

COLEHAYES BARN
OTTERTON
EAST DEVON
DEVON

Desk-Based Assessment & Historic Building Recording



South West Archaeology Ltd. report no. 170412



www.swarch.net Tel. 01769 573555

Colehayes Barn, Otterton, Devon Desk-Based Assessment & Historic Building Recording

By E. Wapshott & N. Boyd
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Work undertaken by SWARCH for
Michael Parkin (The Client)

Summary

South West Archaeology Ltd. was commissioned to undertake historic building recording for the barn adjacent to Colehayes Cottage, Otterton, Devon. This work was undertaken in order to assess the fabric affected by the proposed partial demolition of this barn and the buildings historical and archaeological context and value.

The barn at Coleshayes was once one of a courtyard of outbuildings that served the Vicarage and Glebe lands in which it stands. The Listing records the main house as being constructed in the 1840s, although the outbuildings clearly predate this, and it was observed during the assessment of the barn that the vicarage itself displays signs of an earlier (pre-1840) structure contained with later and substantial changes.

The position of the barn suggests its former use as a stable, and although there are no fittings remaining from the earliest phase of the building, fittings from later phases confirm this use and indicate it may have been improved and used as a coach house as the vicarage was elevated in status.

The story of the barn is very evident in its fabric, with remains of the late medieval crucks and cob walls, later brick walls and partitions, the 20th century roof with WWII camouflage decoration and the smoke-blackening of the 1920s/30s fire.



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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 APPRAISAL	7
2.1 HISTORICAL BACKGROUND	7
2.2 CARTOGRAPHIC RECORDS	7
3.0 HISTORIC BUILDING RECORDING	11
3.1 SITE DESCRIPTION	11
3.2 BUILDING DESCRIPTIONS	11
3.2.1 The Barn	11
3.3 HISTORIC PHASING	12
3.3.1 Phase 1 – Late Medieval (c.1600)	12
3.3.2 Phase 2 – Late 18 th Century (1780-1800)	12
3.3.3 Phase 3 – Mid 19 th Century (1840s)	12
3.3.4 Phase 4 – 20 th Century	12
3.4 SIGNIFICANCE	13
4.0 CONCLUSIONS AND RECOMMENDATIONS	14
4.1 CONCLUSIONS	14
4.2 RECOMMENDATIONS	14
5.0 BIBLIOGRAPHY	15

LIST OF FIGURES

COVER PLATE: VIEW OF THE BARN; FROM THE NORTH-WEST

FIGURE 1: LOCATION MAP.	6
FIGURE 2: EXTRACT FROM THE OTTERTON TITHE MAP 1844 (DHC). COLESHAYES AND THE COURTYARD OF OUTBUILDINGS ARE INDICATED.	8
FIGURE 3: EXTRACT FROM THE 1889 OS 6 INCH MAP; COLESHAYES AND THE COURTYARD OF OUTBUILDINGS ARE INDICATED.	9
FIGURE 4: EXTRACT FROM THE 1906 OS 6 INCH MAP; COLESHAYES AND THE COURTYARD OF OUTBUILDINGS ARE INDICATED.	9

LIST OF APPENDICES

APPENDIX 1: RECORDING TABLES	16
APPENDIX 2: LISTING TEXT	21
APPENDIX 3: SUPPORTING PHOTOGRAPHS	22

ACKNOWLEDGEMENTS

MICHAEL PARKIN (THE CLIENT)
STEPHEN REED OF THE DEVON COUNTY HISTORIC ENVIRONMENT TEAM (DCHET)
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
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; NATALIE BOYD
EDITING: NATALIE BOYD; DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION: COLEHAYES BARN
PARISH: OTTERTON
DISTRICT: EAST DEVON
COUNTY: DEVON
NGR: SY 08193 85101
SWARCH REF: OCC17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Michael Parkin (The Client) to undertake building recording for the barn adjacent to the Grade II Listed Colehayes, Otterton, 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 the barn and to set the building in its historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Otterton is a village and parish on the River Otter, approximately 3.5 miles south west of Sidmouth, and less than a mile from the coast. Otterton lies within the hundred of East Budleigh and the deanery of Aylesbeare. The site is located at c.25m AOD. The soils of this area are the reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonal waterlogging of the Whimple 3 Association (SSEW 1993); these overlie the sedimentary bedrock of the Otter Sandstone Formation (BGS 2016).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site is within an AONB, adjoins the curtilage of the Grade II Listed Old Vicarage (Listed as 'Coleshayes', 1280859), and lies to the south of Otterton Conservation Area, which covers the whole of the early part of the village with the exception of The Old Vicarage. Colehayes Cottage sits in a roughly rectangular plot of land at the junction of Behind Hayes and Rogers Lane, which slopes to the north, towards The Old Vicarage. The 1843 Tithe Map records an L-shaped building where Colehayes Cottage now stands. It is coloured grey, reflecting that it had a non-residential function, and lies to the west of a number of other outbuildings, forming a courtyard. Some of these outbuildings have been lost in the 20th century and the remaining element (the south range) is the subject of this study. All of the outbuildings lie within the same plot of land as The Old Vicarage, plot 1202, which in 1843 was owned and occupied by the Rev. John Moor Stevens.

1.4 METHODOLOGY

The assessment of the buildings was conducted by Emily Wapshott in April 2017. 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).

