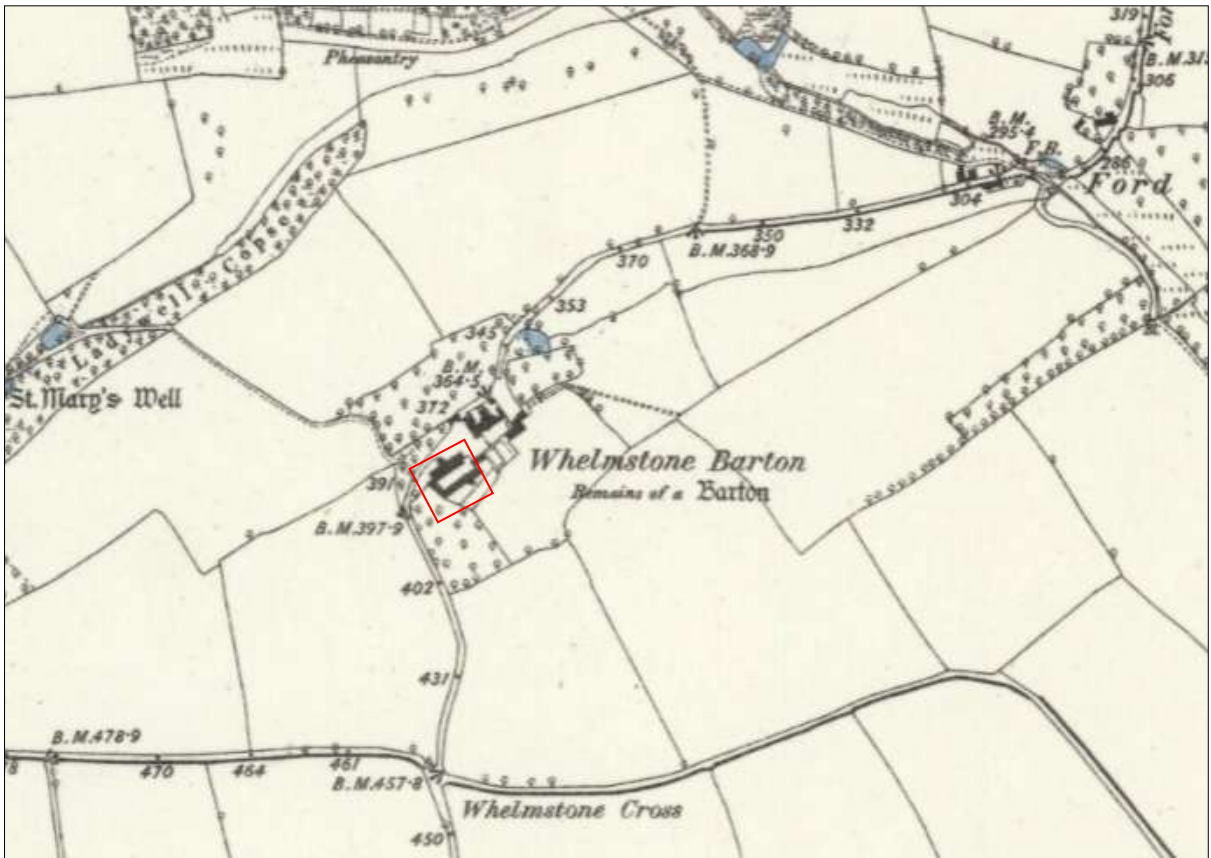


Figure 3: Extract from the 1888 OS 6 inch map; the courtyard of barns is indicated.

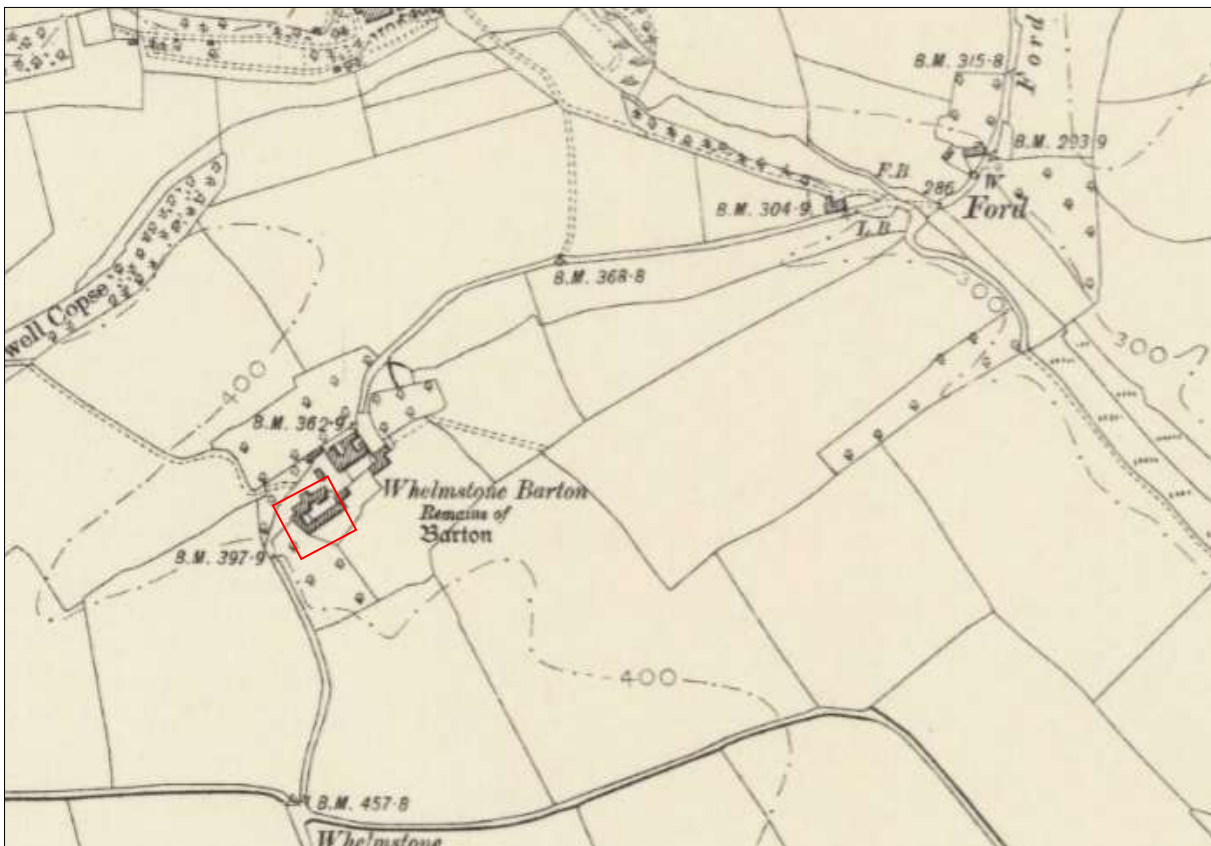


Figure 4: Detail of the 1906 OS 2nd edition six inch map; the courtyard of barns is indicated.

The 1906 2nd Edition OS Map evidences further changes to the courtyard by the early 20th century. The south elevation of the barn had changed shape, with a recess in the centre. The roundhouse was still extant at this point, although definitely square in plan. A small projection on the south elevation of the southern linhay had been removed and a small structure had been constructed to the north east of the main barn. The farmhouse and surrounding buildings appear little changed.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The site comprises a large courtyard of agricultural buildings of late medieval and 17th century date, lying south of a c.17th century farmhouse, and within walled gardens. The wider farmstead still appears to be used for semi-agricultural purposes, but the farm is now in divided ownership. The cider house, within the courtyard with the buildings considered here, has already been converted to a dwelling (c.1996). The courtyard comprises a long double threshing barn on the north-west side, a linhay to the south-west and another to the south-east, forming a U-shaped attached range. There are two separate Listing designations covering the courtyard, one for the long double barn and another for the linnays and cider house; rightly identifying this as a site of architectural and historical importance.

3.2 BUILDING DESCRIPTIONS

3.2.1 SETTING

The courtyard is enclosed on its north-west, south-east and south-west sides by the trio of buildings, the long double barn, the larger western linhay and smaller southern linhay; to the south-east lies the already converted cider house and to the north-east the yard is enclosed and separated from the farmhouse gardens by a tall cob wall, with pedestrian access gate in the centre. Beyond this wall is another attached three-bay linhay, which is also part of the group, but retained in ownership with the farmhouse. The farmyard itself is concrete, sloping to the south-east, terraced into the slope to create a flat yard, with a large raised concrete area along the northwest side, serving the long double barn. A narrow cattle byre formerly occupied this area, attached to the long barn, but this was removed by a previous owner, during failed conversion/restoration works.

3.2.1 THE BARN

The double barn is the largest building onsite and contains the earliest fabric, extended on its southern end.

The northern portion of this barn is six-bays in length and is of late medieval, probably of 16th century date. It has a breccia stone plinth, with carved/dressed breccia blocks providing pads for the crucks, rubble stone infill between the plinths and with cob above. The lower portion of the outer walls, as seen surviving to the north end of the south-east elevation only, was clad in a single skim of good quality stonework, of regularised rubble, with small shaped blocks and slabs of local stone. The stonework is bonded with clay with flecks of lime, and has several phases of lime and cement mortar repairs. The stonework has not survived as well on the north-west side, where much has collapsed, exposing the base of the cob walls and causing structural issues. The stonework is also visible on the inner lower face of the walls at the north end, as the internal 17th century plaster, noted in the Keystone survey (Cox and Thorpe 1996), which would have formerly obscured this detail has been lost. The stonework appears to represent an aggrandisement and development to the building, representing an under-building of the cob walls, with oak planks, once being laid atop this stonework (as noted by Cox and Thorpe 1996).

The roof structure of the barn is full, side-pegged jointed cruck form, in a largely untouched and complete condition. Contrary to the assessment by Thorp and Cox (1996) the damage that has been done in the previous failed conversion has exposed that the cruck posts within the walls, extend further down (to the footings) to stand on dressed breccia blocks. The crucks therefore stand in their original positions, integral to the walls, and have not been 'jacked up' as suggested in the Listing text, see Appendix 2, and by Cox and Thorpe (1996: 14). Heavy threaded butt purlins, pegged rafters, a

pegged threaded ridge, with mortice and tenon or cranked mortice and tenon affixed collars and even some split lathes survive within this roof. This is recorded in more detail below (see Table 6 in Appendix 1).

The previous owner had attempted to convert this building to a dwelling and had forced large openings into the walls of the barn, causing structural issues. The main historical (17th century) openings we see today are a large pair of opposing threshing doors to the north end, which have a heavy chamfered lintel, and a pair of narrower (width and a half) opposing doors towards the south end, also with heavy chamfered lintels. A small window at eaves height in the north-west wall, adjacent to Truss 5, is built within a raise in the cob, suggesting that it is also a 17th century addition.

The elm roof is very clean, its joints pristine, indicating the building was never heated, with no sign of smoke blackening or partition alteration. It is therefore unlikely the building was ever used domestically, but since no historic fittings survive and openings have been forced or enlarged the use of this impressive agricultural building is unclear.

The barn was extended to the south, probably in the 17th century, by a further three bays. Two A-frame trusses survive from this phase, much altered, with several heavy butt purlins. The south end of the building (visible as the southern end of the north-west elevation) was rebuilt in rubble stone in the 19th century and the south wall again reconstructed in the 1960s; at which time the south end was truncated and rebuilt in concrete block. The 17th century phase was of cob on a rubble stone base, very similar to the original building. We know the north end of the barn became a threshing barn in this period, but the south end has been so heavily altered in the 19th and 20th centuries it is difficult to say what function it had when first constructed. Large threshing doors were forced in its walls in the 19th century, with thin timber lintels and chunky chamfered door frames, both ends of the barn were then used for threshing. Evidence for a roundhouse is noted in the Listing text, which would have blocked the central pair of doors. No evidence survives of this roundhouse within the current structure, stripped out by the failed conversion. More modern openings have been forced in this end of the barn and a large internal concrete block chimney stack had been started, but is expected to be removed by the current owner. The barn is to be converted into two dwellings.



Figure 5: The central section of the south-east elevation of the main barn; from the south-east (2m scale).

3.2.2 THE WESTERN LINHAY

Attached to the south-west end of the barn there is a large linhay, of noted depth, forming the west end of the yard. We cannot fully assess the relationship between the Western Linhay and the Barn, as both have been truncated and rebuilt in concrete block. It is possible, that as both date to the 17th century, that these adjoined as one phase, and were once contiguous. Evidence for a possible return wall to the Western Linhay were visible in the ground exposed in the angle between it and the truncated southern end of the barn; the two buildings having been shortened.