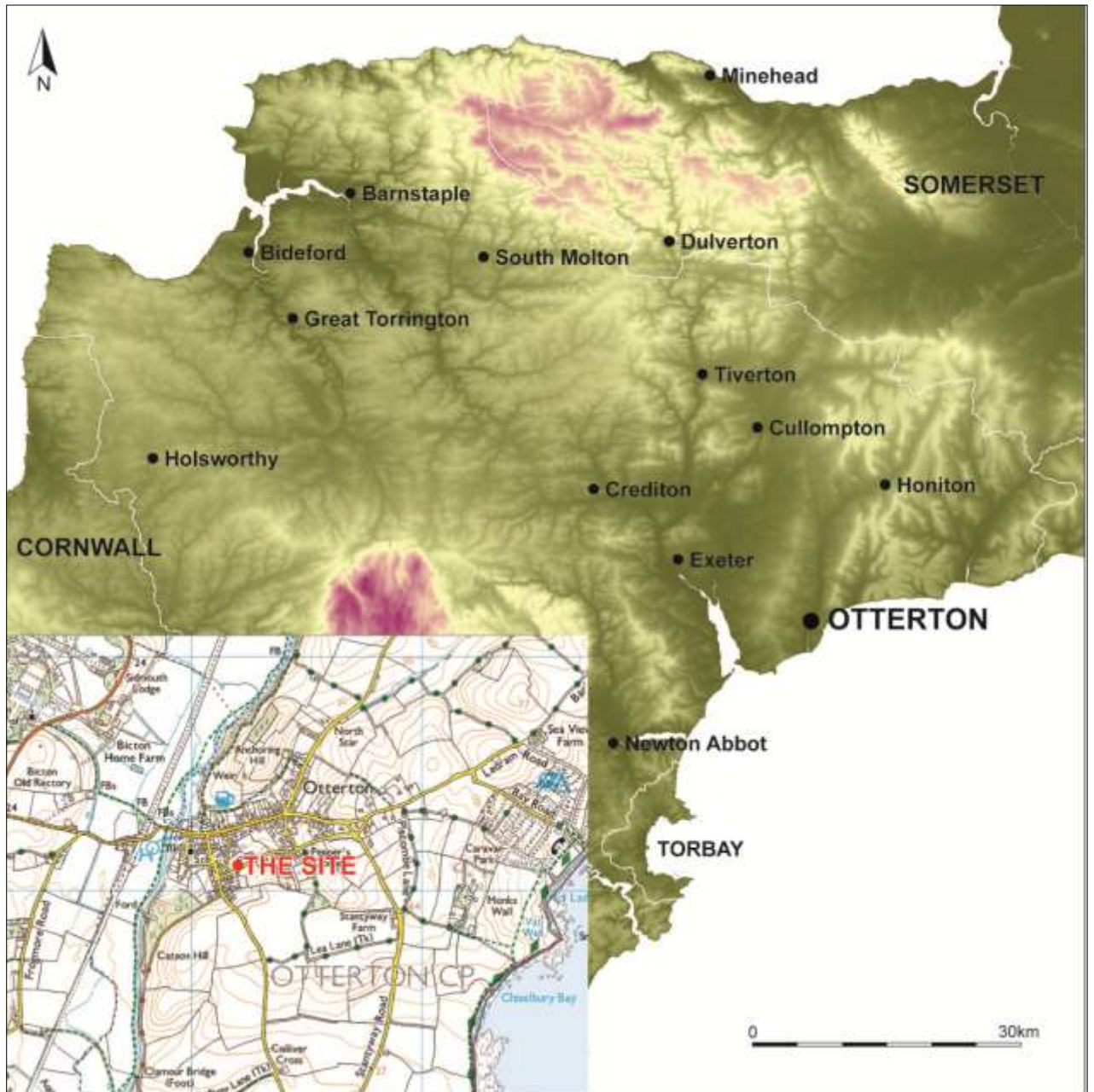


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED APPRAISAL

2.1 HISTORICAL BACKGROUND

Ottertton is a village and parish on the River Otter, approximately 3.5 miles south west of Sidmouth, and less than a mile from the coast. Ottertton lies within the hundred of East Budleigh and the deanery of Aylesbeare. Lysons (1822) records two annual fairs in Ottertton, on the Wednesday of Easter-week and October 11th, or the first Wednesday following.

The manor of Ottertton was granted to the Benedictine Abbey of Mont St. Michel, in Normandy, by William the Conqueror for providing him with ships, men and prayers for his invasion of England. A Priory was founded at Ottertton as a cell of Mont St. Michel, but the only remaining relic is the font. Ottertton was one of three manors bestowed to this priory, along with Sidmouth and East Budleigh. King Henry V took possession of the priory and its lands in 1415 and granted them to the abbess and convent of Syon. It was held by them until the dissolution, at which point (in 1539) it was given to Richard Duke, Esq., whose family had lived in Ottertton since the reign of Edward III. Possession was held by the family until Richard Duke, Esq. Died in 1741, and left it to his nephew, who died without issue in 1775. In 1777 the manor was purchased by the Rolle family (Lysons 1822; Millington 2016). Pevsner (1952) notes of Ottertton's village centre that it is 'an instructive example of local building from the 16th century onwards'.

The site is adjacent to the curtilage of a Grade II Listed building called Coleshayes, but also known as The Old Vicarage. A faculty of 1840 details the expansion of the church at the expense of Lord Rolle, and the Vicarage was also built or extended in this same decade.