The Western Linhay survives to the southern end in cob, on a stone rubble base, open to the yard. Its gable end elevations have both been rebuilt in concrete block and a concrete floor was inserted at the same time. Internally, enough of the structure survived to retain its massive elm beams from the loft floor, with large square joist sockets. Four 17th century A-frame trusses also survive, very similar to those seen in the southern extension of the Barn, but with more 19th century intervention. Some large purlins and pegged rafters can also be seen either *in situ*, or reused within the roof structure. The linhay is defined in appearance by its open front, dominated by massive oak posts which had been tarred to protect from the weather and stood on large dressed stone pads. One *in situ* post survived to the eastern end of the linhay, with a mortice and tenon socket into the massive loft floor beam and again with a socket to carry the end of the truss blade. Some of the other posts were structurally unsound and have been removed and stored in the barn during works. These have initials and the date 1928, when the set of posts were renewed. This linhay appears to have been an animal byre on the ground floor, with loft above for feed storage. No evidence of troughs survives, but there is evidence of sockets for a partition at the western end in one of the massive loft beams and a further partition at the south-eastern end. There may have been a feed channel along the long, rear south-western elevation. This linhay is being converted into a dwelling.



Figure 6: The south and west elevations of the western linhay, surviving in cob to the south end but largely rebuilt in concrete block sometime in the 20th century; from the south (2m scale).

3.2.1 THE ROOT HOUSE

To the south of the Western Linhay was an adjoining corner structure, which linked it to the next linhay (the Southern Linhay). This structure was wholly ruinous, with piles of stone and cob and collapsed roof trusses, it was partially standing at the time of the Keystone Survey (Cox and Thorpe 1996). At this time of this survey, the building was in the process of being re-built from the clues provided by the remains. It had a later 19th century A-frame roof, one truss of which survives on the south-east end of the western linhay, where it extends the historic hipped gable out to link with the corner building. The building had doors leading into the ground floors of both linhays and a large, ground floor opening in its south wall. This would suggest a root house, with a tipping door for carts and easy access to the feed channels of the adjacent byres. All the (ground floor) openings have been retained in the newly rebuilt structure, which is a mix of handmade cob blocks and rubble stone. This building is being incorporated into the accommodation of the new dwelling being developed within the Western Linhay.



Figure 7: The original structure here had largely collapsed but the remains were suggestive of a possible 19th century extension for a root house, to serve the linhays and byres; from the south-west (2m scale).

3.2.2 THE SOUTHERN LINHAY

The linhay to the south of the farmyard (Southern Linhay) is narrower than the Western Linhay and less substantial. It was not originally attached to the Western Linhay, but lay perpendicular; the linhays were linked in the later 19th century by the above mentioned root house. The Southern Linhay was also of cob, on a rubble stone base, with an open front facing the farmyard. It was built in the 19th century, although the long south-east elevation, with heavy buttresses, may represent the remains of a former yard wall, predating the linhay. The Southern Linhay formerly had a scissor truss roof (listing text), but by the 21st century it was a roofless, and upon the site's purchase by the current owner the building had partially collapsed.

The upper part of the long south-east elevation and part of the north-eastern gable end wall have been recently rebuilt in cob blocks. The rest of the structure has been repaired; new green oak posts will replace those lost on the open front, the upper walls are being rebuilt in timber and will carry horizontal plank cladding. This linhay had a concrete slab floor and partition walls dividing it into smaller compartments, as it will be used for storage for the adjoining residences, with a bat roost in the tallet.



Figure 8: The southern linhay, showing the rebuild with the collapsed cob; from the south-east (2m scale).

3.3 COMMENT ON THE CONVERSION WORKS

The current owner is making every effort to conserve what remains of the buildings, which he took on in a parlous state of repair. Cob blocks are being used to patch the cob walls, made onsite from the piles of slumped and collapsed historic cob walling. Green 'carpenter' oak posts, beams and roofing are being used to patch and repair or replace where necessary and what timber can be salvaged is being conserved, cleaned and reset. Much of the damage to the barns from a previous attempted conversion is being undone, such as the partitioning of the spaces in the Barn, which are being opened out to create a more authentic 'barn conversion' appearance for the two dwellings. It is unlikely that the linhays would have survived dereliction much beyond the current owner's purchase of the site and his works have ensured the survival in some form of these buildings, if inherently altered by their conversion. The rustic, artisanal approach to the works will maintain the agricultural aesthetic of the site and the careful attention to restoration the buildings are now receiving will ensure their aesthetic cohesion is retained.

3.4 HISTORIC PHASING OF THE BUILDINGS

There are three broad constructional phases of development within the barn complex at Whelmstone. This incorporates the barn and adjoining linhays within the walled farmyard; the already converted cider house and adjoining linhay are not included within this phasing assessment, but are part of the wider agricultural building group on this farmstead.

3.4.1 PHASE 1 – 16TH CENTURY (OR EARLIER)

The Barn contains the earliest building fabric, which is of probable 16th century date, although stylistically the jointed cruck form of roof is common from the early 15th century onwards. The barn structure may therefore have an earlier origin. The north end of the Barn comprises a cob building with a six bay roof of full side pegged jointed cruck form. The roof is of elm, astonishingly well preserved, with five complete trusses, the majority of the purlins, cranked moticed collars, pegged rafters and pegged threaded ridge, with significant numbers of the lathes surviving in the central bays. In style, the roof is similar in form to the M-type roofs of the Mendips in Somerset, with a threaded diamond set ridge, seen in truss 2, 3 and 4; truss 1 being damaged at the ridge and truss 5 cut with a socket, possibly a mistake, or more likely an alteration when the barn was extended. The building is cob, on a heavy breccia plinth, with the crucks sat on carved stone pads, heavy gable ends and buttresses.

3.4.2 PHASE 2 – 17TH CENTURY

The Barn was extended to the south during this phase and the Western Linhay was constructed.

The stonework to the barn dates from this phase, the building being reinforced and aggrandised; in part this probably represents a change of use to the building, becoming a threshing barn. Two sets of large, opposing threshing openings were forced into the barn at the north end, or enlarged existing openings, with heavy chamfered timber lintels, the sides rebuilt in stonework. The south wall of the Barn was demolished, new trusses raised and the cob walls extended to the south, providing three to four additional bays.

Large, opposing threshing openings were also forced into the barn at the north end, with heavy chamfered timber lintels. A doorway can also be seen in the long north-west elevation, with a similar heavy chamfered lintel and possible opposing door in the south-east wall. This may suggest the building was now of mixed function, possibly a threshing barn to the north and a byre or store to the south.

A large linhay was built to the south of the barn, possibly contiguous with the southern extension to the barn, forming a large courtyard. The Western Linhay probably had byres on the ground floor, with tallets above for storage. The linhay had heavy oak and elm timber frames, cob rear and gable end wall and was open-fronted to the yard. The cider house structure was also built possibly during this phase.

The new large cross-passage farmhouse was also aggrandised and enlarged, c.1600. There is a therefore a fairly substantial investment around this date, which may be echoed in the documentary history, with William Spurwaye, appearing to take ownership and occupy the property in c.1615.

3.4.3 PHASE 3 – 19TH CENTURY

A phase of further expansion and possibly the diversification of function for some buildings; the Southern Linhay was constructed in the mid 19th century, with a root house was developed on the south-east corner between the lincays. The east end of the Western Linhay had its roof extended, from a hip to a raised gable to link to the new roofs and some new truss blades and rafters were inserted.

The Barn had a second pair of large threshing openings forced in its south end, with wide pegged door frames. The north-west elevation required rebuilding at the south end, possibly as a result of the new openings and this repair was of rubble stone construction.

3.4.4 PHASE 4 – 20TH AND 21ST CENTURIES

When the farm was sold in the later 1950s the buildings were in poor condition and the western Linhay was almost wholly rebuilt to the south-west. The Barn had its south end demolished and rebuilt and the Southern Linhay was also altered and strengthened using concrete blocks. The buildings continued as part of an active farmstead until their sale for conversion. The cider house was converted during the first phase of works c.1990. By the time of the sale of the buildings to the current owner they were once again ruinous, with the Southern Linhay roofless and both the Barn and Western Linhay structurally compromised by water damage, rat activity and a lack of maintenance. The buildings have again been sold and are now undergoing conversion to residential units.

3.4.5 DISCUSSION

The age of the structure with the full side-pegged jointed cruck roof, is of some debate, with the form stylistically typical from the later 14th century, continuing to be used throughout the 16th century on barns within Devon. The condition of this roof, its relatively light scantling and the evidence of the rounded notch into the mortice joint on the jointed cruck posts may however date this roof to the later date range. Without dendrochronology to confirm a rare survival and early date for this roof, a suggested 16th century date has been given. It has been proposed that this is a reused roof from an earlier structure, or that the roof has been altered, raised or 'jacked up' but the building is very cohesive, the crucks stand on purpose-built stone pads and it seems unlikely that the roof has been reset or rebuilt, its joints are immaculate. There is no evidence of smoke blackening and the barn's walls do not show evidence of early openings indicative of a house, so we can assess this as having always been a barn, not domestic. Internal plaster noted in previous studies (Thorp and Cox, 1996) was decorated with typically 16th and 17th century 'daisy wheels' and other charms in indicative of a use for storage of agricultural products and a perceived superstitious need for protection.

The building pre-dates the existing house and other farm buildings; however, a reputed medieval chapel and other structures were apparently demolished, following assessment in 1951 on the site (Jackson & Partners, 1951). The size and scale of the barn suggests a site of notable wealth and therefore potentially of some status. We know the farmstead was in the ownership of a branch of the regionally significant Fortescue family before its sale in the 20th century and there are several large mansions in the area, the closest being Pascoe House, the farm may well have belonged to one of these estates. The site's continued expansion, notably in the 17th and to a lesser extent 19th centuries also indicates continued investment at the farm.

The age of the initial late medieval construction and unusually early phase of 17th century expansion makes this group of barns rare and therefore of more significant value, being one of the oldest complexes in the wider area. The large threshing barn is individually listed as Grade II, the linhays and now converted cider house have their own Grade II Listing. It could be argued that the early date of the barn roof and its exceptional survival as a largely complete structure should require more robust and specific protection.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

Whelmstone Barton is an ancient freehold estate, in existence before 1249. The barns subject to this study form a courtyard of agricultural buildings of medieval and 17th century date, lying south of a c.17th century farmhouse, and within walled gardens. The courtyard comprises a long double threshing barn on the north-west side, a lincay to the south-west and another to the south-east, forming a U-shaped attached range. The farm was sold out of the Fortescue estate in the 1950s to a local farming family, by the later 20th century the buildings had fallen into a state of serious disrepair. There are two separate Listing designations covering the courtyard, one for the long double barn and another for the lincays and cider house; identifying this as a site of architectural and historical importance.

The age of the initial medieval construction and unusually early phase of 17th century expansion makes this group of barns rare and therefore of more significant value, being one of the oldest complexes in the wider area. It could be argued that the early date of the barn roof and its exceptional survival as a largely complete structure should require more robust and specific protection than the grade II designation it currently holds.

Much of the damage to the barns from the first attempted phase of conversion is being undone, such as the partitioning of the spaces in the barn, which are being opened out to create a more authentic 'barn conversion' appearance for the two dwellings. It is unlikely that the lincays would have survived dereliction much beyond the current owner's purchase of the site and his works have ensured the survival in some form of these buildings, if inherently altered by their conversion. The rustic, artisanal approach to the works, using the materials that once formed part of the buildings will maintain the agricultural aesthetic of the site and the careful attention to restoration the buildings are now receiving will ensure their aesthetic cohesion is retained.

5.0 Bibliography

Published Sources:

CIFA 2014 (Revised 2001 & 2008): *Standard and Guidance for the archaeological Investigation and recording of standing buildings or structures.*

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

English Heritage 2012: *Understanding Place: historic area assessments in a planning and development context.*

Historic England 2016: *Understanding Historic Buildings: A Guide to Good Recording Processes.*

Jackson, G. & Partners 1951: *Report on outbuildings at Whelmstone Barton, nr. Crediton, Devon.*

Lysons, D. Lysons, S. 1822: *Magna Britannia: Volume 6, Devonshire.* T. Cadell & W. Davies, London.