2.2 CARTOGRAPHIC RECORDS

Ottertton has several early manorial estate maps, however none of these include the area around the barn. Therefore the earliest detailed cartographic source available is the Ottertton Tithe Map of 1844. Coleshayes and the surrounding lawn is numbered plot 1202 and listed as 'House & Lawn' owned and occupied by the Reverend John Moor Stevens in the accompanying apportionment. The surrounding plots were also Glebe lands, or land which served as part of the benefice and provided income, and included gardens, orchards, arable land and one plot of pasture disconnected from the rest, to the east of Ottertton (979). Colehayes Cottage and the barn immediately to the east are both coloured grey in the Tithe Map, which indicates they were agricultural buildings at this time. Their location, either side of the entrance to the farmyard style courtyard of buildings, would suggest that both likely served a purpose relating to the stabling of horses, or sheltering coaches and their drivers.

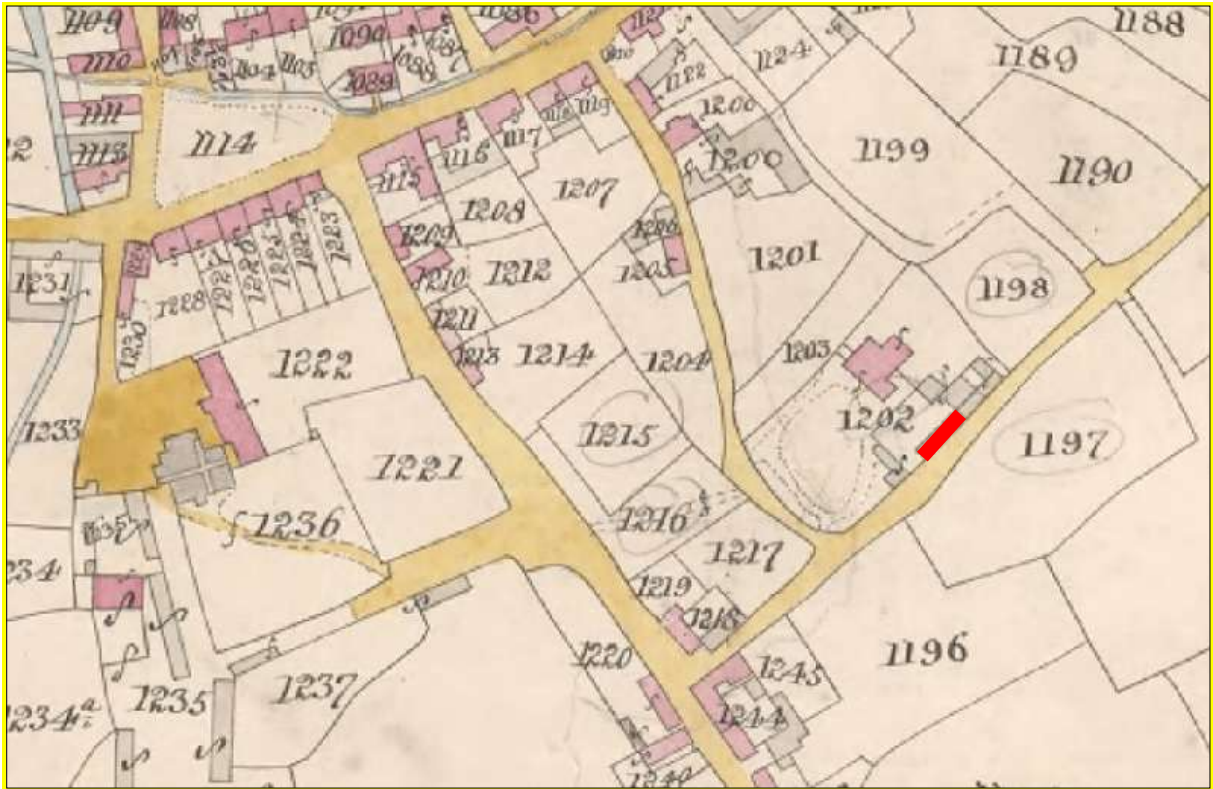


FIGURE 2: EXTRACT FROM THE OTTERTON TITHE MAP 1844 (DHC). COLEHAYES BARN IS INDICATED.

Landowner	Occupier	Field Number	Field Name	Usage
Stevens Revd John Moor (Glebe)	Himself	1215	Walled Garden	Garden
		1216	Orchard	Garden
		1202	House & Lawn	
		1198	Garden	Garden
		1197	Home Orchard	Orchard
		1186	Palmers Close	Arable
		979	Hawkerland	Pasture
			"	Waste
		1294	Broad Grey	Arable
		1295	Long Grey	Arable
		1328	Middle Grey	Arable
		1291	Little Brake	Arable
		1290	Casson	Arable
1286	Clamour	Arable		

Table 1: Extract from the Otterton Tithe Apportionment, c.1843.

Between the production of the tithe map and the first edition OS map of the late 1880s the main house had been extended on its east side. The building appearing more square, with the protrusion in the south west corner reduced, and one added on the south east corner. The outbuildings have seen some alterations, with the building closest to the house removed, along with the westernmost building. The outbuilding that became Colehayes Cottage has been reduced significantly, with the longest part demolished, leaving a small building along the roadside. In contrast the barn subject to this study does not appear to have been altered.



FIGURE 3: EXTRACT FROM THE 1889 OS 6 INCH MAP; COLESHAYES AND THE COURTYARD OF OUTBUILDINGS ARE INDICATED.



FIGURE 4: EXTRACT FROM THE 1906 OS 6 INCH MAP; COLESHAYES AND THE COURTYARD OF OUTBUILDINGS ARE INDICATED.

Few changes seemed to have occurred between the publication of the 1st Edition OS map in 1889 and the 2nd Edition in 1906. The house may have been reduced slightly, although this appears to be the removal of a wall enclosing a yard on the north east rather than significant building works. The courtyard of outbuildings do not appear to have received any alterations during this time.

During the 20th century much of the remaining eastern range of buildings has been demolished and the barn to the west converted into Colehayes Cottage.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The barn comprises a largely cob structure with rebuilt brick west end, which lies in a small grassed plot on the south edge of the gardens of Grade II Listed The Old Vicarage (also known as Colehayes) in Otterton. The Old Vicarage is now a residential care home. To the west lies Colehayes Cottage, a converted barn with heavy, rendered cob walls, probably originally of similar date to the barn which is part of this study. To the north and east, grassed gardens bounded by a brick wall enclose the barn, immediately to the north-east there are likely the below ground remains of other barns, demolished in the 1950s. To the south, the site is bounded by Behind Hayes lane.

3.2 BUILDING DESCRIPTIONS

3.2.1 THE BARN

Cob barn, built on a stone rubble base, rebuilt and extended to the west end in English and Garden Wall Bond brickwork, with a corrugated metal sheeting roof.

The south elevation is of cob of a rich red-brown colour, built on top of a rubble stone base. The west end of the south elevation is of English bond brickwork. The elevation is now blind, but there is clearly a blocked window to the east end.

The north elevation is built of cob to the east end, which sits back, relieved from the rest of the elevation, with a large cob and brick buttress bracing the wall. This section of historic cob walling has a blocked window, central doorway and a large, three-light window. The majority of the north elevation projects slightly forward, of brick build, a mixture of Garden Wall bond and Stretcher Bond. The elevation at this western end is dominated by two double openings with boarded doors, with another three-light window to the west end.

The east and west elevations are gable ends; the east elevation is of cob, on a stone rubble base, with timber boarding in the apex. The west elevation is of brick of several phases, rendered externally with modern plywood sheeting infilling the gable apex. The elevation has one modern loading door within the plywood sheeting, surrounded by mismatched sections of reclaimed timber and a cut down panelled door.

The roof is corrugated metal sheeting, now rusted, but dating to the 1920s/1930s. It was painted in camouflage pattern during the Second World War. This corrugated roof rests on timber A-frames, with nailed joints, overlapping at the ridge, with double ridge poles and a pair of lightweight overlapping purlins to each pitch. This roof structure is of 1920s/1930s date and is contemporary with the corrugated sheeting. This roof was installed after a devastating fire in this between-war period. The late medieval roof survives to the east end, associated within the historic cob walls. The upper element of the crucks were burned beyond repair, however, the base of the crucks survive within the cob walls, rising to side joints which project above the cob walls. This identifies the roof as of later medieval form, a side-jointed cruck roof. Two pairs of base crucks survive to the east end, one of better condition survives to the south side. This would appear to make a 4-bay barn, but the cob wall survives beyond this and the stone rubble base further, indicating this was a larger structure. No historic smoke blackening was viewed, which means it is likely that this building was not heated.

No evidence survives of a function or fittings for the first phase of this building, but evidence shows the barn as part of a larger complex of cob buildings, suggestive of an earlier farmstead; this building

therefore probably had an agricultural function. The building has been altered in the 20th century in a few areas, but its general lack of modernisation and poor condition means it does contain a number of later 18th and 19th century fittings, relating to its use as stables and then coach house. Key surviving elements within the barn are the boarded doors, with iron thumb latches and heavy blacksmith made strap hinges, moulded three-light windows with catches and pintles for shutters, hand turned racks of pegs for tack and harness, a moulded fireplace surround and remains of a hob grate in a brick stack and several cobbled or brick paved floors.

3.3 HISTORIC PHASING

3.3.1 PHASE 1 – LATE MEDIEVAL (c.1600)

The 'east' end of the barn is of heavy cob walls, on a rubble stone base and dates to the late medieval period, likely to be c.1600 or earlier. This cob building has the remains of side-jointed cruck trusses in the top of its main elevation walls. The upper crucks were lost in a fire of the 1920s/1930s; many of the cruck trusses have some element of black smoke-staining from this fire.

3.3.2 PHASE 2 – LATE 18TH CENTURY (1780-1800)

The 'west' end of the barn is a brick building, of English Bond or Garden Wall Bond. This brickwork is built on the original rubble stone base suggesting that the brick phase is a rebuilding of the former cob structure, which may have suffered some damage or perhaps had replaced a timber end to the building. This brick phase represented a phase of later 18th century aggrandisement, probably contemporary with the rear block of the Vicarage building, known as Colehayes. The back block is certainly older than the official listing date of the 1840s, c.1800 or maybe earlier. Its symmetrical facade and layout is simple, a development of cross-passage form.

3.3.3 PHASE 3 – MID 19TH CENTURY (1840s)

A mid 19th century phase of remodelling split the “stables” end of the building with a brick partition and new brick paved floors, possibly converting the former stables to a coach house and work shop. This further aggrandisement is contemporary with the building of the grandiose front block of Colehayes, dated to the 1840s.

3.3.4 PHASE 4 – 20TH CENTURY

The building was devastated by fire in the 1920s/1930s. The roof was lost and replaced by simple A-framed trusses. Lots of poorer quality Stretcher Bond brick was inserted, raising the walls and infilling open-fronted or boarded areas. Later work in the 1960s/1970s inserted the boarding to the west end and altered the doors in the large openings in the north elevation.