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales.*

Websites:

BGS British Geological Survey 2016: *Geology of Britain Viewer.*

http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

Anderson, N *Colebrooke History.* <http://www.colebrooke.org/colebrooke-history.pdf>

Unpublished Sources:

Devon Heritage Centre:

Colebrooke Tithe Map (1846) and Apportionment (1845)

Devon HER:

Cox, J. & Thorp, J.R.L. 1998: *The Barn at Whelmstone Barton, Colebrooke, Devon.* Keystone Historic Building Consultants Report K468

SPAB Archives:

Jackson and Partners, 1951: *Report on Outbuildings at Whelmstone Barton – Nr. Crediton, Devon*

APPENDIX 1: RECORDING TABLES

Table 2: The Barn

Barn (BUILDING 1)		Description
Function/Summary:		Long threshing barn, 15 th century, extended in the 17 th century.
Dating Evidence:		Form of roof structure, style of build, map regression, documentary history.
Figure Numbers:		
B1 Exterior		
B1 Elevation NORTH-EAST		Description
Fabric Description:		Gable end elevation. Cob to the apex, which has been partially rebuilt in modern cob blocks, handmade on site. The elevation is leaning out and has been supported on modern cob buttresses again made of cob block handmade on site.
Roof Covering		Corrugated sheeting roof, hipped to end, over timber roof structure.
Relationships:		Cohesive with the north end of the barn, 15 th century date.
Comments		There has been significant rat burrowing activity in the cob walls here which has undermined the strength of the structure and required a lot of patching and repair.
B1 Elevation NORTH-WEST		Description
Fabric Description:		Long elevation, of cob on stone rubble, on a carved breccia plinth to the base, with a single skim of neat stonework to the exterior base of the wall. 15 th century. Cob section to south, on a low base of rubble, 17 th century, abutting the older cob to the north. The south end of the elevation has been rebuilt in stone rubble, 19 th century.
Roof Covering		Corrugated sheeting, over a timber roof structure.
Openings – Windows:	3	One timber framed, mullion window with internal plank shutter to the eaves, off-set from the centre of the elevation. Two modern forced window openings, without frames or fittings to the ground floor, one to the north end, one offset from the centre.
Openings – Doors:	3	Threshing door to the north end, heavy chamfered timber lintel. The sides have been rebuilt a number of times, the exterior face is now brickwork. 17 th century. To the centre is a narrow pedestrian door, with heavy timber lintel, identical to the threshing doors to the north. 17 th century. To the south end is a large tall opening, a threshing door enlarged by the collapse of its lintel, open to the roof, the opposing doorway is dated to the 19 th century.
Openings:	1	One tall forced opening, towards the north end, which is full height, exposing truss one, of the historic 15 th century roof to the side.
Significant Details:		The cob 17 th century end of the barn is buttressed, as is the 19 th century stonework, the bonding between these phases has been poor and is suffering structurally.
Relationships:		The elevation is cohesive with the north-east and south-east elevations, 15 th century. There is a 17 th century extension the south end of the south-east elevation. To the south there is a stand alone section of stonework and concrete block infill, both repairs.
Comments		
B1 Elevation SOUTH-WEST		Description
Fabric Description:		Gable end elevation. Concrete blocks, rendered to the exterior in cement. 1960s rebuild. The barn was also truncated at this point.
Roof Covering:		Corrugated sheeting roof, over timber roof structure.
Openings – Windows:	1	One ground floor window, built into new elevation, no frame or fitment.
Significant Details:		The elevation projects into a buttress at the west side, possibly part of the continuation of the historic wall, also rebuilt in concrete block and rendered, supports the concrete block infill of the elevation. The demolished foundations of the continuation of the barn can be seen here in the bank, of rubble stone.

Relationships:		The elevation is modern infill due to collapse of the historic structure.
B1 Elevation SOUTH-EAST		Description
Fabric Description:		Long elevation, of cob, on a stone rubble base, on a carved breccia plinth to the base, with a single skim of neat stonework to the exterior base of the wall. 15 th century in date. Cob section to south, on a low base of rubble, 17 th century, abutting the older cob to the north.
Roof Covering		Corrugated sheeting roof, over timber roof structure.
Openings – Blocked:		To the centre is a narrow door, blocked with cob and loose rubble, probably in the 19 th century. The opening has the remains of an internal heavy timber lintel, identical to the threshing doors to the north and the opposing door in the north-west elevation. 17 th century.
Openings – Doors:	1	Threshing door to the north end, heavy chamfered timber lintel. The sides have been rebuilt a number of times, now of reused dressed and faced stonework, possibly from the demolished medieval building documented in the area. 17 th century. To the south end is a large threshing door, with typically 19 th century narrow timber lintel, now failing, and wide pegged timber door frame, with shallow chamfer. The opposing doorway's lintel has collapsed, 19 th century.
Openings – Windows:	2	Two modern forced window openings, without frames or fittings to the ground floor, one to the north end, one to the south end of the 15 th century barn.
Openings:	1	One forced opening, with a narrow door and adjacent window, raised up within the elevation, above a section of modern brick infill, currently accessed via loose concrete blocks, the ground falling away to the yard quite considerably, due to the removal of the former cow byre.
Significant Details:		
Relationships:		The elevation is cohesive with the north-west and north-east elevations, of 15 th century date. To the south end, a section is cohesive with the south end of the north-west elevation, representing a 17 th century extension.
B1 Interior		Description
Summary/Function:		Building of high status and unknown function, presumably a barn, of 15 th century date. Converted to a threshing barn in the 17 th century and extended to the south. The extension was also converted to a threshing function in the 19 th century.
Walls:		Exposed cob, apart from the south-west gable end, which is concrete block and the south end of the north-west elevation, which is exposed stonework.
Inserted Walls:		Several single width concrete block walls constructed within the space by the previous owner, this divided the barn into small rooms, the majority of these have been removed by the current owner, those that survive stand to the north of the barn, associated with some modern timber framing.
Floor:		Earth floor, sections of poured concrete slab in areas partly converted by previous owner to the north and centre.
Ceiling:		Internal concrete block modern structure to north end, has a MDF-style boarding floor at loft height, on modern joists.
Roof Structure (North):	5	Five heavy elm jointed cruck trusses, of 15 th century date. Pegged joints. Diamond set threaded ridge and threaded purlins, pegged rafters and split lathes. Formerly thatched, now corrugated sheeting. The fourth truss from the north is slightly different with a pegged fillet or yoke joint at the apex and a heavier collar. The roof is remarkably complete and is excellent condition, it is recorded in detail in tables 5 and 6.
Roof Structure (Middle):	2	Two heavy 17 th century A-frame trusses. Heavy truss blades, overlapping ridge, half lapped collars. The northern of the two trusses has had spikes added to its collar, maybe a 19 th century replacement, also the tie beam is bolted and looks 19 th century, the western blade has cracked and a 19 th century beam has been bolted onto it.