3.4 SIGNIFICANCE

The barn represents the part survival of a typical vernacular Devon agricultural cob agricultural building, of late medieval date. Although only the base crucks survive within the walls, we can tell this roof was of side-jointed cruck form, a later medieval form of build. It is not possible to date the building in any more detail since so much of the important indicative roof structure was lost in the 1920s/1930s fire. This building has some significance given its age and form. It is also of architectural and evidential value as there are the foundations of other buildings of similar build/date beneath the grass to the north and east of the barn.

The building is in a parlous state, having received little maintenance in the late 20th century. This does affect the significance as the buildings' overall run down appearance is inherently negative to the gentry level Vicarage next door.

The building has been altered in the 20th century in a few areas, but its general lack of modernisation and poor condition means it does contain a number of later 18th and 19th century fittings, relating to its stables and then coach house phases of use. These are of two key definable phases, with a cruder heavy early phase and a more elaborate 19th century phase. These fittings echo the story/development of the adjacent Colehayes. From an architectural perspective, key surviving elements within the barn are the boarded doors, with iron thumb latches and heavy blacksmith made strap hinges, moulded three-light windows with catches and pintles for shutters, hand turned racks of pegs for tack and harness, a moulded fireplace surround and remains of a hob grate in a brick stack and several cobbled or brick paved floors. The later part building is of less significant architectural value, but has local historical value for its associations with Colehayes.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

The barn at Coleshayes was one of a courtyard of outbuildings that served the Vicarage and Glebe lands in which it stands. The Listing records the main house as being constructed in the 1840s, although the outbuildings clearly predate this, and the house displays signs of an earlier layout incorporated into the 19th century Vicarage.

The position of the barn suggests its use as a stable for the vicarage, and although there are no fittings remaining from the earliest phase of the building, fittings from later phases confirm this use and indicate it may have been improved and used as a coach house as the vicarage was elevated in status.

The story of the barn is very evident in its fabric, with remains of the late medieval crucks and cob walls, later brick walls and partitions, the 20th century roof with Second World War camouflage decoration and the smoke-blackening of the 1920s/30s fire.

4.2 RECOMMENDATIONS

In the event of the barn being partially demolished much of the evidential value may be lost, although this has been preserved through record. Depending on the extent of the works, it may be necessary for a programme of archaeological monitoring to be undertaken as there are likely to be the remains of further buildings surviving to the east and north.

It may also be possible for some of the key historic features e.g. the remains of the trusses to be re-used elsewhere.

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Devon Heritage Centre:

Otterton Tithe Map (1844) and Apportionment (1843)

APPENDIX 1: RECORDING TABLE

BUILDING		General Description
Function/Summary:		Agricultural building, single storey, with loft; used as both stables and a coach house.
Dating Evidence:		The style and form of the building, two clear phases, one of cob and brick.
Exterior		
Elevation NORTH		Description
Figure Numbers:		
Fabric Description:		<p>Long elevation.</p> <p>Cob to the east end, on a stone rubble base. The cob is a rich red-brown colour, with shillet inclusions and some small river pebbles and grit. The stone rubble base is bonded in clay/cob. A large cob and brick buttress braces this older phase of the elevation. A harder layer of cob and lime plaster renders the exterior face, whitewashed, black tarred to the base of the wall and painted over the stonework, as a type of damp proofing.</p> <p>The elevation has been rebuilt in brick to the centre and west end, of mixed English Garden Wall bond and Stretcher Bond in a mix of cob and lime soft mortars and modern cement based hard mortars. The brick is painted, with no obvious foundations.</p>
Roof Covering		Corrugated metal sheeting, painted in camouflage pattern during WWII.
Openings – Windows:	2	<p>Large three-light window to the east end, in the cob part of the elevation, later 18th/early 19th century.</p> <p>Heavy timber lintel and timber pegged framework to sides of opening. Pegged fine quality timber window frame, large bead moulding to jambs and mullions, opening casements to sides, central light boarded over. Surface mounted pintles to side of window suggests shutters. Opening casement with chunky catches, LH hinges, heavy glazing bars, three large panes to each window and heavy iron bars to exterior side for security. This serves room 2, a tack room. The heavy timber visible to the west of the opening may be the back of the base cruck, as it runs down in the wall to the ground.</p> <p>Large three-light window to the west end, in a section of infilled brick, potentially blocking a former open front, later 18th/early 19th century. Pegged fine quality timber window, large bead moulding to jambs and mullions, opening casement to centre boarded over. Surface mounted pintles to side of window suggests shutters. Panes all reset with 20th century glass, the windows altered, cut off at bottom and reset. This serves room 4, a former stable.</p>
Openings – Doors:	3	<p>Doorway to east end. Wide timber frame, pegged joints, beaded to opening. Boarded door, of even beaded planks, heavy chamfered and moulded ledging bars to rear, long strap hinges, blacksmith made, iron thumb latch. Brick rebuilt threshold and heavy stone block used as step. 19th century door.</p> <p>Large double opening in centre of elevation. Chunky long lintel over opening, narrow nailed 20th century timbers to sides. Brick inserted threshold, formed of pavers and a patch of cement. Two very large boarded doors, with framing and bracing. These doors are further reinforced with very heavy strap hinges as they are early 20th century folding garage doors which have been fixed into a framework.</p> <p>Large double opening to the west end. Long narrow timber lintel, narrow nailed timber frame and thinner boarded doors, ledged and braced, iron bolts. These doors are later 20th century, possibly 1960s/70s.</p>
Blocked Openings - Doors	1	Large blocked window opening in the cob at the east end; a large rectangular sunken area, infilled and plastered over with a thin layer of cob. Chunky timber lintel. The opening is cut by the later doorway to the west side.
Drainage/Guttering		Plastic guttering to east and downpipe to west end.
Significant Details:		The brick phase appears to have been open-fronted, then infilled with poorer quality stretcher bond brick in either the later 19 th or early 20 th century. More brick was then inserted after the 1920s/1930s fire which destroyed the roof; the walls raised to meet the new roof height.

COLEHAYES BARN, OTTERTON, DEVON

Relationships:		The cob is the earliest phase of build, the brick abuts this phase. The brick phase of the building to the west is probably a rebuild of the cob and probably extended it further to the west. It is possible the cob barn had a timber framed end or addition, which this brickwork replaces, and no trace of that intervening phase survives.
Comments/Dating:		The cob phase is c.1600 or earlier. The brick is later 18 th /early 19 th century with alterations of the later 19 th and 20 th century.
Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		Long elevation. The elevation is mostly of cob, on a rubble stone base. The cob is of a rich red brown colour, with inclusions of shillet and pebbles. Plastered/rendered in a harder cob plaster mixed with lime, whitewashed, black tarred to base of wall. Patches of replaced plaster in cement and limecrete, plaster/render failing in places along the elevation, exposing cob beneath. The west end is of English bond brickwork, painted white. The brickwork has a cob and lime mix mortar and is built on the contiguous stone rubble base of the barn, which is in a cob/clay bond.
Roof Covering:		Corrugated metal sheeting, painted in camouflage during WWII.
Blocked Openings –	1	One large rectangular sunken area to the east end, in the cob, approx 1.2m above road level. This is a large blocked window, outline of heavy timber framework to opening can be seen under the cob plaster.
Significant Details:		A short section of brick chimney stack projects out of the corrugated sheeting roof at the east end.
Relationships:		Cohesive with the east end and north-east end cob parts of the building. The brick west end is built on the earlier stone base and abuts the cob. The brick phase of the building to the west is a rebuild of the cob and probably extended it further to the west. It is possible the cob barn had a timber framed end or addition, which this brickwork replaces and no trace of that intervening phase survives.
Comments:		The cob phase is c.1600 or earlier. The brick is later 18 th /early 19 th century.
Elevation WEST		Description
Figure Numbers		
Fabric Description		Gable end elevation. Brick elevation. Heavy brickwork to the north and south corners, of rough English bond and Garden Wall bond mixed build. The inner part of the elevation, where it blocks a possible opening, is of Stretcher bond, of poorer quality and possibly later, it has been rendered, the older brickwork merely painted. The apex of the gable is enclosed by modern plywood style boarding and narrow timber framing, of the very late 20 th century.
Openings - Doors	1	Loading door in the apex of the gable. Low, wide opening, formed by mismatched timbers nailed together. Cut off panelled 19 th century door, reused for loading door, with heavy iron bolt. Very late 20 th century alteration.
Relationships		The brick corner elements of the elevation are cohesive with the west end of the north and south walls. The central infilled section is later.
Comments		The whole elevation is heavily altered and the earliest phase of what survives is probably phase two or three of the overall building, so this is a difficult elevation to consider holding any historical value at all. The original brick phase, the two corners, are probably later 18 th or early 19 th century in date.
Elevation EAST		Description
Figure Numbers:		
Fabric Description:		Gable end elevation. Cob elevation, on a stone rubble base, with lots of river pebbles seen in the stonework. The stonework appears to be bonded in clay and cob. The cob is a rich red-brown with shillet inclusions and small river pebbles/grit. Plastered/rendered