		<p>The southern of the two trusses has a pegged collar and a spiked tie beam, heavier and more rustic. The blades have wide shallow sockets cut in for the heavy purlins, only a few of which survive. The ridge is offset from these trusses and an inserted fillet and bolts braces between them.</p> <p>This suggests possibly two phases of works to these trusses, one 18th/early 19th, one later 19th century.</p>
Roof Structure (South):	1	20 th century (1960s) strut braced lightweight truss, pine, with metal plate-bolted joints. Heavy tie beam.
Significant Details:		<p>A small window nestles against truss 5, at the south end of the roof, on the west side. It has a timber pegged frame, pegged diamond set timber bars and a plank shutter, with heavy ledging bars attached with iron tacks, iron hinges and pintles. A large plank shelf serves the window opening.</p> <p>From what can be seen of the window from afar, the window may be integral to the barn but the shutter may be a later addition or replacement, possibly 18th/early 19th century in date.</p>
Dating Evidence:		The style and form of the various phases of roof structure is very indicative of the age of the barn and its extension.
Comments:		The barn is of exceptionally unusual age and levels of preservation with extraordinary architectural features, such as its jointed cruck roof. The building has been allowed to fall into a parlous state of repair, followed by a period of early 21 st century inappropriate conversion. It is now being restored under an approved and sympathetic programme of works.

Table 3: The Western Linhay

WESTERN LINHAY (Building 2)	Description
Function/Summary:	Linhay, 17 th century, some 19 th century alterations to roof. Significant rebuilding of south and west end.
Dating Evidence:	Now being converted to a house.
Figure Numbers:	The former style and form of the building, its roof structure and historic mapping evidence.
B2 Exterior	
B2 Elevation NORTH	Description
Fabric Description:	The long, north elevation is open, forming the linhay front, the posts have been removed due to rot, apart from one surviving at the east end. This post is a massive oak beam, with socketed joints to the elm floor beam and roof truss. The upper part of the linhay is being reconstructed in timber framing for cladding.
Roof Covering:	Corrugated sheeting roof, over a timber structure, hipped to west end, open gable to east end.
Significant Details:	One of the large oak posts which have been removed had a date mark of 1928. This indicates the posts have probably been replaced multiple times. The posts have been stored in another barn onsite. New green oak posts have been cut and are ready for installation.
Relationships:	The elevation is cohesive with the east and south-east end of the building, where the cob walls survive.
B2 Elevation SOUTH	Description
Fabric Description:	Cob to the east end, to the eaves, one and a half storeys. Rebuilt in concrete blocks to the centre and west end.
Roof Covering	Corrugated sheeting roof, over a timber structure, hipped to west end, open gable to east end.
Significant Details:	There is clear phasing in the cob, at the east end, it shows an extension, where the former hipped roof has been linked to the 19 th century root house.
Relationships:	The east end of the south wall and east wall are cohesive, and with the north open elevation. The south-west end has been totally rebuilt.
B2 Elevation WEST	Description

Fabric Description:		Gable end, concrete blocks, over surviving short section of stonework to the north end.
Roof Covering:		Hipped roof corrugated sheeting.
Significant Details:		Wall stubs project west from the wall and appear to suggest a wall may have been truncated when rebuilt in the 1960s.
Relationships:		Rebuilt in the 1960s, abuts the barn
B2 Elevation EAST		Description
Fabric Description:		Gable end, of cob, stone rubble to base. Partly refaced in brick and patched with cement. Rendered with some cob to fill holes.
Roof Covering		Raised gable, with 19 th century truss, built out and over the original hipped roof, now inside the linhay. Original trusses oak and elm, the 19 th century end truss appears to be pine.
Significant Details:		Phasing is clear in the upper wall, where it has been extended due to the change of roof, from hipped to raised gable.
Relationships:		Cohesive with the south-east end of the barn and open front to the north.
B2 Interior		Description
Function:		Linhay, byre or store on the ground floor, with tallet above.
Walls		Exposed cob on a stone base to the east and south wall (at the east end). The inner face of the east wall has been resurfaced with bricks and patched with cement in places. The south (west end) and west walls are of exposed concrete block.
Floors:		Concrete poured slabs.
Ceiling:		The first floor has been lost, the floorboards removed. Four large elm ceiling beams survive, with shallow sockets cut in the top for joists.
Roof:		Both hipped ends of the roof survive and four 17 th century A-frame trusses, patched with 19 th century pine timbers. Some large purlins also survive and pegged rafters, reused as purlins. The 17 th century trusses and purlins are elm, there is also some oak. The joints are pegged, with half-lapped collars.
Comments		The roof has been altered, reset and patched but does represent the unusual survival of a 17 th century roof.

Table 4: The Southern Linhay

SOUTHERN LINHAY (Building 3)		General Description
Function/Summary:		Linhay, 17 th century, significant 19 th century alterations.
Conversion:		Now being converted to stores and a bat roost.
Dating Evidence:		The former style and form of the building, its roof structure and historic mapping evidence.
Figure Numbers:		
B3 Exterior		
B3 Elevation North-East Gable End		Description
Fabric Description:		Gable end of the building, surviving in cob to the east side, with some repairs to the corner in newly made cob blocks. Rebuilt in concrete blocks to the west side. The wall only survives to first floor height, in the process of being rebuilt in timber framing.
Relationships:		The wall is cohesive where it survives with the rest of the building, otherwise modern.
Comments:		Rebuilt in concrete blocks to the west side by previous owner and rebuilt again to ensure structural stability by current owner.
B3 Elevation South-West End		Description
Fabric Description:		Collapsed wall of building, formerly cob, now rebuilt in concrete block, timber lintels reused from original.
Openings – Doors:	1	One doorway to the east side of the wall, timber lintel, reused from original

		building.
Significant Details:		This end of the building was the gable-end, before the addition of the corner root house, probably in the 19 th century.
Relationships:		The wall has been rebuilt.
B3 Elevation North-West (Long)		Description
Fabric Description		The long elevation is open, forming the linhay front, the posts have been removed or lost, new green oak posts have been installed. The upper part of the linhay is being reconstructed in timber framing for cladding.
Relationships		The elevation has been rebuilt.
B3 Elevation South-East		Description
Fabric Description:		The long elevation forms the rear of the linhay, the lower part survives the whole length and is of cob. The top of the wall is being re-constructed in timber framing to carry timber cladding.
Openings: Doors	1	A possible original window to the north end of the building has been enlarged to form a doorway, leading into the field behind the linhay.
Significant Details:		To the north end there is one shallow, slightly rounded buttress on a stone plinth, to the centre and to the south end, the buttresses have been re-strengthened with the handmade cob blocks, now having a more square appearance.
Relationships:		The wall is cohesive with the rest of the structure, where it survives.
Comments:		The upper part of the surviving wall collapsed recently but the owner has collected the collapsed cob and is remaking it into new cob blocks for rebuilding.
Corner Root House		Description
Fabric Description:		Corner, south and east walls, rebuilt in cob blocks and stone rubble, in cob/lime mix, abuts the south end of the southern linhay and the east end of the western linhay.
Openings: Doors	4	A large opening/loading door, set into the bank is the former tipping door, in the south wall. A small door has been built within the rebuilt east wall. A door accesses the space from the west from the western linhay and a door from the north, from the southern linhay.
Comments:		The building is roofless, it was almost completely ruined and has been recreated with the guidance of the Conservation Officer.
Relationships:		The building is 19 th century and abuts both linhays.
Significant Details:		The roof is lost but a 19 th century roof truss belonging to this building, with bolted joints and narrow machine sawn timbers extends the roof of the western linhay, at the east end, over its original and surviving hipped roof, which can be seen inside.
Interior:		No features survived in this building, which was ruined.
B3 Interior		Description
Function:		Former linhay, with tallet above, now divided by concrete block walls, forming separate storage spaces.
Walls:		Exposed cob on a stone base to the long rear south-east wall. Concrete walls to the two gable ends. Inserted concrete block walls form the stores.
Floor:		Concrete slab, modern.