		<p>in a harder cob plaster with lime; whitewashed. Tared to the base of the wall for damp proofing.</p> <p>The apex of the gable is of horizontal timber boarding of probable early-mid 20th century date. Timber framing and narrow barge boards.</p> <p>Modern brick corner to the north-west corner, where the corner was rebuilt to stabilise the building. The brick is in a hard mortar. This is a very recent repair undertaken in the last few years.</p>
Significant Details:		The elevation is abutted by another cob wall on a similar stone base, to the south side; which represents the remains of another small cob building which was demolished here.
Relationships:		Cohesive with the south elevation and north-east corner elevation; the cob parts of the building.
Comments/Dating:		The cob phase is c.1600 or earlier.
Interior		Description
Room 1		
Function:		Staff room/Heated room. Coach Man's office? In cob end of building.
Figure Numbers:		
Walls:		Cob and lime mix plaster, whitewashed.
Floor:		Cobbled or packed earth? Brick pavers near the door and to the threshold.
Ceiling:		Lime plaster ceiling, over lathes which tack straw, covered in cob, to the underside of the boards attached to the joists. Unusual vernacular form of build.
Opening – Doors:	2	<p>One door in the north wall to the exterior.</p> <p>Heavy, even width beaded plank door to exterior, chamfered and moulded ledging bars to rear, long, blacksmith made strap hinges, iron thumb latch. 19th century door.</p> <p>One door in the west partition wall, to the south end.</p> <p>Smaller door, to tack room. Uneven width chunky boards, thick but narrow chamfered ledging bars. Blacksmith made strap hinges, pointed to a rounded end and iron thumb latch. H-hinges. Later 18th century door.</p>
Blocked Openings –	1	<p>One blocked window.</p> <p>Large blocked window opening at east end, in the cob; a large rectangular sunken area, infilled and plastered over with a thin layer of cob. Heavy timber lintel on the interior. Two-light window on the interior with pegged frame, moulded jambs and central mullion. Later 18th century window.</p>
Significant Details:		Brick stack built into the south-west corner, very poor quality. 19 th century addition to room. Mixed rough brick styles, in cob bond, with flecks of lime. Brick built hearth for a hob grate. Some fixed metal hob grate framing but grate has been removed. Chamfered timber surround. Gothic influence as shallow Tudor-arched shape.
Dating Evidence:		The rows of pegs and door to room 2, suggest a later 18 th century conversion of an earlier cob building (c.1600 or earlier). This room was then altered in the 19 th century by the addition of the fireplace and some framing to the wall behind.
Room 2		
Function:		Tack room. In cob end of building.
Figure Numbers:		
Walls:		Cob and lime mix plaster, whitewashed.
Floor:		Packed floor, limecrete?
Ceiling:		Lime plaster ceiling, over lathes which tack straw, covered in cob, to the underside of the boards attached to the joists. Unusual vernacular form of build.
Opening – Doors:	2	<p>Large wide door, cut off, with inset cut window opening. Beaded wide planks, narrow ledging bars, heavy strap hinges and iron thumb latch. Wide beaded door frame, pegged corners. 19th century door.</p> <p>Smaller door, to staff room. Uneven width chunky boards, thick but narrow chamfered ledging bars. Blacksmith made strap hinges and iron thumb latch. H-hinges. Later 18th century door.</p>
Opening – Windows:	2	Large three-light window to the east end, in the cob, adjacent to the joint with the

		brickwork. Heavy timber lintel and timber pegged framework to sides of opening. Pegged fine quality timber window, large bead moulding to jambs and mullions, opening casements to sides, central light boarded over. Opening casements with chunky catches, heavy glazing bars, three large panes to each window and heavy iron bars to exterior side. Later 18 th century window, or very early 19 th century. Small two light window in south wall, set high in elevation, blocked on external side. Chamfered jambs and modern bead moulding. Later 19 th century window.
Significant Details:		Heavy timber planks, bolted to walls, with heavy turned pegs for tack, reigns harness etc.; later 18 th and early 19 th century tack hanging fittings. Crude narrow planks below with crude square straight pegs, again for tack. Timber shelving, heavy planks of rough cut timber on triangular shaped brackets. Some shelving replaced or extended in the 20 th century. 20 th century workbench under window in north wall.
Dating Evidence:		The form of the windows and the varying types of tack hanging fittings are evidence of two phases. The fittings suggest a later 18 th century conversion of an earlier cob building (c.1600 or earlier). This room was then altered in the 19 th century. Much later 20 th century alteration/repair.
Room 3		
Function:		Former coach house/previous stables. In cob and brick part of building, where the two phases abut.
Figure Numbers:		
Walls:		Cob and lime plastered walls to south and east, painted. The south wall has lost some plaster in one place near the ceiling beam and this has exposed a section of the heavy base cruck as it runs down in the wall to the ground. The east wall can be seen to be a heavy and rough built brick wall, on a stone base, with some cob. Painted brick to the north wall. Brickwork to the west wall the remains of paintwork, with two projecting pilasters bracing the heavy beam above, with bullnose bricks. 19 th century inserted partition.
Floor:		Cobbled floor of river and sea pebbles, set in clay. There appears to be a drain which respects the north side of the space, dropping away to the west with the natural slope of the ground. To the double doorway in the north wall, there are some brick pavers and a patch of cement or limecrete. Drain to the north side, the floor dropping away to the west.
Ceiling:		Cob and lime mixed plaster ceiling, painted. The plaster is over heavy split lathes which tack straw, covered in cob, to the underside of the boards attached to the joists. Unusual vernacular form of build. Heavy timber beam runs across the space with deep chamfer and run out stops. This beam sits in the cob wall to the south, and on a brick pier to the north side, where the wall has been replaced.
Opening – Doors:	2	Large double opening in centre of north wall. Long lintel over opening, narrow nailed 20 th century timbers to sides. Brick inserted threshold, formed of pavers and a patch of cement. Two very large boarded doors, with framing and bracing bars, these doors are further reinforced with very heavy strap hinges as they are early 20 th century folding garage doors which have been fixed into a framework. Door to tack room in the east wall, accessed via brick steps. Large wide door, cut off, with inset cut window opening. Beaded wide planks, ledging bars, heavy strap hinges and iron thumb latch. Wide beaded door frame, pegged corners. 19 th century door.
Significant Details:		
Dating Evidence:		This space appears to have been built as a later 18 th century, or very early 19 th century stables, with a cobbled floor. This was a development or later phase of the earlier cob building (c.1600 or earlier). This space was divided later in the 19 th century by the partition wall and part of the space was then defined as a coach house and stables although it is unclear which compartment that was.

		In the 20 th century this space was used as a garage, hence the folding doors.
Room 4		
Function:		Former coach house/previously stables. In brick part of building.
Figure Numbers:		
Walls:		Painted brick walls to south, east and north. Mixed build types, English bond, Garden Wall bond and some Stretcher bond. West wall of poor quality brick, infilling a former opening, lime plaster, painted over. The south wall is of stone rubble to the base, in a cob bond, painted with whitewash.
Floor:		Brick pavers to floor.
Ceiling:		Cob and lime mixed plaster ceiling, painted. The plaster is over heavy split lathes which tack straw, covered in cob, to the underside of the boards attached to the joists. Unusual vernacular form of build. Only survives to the east side of the ceiling. Large central ceiling beam, chamfer is narrower than those seen in rooms 1, 2 and 3. Heavy joists carry heavy boarded plank loft floor at the west end.
Opening – Doors:	1	Large double opening in the north wall. Long narrow timber lintel, narrow nailed timber frame and thinner boarded doors, ledged and braced, iron bolts. These doors are later 20 th century.
Opening – Windows:	1	Large three light window to the west end of the north wall. In a section of infilled brick, blocking a former open front. Pegged fine quality timber window, large bead moulding to jambs and mullions, opening casement to centre boarded over. Surface mounted pintles to side of window suggests shutters. Panes all reset with 20 th century glass, the windows altered. This window is later 18 th century in date but has been reset here.
Significant Details:		Early 20 th century fire extinguisher attached to jamb of door, from when the barn was used as a garage. Possible troughs along the south wall, now blocked?
Dating Evidence:		This space is contained within the later 18 th or very early 19 th century stables, an extension or rebuilding of the cob barn. This was then later divided in the 19 th century and brick pavers inserted in the floor, becoming a coach house or associated workshop. Altered in the 20 th century considerably after the fire, an element of this building may have had open sides or timber boarding.

Appendix 2: LISTING TEXT FOR THE ADJACENT COLESHAYES (OLD VICARAGE)

OTTERTON ROPERS LANE, Otterton
SY 0885
7/201 Coleshayes - II

House, former vicarage. Circa 1840. Plastered brick or stone rubble walls; brick stacks with plastered brick chimney shafts; slate roof. T-plan house. The front block faces south-west and contains the principal rooms, one each side of the central entrance hall and staircase. Both these rooms have rear lateral stacks. 2-room plan rear block projecting at right angles from rear centre.

End stack and integral outshoot behind. Kitchen and service room in angle of front and rear blocks behind the front left (north-east) room. 2 storeys with attics to front block.

Symmetrical 3-window front around the central doorway. 6-panel door and fanlight with radial glazing bars, panelled reveals and flat-roofed stucco porch with round-headed outer arch flanked by square columns containing panels of rustication and a moulded entablature. Doorway is flanked by canted bay windows containing front 12-pane sashes and narrow side sashes. First floor has central 12-pane sash flanked by large tripartite sashes containing 12-pane sashes. These windows have moulded architraves and hoodmoulds supported on scroll consoles. There is a plat band at first floor level and stucco quoins on the end corners. Deep eaves carried on shaped brackets. Low pitch roof is hipped each end. The right end contains French windows under an elliptical head containing radial glazing bars. Hipped dormers containing casements with glazing bars each end of front block. The right (south-west) side of rear block is similar to the front with a 2-window front of 16-pane sashes. The rear outshot this side contains a 6-panel door and its roof is hidden by a parapet.

The kitchen block has a roof parallel to the rear block and has ground floor casements and a first floor 16-pane sash.

Interior includes a good deal of original detail. The joinery includes an open string stair with stick balusters.

Listing NGR: SY0821085137

Appendix 3: SUPPORTING PHOTOGRAPHS



View of the roof structure from the east.



Brick stack, serving fireplace inserted into the room at the east end; from the west, north-west.



The best preserved base cruck as it rises smoothly into the joint, showing the smoke-blackening from the fire which destroyed this roof; from the north-west.



The raised section of loft to the east end, also showing two pairs of the base crucks to the east end; from the west.



Left: The join between cob and brick on the south wall; from the north-west.

Right: The early 20th century fire extinguisher, attached to the door frame in room 4; from the south, south-east.



Exterior view of the barn and adjacent historic walling; from the north-east.



The north elevation, showing the older cob to the east and the brick to the west; from the north.



The north and west elevation of the barn; from the north-west.



The terracing/undulations in the garden, where the adjacent buildings have been demolished; from the west.



The grass to the north of the barn, which was historically a cobbled yard, the cobbles now piled at the eastern end of the barn; from the west.



The south elevation along Behind Hayes Lane; from the south-west.



View along the phases of brick, dressed stone blocks and cob of the historic walling along Behind Hayes Lane; from the east, south-east



The south interior wall to the west end of the barn, showing the English Bond brickwork; from the north.



The brick west wall of the barn, showing the plaster on the inner face and heavy 19th century beams and joists to the loft floor; from the east, north-east.



The brick pavers in the west end; from the north.



The brick partition wall, clearly not tied into the exterior walls, of Stretcher bond, possibly a later addition; from the north-west.



The three light window to the west end of the north elevation; from the north.



The ceiling beam in room 4, has a narrow chamfer, with run out stops, the base cruck can be seen in the wall to the east side of the beam; from the north-west.



Detailed view of one of the planks, bolted to the wall, with turned pegs, for reins or harness; from the south-west.



The heavy timbers which line the opening to the window in room 2; this may be the back of the heavy base cruck; from the north.



The brick stack and fireplace in room 1; from the north



The heavy beam over the partition between room 1 and 2, showing its wide adze cut chamfer and run out stops. Also showing one of the narrow planks and long crude sets of pegs; from the south, south-east.



The adjacent Colehayes Cottage, formed in the 1970s from another old agricultural building; from the north-east.



View of the former barns and Coleshayes, The Old Vicarage; from the south-west.



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

Tel: 01769 573555
Email: mail@swarch.net