Table 5: Barn - Roof Bay Recording Table

Roof Bay Number	Description/List of Surviving Elements
15 th century jointed cruck roof	
Bay 1 – North End	East Side – 3 purlins, all rafters and some split lathes survive. West Side – 2 purlins, one to base, one to middle, inserted modern beams above. Stainless steel joints. Only two rafters survive, no lathes. Ridge is a bodged 19 th century replacement. Timber framing to end of roof and former end truss replaced by modern timber, braced to modern inserted floor.
Bay 2	East Side – 3 purlins, all rafters and some split lathes survive. West Side – 3 purlins, all rafters, some lathes. Original ridge survives, pegged to rafters.
Bay 3	East Side – 3 purlins, all rafters and some lathes, more lathes to top of bay, less overall than Bay 2. West Side – 3 purlins, bottom purlin sagging, cracked and damaged, water damage. All rafters and lots of lathes survive. Original ridge survives, pegged to rafters.
Bay 4	East Side – 3 purlins, all rafters and lots of lathes. West Side – 3 purlins, one to base water damaged and cracked, all rafters and lots of lathes survive. Original ridge survives, pegged to rafters.
Bay 5	East Side – 2 purlins, one historic replacement at base, looks 19 th century, narrower in diameter, not fully pegged to rafters like the rest. Top purlin is badly water damaged at its north end, associated rafters also discoloured. All rafters and some lathes, less than Bay 4. West Side – 3 purlins, all partially cracked or snapped by failure of ridge pole, repairs, possibly mid 20 th century, new purlins beams, block and brace supports. Some rafters and some lathes, not complete, lathes mostly just survive to the north side, nearer the top. Original ridge survives, pegged to rafters.
17 th century abutment with earlier structure, end bay of the 15 th century roof	
Bay 6 – South End.	East Side – two purlins, the lower purlin is a survival from the 15 th century, the other 17 th century, additional reused pegged rafter at wall-plate level. West Side – two purlins, one massive, from 15 th century roof, one heavy 17 th century timber from elsewhere with offset socket. Some heavy rafters survive to either side and some scattered lathes, more to east side. Ridge has been replaced/reset in 17th, pegged to some surviving rafters, offset.
17 th century A-frame roof	
Bay 7	East Side - one heavy 17 th century purlin to base at east side. Two heavy reused timbers above, one later timber, 19 th century? Quite narrow. Some cut and reset short lengths of heavy rafters, 17 th century, with newer narrower rafters, possibly 19 th century, lots of lathes survive on this side. West Side – one heavy purlin, 17 th century? One reused timber, newer looking, again poss 19 th century. Mix of reused timbers for rafters, a few heavy square profile rafters probably original to 17 th century roof structure. A few lathes survive to top of ridge. Ridge has been replaced/reset in 17th, pegged to some surviving rafters, offset.
Bays 8/9	20 th century replacement roof with some rafters and narrow purlins, probably 1960s, surprisingly light-weight for the width of the roof.

Table 6: Barn - Historic Truss Recording Table

Truss Number	Description
15 th century jointed cruck roof	
Truss 1 – North End	<p>Elm truss.</p> <p>Jointed cruck, 6 pegs to joint, east side, 8 pegs to west side. 2 pegs to collar, 2 pegs to mortice and tenon at ridge.</p> <p>Threaded ridge, diamond set.</p> <p>Rafters pegged to purlins, pegged ridge.</p>
Truss 2	<p>Elm truss.</p> <p>Good carpenter marks, east side, south face of truss.</p> <p>Jointed cruck, 8 pegs to joint, east side, 7 pegs to west.</p> <p>2 pegs to collar, 2 pegs to mortice and tenon at ridge.</p> <p>Threaded ridge, diamond set.</p> <p>Rafters pegged to purlins, pegged ridge.</p>
Truss 3	<p>Elm truss.</p> <p>Good carpenter marks, west side, south face of truss.</p> <p>Carpenters mistake, dowel holes cut for socket, socket below, east side, south face of truss.</p> <p>Jointed cruck, 6 pegs to east side, 8 pegs to west.</p> <p>2 pegs to collar, 2 pegs to mortice and tenon at ridge.</p> <p>The curving upper part of the cruck post, at the joint has been cut back, relieved to allow for a fitting, which has not survived. An iron ring inserted to the east side.</p> <p>Threaded ridge, diamond set.</p> <p>Rafters pegged to purlins, pegged ridge.</p>
Truss 4	<p>Elm truss.</p> <p>Different style from the rest.</p> <p>Cruck truss is a little heavier, jointed cruck, shorter truss blades, slightly heavier collar.</p> <p>7 pegs to east joint, 6 pegs to west.</p> <p>3 pegs to collar.</p> <p>Filleted joint at the ridge, jointed, 2 pegs to the east side and 3 additional pegs to the west side.</p> <p>Rafters pegged to purlins, pegged ridge.</p>
Truss 5 – South End	<p>Elm truss.</p> <p>Jointed cruck, 8 pegs to east side, 6 pegs to west.</p> <p>2 pegs to collar, 2 pegs to mortice and tenon at ridge.</p> <p>Threaded ridge, diamond set.</p> <p>Rafters pegged to purlins, pegged ridge.</p>
17 th century A-frame roof	
Truss 6	<p>A-frame truss, heavy oak truss blades.</p> <p>Tie has been replaced, now bolted, evidence of earlier pegs. Tie may be pine.</p> <p>High collar is pegged, wide and heavy, slight half lapping, altered.</p> <p>Mortice and tenon overlap at ridge, pegged joints.</p> <p>Additional blade added with braces to west side, as historic blade has snapped.</p> <p>Ridge is offset from these trusses, misaligned, damage/collapse. Fillets of wood infill between and link apex and ridge, poor quality and related to corrugated sheeting roof above.</p>
Truss 7	<p>A-frame truss, heavy oak truss blades.</p> <p>Half lapped collar, heavy, pegged joints, later additional bolts.</p> <p>Truss blades and collar roughly chamfered.</p> <p>Tie has been replaced, now bolted, tie beam is pine and still partially embarked.</p> <p>Mortice and tenon overlap at ridge, pegged joints.</p> <p>Ridge is offset from these trusses, misaligned, damage/collapse. Fillets of wood infill between and link apex and ridge, poor quality and related to corrugated sheeting roof above.</p>
20 th century roof	
Truss 8	<p>Machine sawn, narrow timber multiple strut braced truss of 1960s date approximately, heavy tie beam, metal plated and bolted joints.</p>

Appendix 2: LISTING TEXT

COLEBROOKE

SS 70 SE

3/185 Barn approx 25 metres south-west

- of Whelmstone Barton

GV II

Double barn and adjoining byre. Probably late C16-early C17, enlarged in late C17-early C18 and byre probably added at same time. Once-plastered cob on rubble footings with some stone rubble and concrete block repairs; corrugated iron roof (formerly thatch). Long gable-ended block facing north-west away from farm courtyard, with lower and narrower byre with hayloft on left (north-east) end facing onto farmyard. Barn has 2 pairs of opposing doors onto threshing floors. Doorway left of centre has been mended with stone rubble and concrete block and contains a probably C19 doorframe. Larger doorway right of centre has also been patched with rubble. There is a loading hatch high in the wall near left end and between the doorways is the stub of a massive beam which once projected into a c19 roundhouse. Towards right end the wall has been rebuilt with stone rubble and right (south-west) end has been completely rebuilt with C20 concrete blocks. Interior is now open from ground to roof throughout. The left (north-eastern) end is the original barn and its late C16-early C17 6-bay roof survives substantially intact. It is carried on 5 oak side-pegged jointed cruck trusses with mortise-tenoned and pegged collars and apexes. They carry 3 sets of threaded purlins. The right end extension has late C17-early C18 roof of A-frame trusses with pegged lap-jointed collars. The stubs of the former end wall of the older barn show in the side walls below the break in roof types. The added byre has a ground floor door and open tallet, both facing south-east into the farmyard.

Listing NGR: SS750000614

COLEBROOKE

SS 70 SE

3/186

- Ciderhouse and linhay

approximately 25 metres south-

west of Whelmstone Barton

GV II

Ciderhouse and lincays. C17, refurbished in C19. Cob on rubble footings, small part; replaced with C20 concrete blocks; corrugated iron roofs. L-shaped building around south-east and south-west sides of farmyard. Third (north-west) side occupied by barn (q.v.). Longer south-west side (facing north-west into courtyard) comprises ciderhouse flanked by lincays and another linhay at right angles facing north-east. Cob ciderhouse has large central doorway flanked by C19 3-light unglazed windows with plain square-section mullions and internal shutters. First floor central loading hatch to apple store.. Inside is part-floored with apple loft carried on close-set series of heavy roughly-finished and often waney crossbeams. Late C19 cider press with cast iron screw in open section at right end. Roof of C19 machine-sawn A-frame trusses. Second loading hatch in left end. To left is a 3-bay linhay with hayloft floor removed. Replacement C19 nailed tie and cross beam roof. To right is a 7-bay linhay with replacement C19 roof of scissor braced trusses which do not relate to posts but rest on a wall plate. The crosswing is a 5-bay linhay with part of its rear wall replaced by C20 concrete blocks, the hayloft floor removed but with probably original roof of A-frame trusses with pegged lap-jointed collars. Roofs are hipped each end. All lincays are Alcock's Type T1 with roughly-finished full height posts resting on granite pads and similarly-finished crossbeams, all of massive scantling.

Listing NGR: SS7501200600

Appendix 3: SUPPORTING PHOTOGRAPHS



The roof of the earlier phase of the barn; from the south-west.



The later roof of the short extended south section of the barn; from the north, north-east.



The main open area of the barn towards the north, already partially divided for conversion; from the west.



The large barn opening in the south end of the south-east elevation, with rebuilt stone sides, typical 19th century timber lintel and door frame, with chamfered sides; from the west, north-west.



One of the later trusses to the south end of the barn, probably later 17th or early 18th century in date, showing how they have been patched and repaired at a later date.



Detail of a jointed cruck truss base, showing an iron ring set in the timber; from the east, north-east.



The shaped stone block which provides a pad for the jointed cruck truss to sit upon; the cob inner and stone outer skim of the wall and the heavy breccia blocks which form the plinth upon which the barn is built; from the west, south-west.



The south-east elevation, at the south-end; from the south-east (2m scale).



The south-east elevation, at the north end; from the south-east (2m scale).



The barn and western linhay where they adjoin, showing the barn has been slightly truncated during rebuilding; from the west (2m scale).



The south end of the barn, later 17th or 18th century, showing a 19th century rebuild; from the north-west (2m scale).



The north-west elevation of the barn, showing the forced openings undertaken by the previous owner; from the west (2m scale).



The north-east end of the barn, with poor condition original cob and newly rebuilt cob buttresses; from the north-north-east (2m scale).



The south-west elevation the west linhay, surviving cob on a stone plinth to the south end and base, but largely rebuilt in concrete block sometime in the 20th century; from the south (2m scale).



The conserved and reset elm loft beams in the west linhay, incorporated into the new secure first floor; from the south.



The surviving oak post to the farmyard front of the linhay, at the south end, integral to the elm beam and roof structure; from the west (2m scale).



Detail of one of the stone plinths for the oak posts to the front of the western linhay; from the west.



The western end of the west linhay roof, showing the hipped structure and first truss. The roof has been overhauled in the 19th century; from the south-east.



The surviving cob south-west and south-east elevations of the west linhay; from the west, north-west.



The enclosed tarpaulin front of the west linhay, facing the farmyard, showing the relationships to the southern linhay and barn; from the north-east.



The long north-western elevation of the southern linhay; from the west (2m scale).



View of the converted south linhay, showing the cob wall to the south-east and the concrete block stores created within the space; from the north-west (2m scale).



The east corner of the south linhay, rebuilt in handmade cob blocks, using collapsed cob from the site, also showing the restored historic cob south-east wall; from the south-east (2m scale).



The rebuild of the root house, where the linhays adjoin; from the south-west (2m scale).



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

Tel: 01769 573555
Email: mail@swarch.net