

# OLD TRINE MODBURY SOUTH HAMS DEVON

Historic Building Appraisal, Statement of Significance & Impact Assessment



South West Archaeology Ltd. report no. 161223



[www.swarch.net](http://www.swarch.net) Tel. 01769 573555

# Old Traine, Modbury, Devon

## Historic Building Appraisal, Statement of Significance and Impact Statement

---

By E. Wapshott & B. Morris  
Report Version FINAL  
23<sup>rd</sup> December 2016

Work undertaken by SWARCH for  
Tracy & Andrew Lang (The Clients)

### Summary

---

*South West Archaeology Ltd. was commissioned to undertake a historic building appraisal and produce a statement of significance and impact statement for Old Traine, Modbury, Devon. This work was undertaken in order to inform potential conversion, restoration and development of part of the complex and set the buildings in their historical and archaeological context.*

*Old Traine forms part of a building of considerable age and complex development containing elements of 15<sup>th</sup> through to 20<sup>th</sup> century date. The house stands within a larger complex of service buildings and walled courtyards of varying age, a courtyard mansion representing an important middle to high status site, of considerable local importance. The building is now divided in ownership but is Listed Grade II\*.*

*There was a comprehensive phase of renovation in the 1960s that saved the building from ruin, but the north range of the courtyard mansion did not form part of this work and is now in a parlous state of repair. However, this has meant numerous unusual architectural and historic features survive unaltered within its unmodernised ground and first floors. The intention of the new owners is to bring this range back into use as accommodation, thus there is an opportunity remedy its structural issues and record and conserve its historic elements. A managed programme of works on this structure can only be viewed as positive overall, reducing the risk of the loss of historic fabric through further decline. Works to the east range are not expected to be particularly intrusive on the whole, providing the issue of access to the north range can be resolved.*

---



December 2016

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

## CONTENTS

---

<i>LIST OF FIGURES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	5
<b>2.0 DESK-BASED APPRAISAL</b>	<b>7</b>
<b>3.0 HISTORIC BUILDING APPRAISAL</b>	<b>10</b>
3.1 SITE DESCRIPTION	10
3.2 BUILDING DESCRIPTIONS	10
3.2.1 The Main (South) Range	10
3.2.1 The Main (South) Range – Significant Features	10
3.2.2 The East Range	11
3.2.1 East Range – Significant Features	12
3.2.2 The North Range	13
3.2.1 North Range – Significant Features	14
3.3 COMMENT ON THE SURVIVING HISTORIC FABRIC	14
3.4 HISTORIC PHASING OF THE BUILDINGS	15
3.4.1 Phase One – 15 <sup>th</sup> Century	15
3.4.2 Phase Two – 1580-1620	15
3.4.3 Phase Three - c.1800	15
3.4.4 Phase Four	16
<b>4.0 STATEMENT OF SIGNIFICANCE AND IMPACT STATEMENT</b>	<b>20</b>
4.1 STATEMENT OF SIGNIFICANCE	20
4.2 IMPACT STATEMENT	20
4.2.1 Main Range	20
4.2.2 East Range	21
4.2.3 North Range	21
<b>5.0 CONCLUSIONS AND RECOMMENDATIONS</b>	<b>22</b>
5.1 CONCLUSIONS	22
5.2 RECOMMENDATIONS	22
<b>6.0 BIBLIOGRAPHY</b>	<b>23</b>

## LIST OF FIGURES

---

*COVER PLATE: THE SOUTH (FRONT) ELEVATION OF THE FARMHOUSE; VIEWED FROM THE SOUTH-WEST.*

FIGURE 1: LOCATION MAP.	6
FIGURE 2: THE REV. JOHN SWETE'S WATERCOLOUR OF TRaine.	7
FIGURE 3: EXTRACT FROM THE 1841 MODBURY TITHE MAP 1841; PRO MAP, WITH DHC MAP AS INSET.	8
FIGURE 4: EXTRACT FROM THE 1906 OS 2 <sup>ND</sup> EDITION 1:25" MAP OF MODBURY.	8
FIGURE 5: DETAIL OF THE 1906 OS 2 <sup>ND</sup> EDITION 1:25" MAP OF OLD TRaine.	9
FIGURE 6: THE SOUTH FRONT ELEVATION OF OLD TRaine.	11
FIGURE 7: THE EAST ELEVATION OF THE EAST RANGE; FROM THE EAST.	12
FIGURE 8: THE RELATIONSHIP BETWEEN THE EAST AND NORTH RANGES.	13
FIGURE 9: PROVISIONAL PHASING: GROUND FLOOR.	17
FIGURE 10: PROVISIONAL PHASING: FIRST FLOOR.	18
FIGURE 11: PROVISIONAL PHASING: SECOND FLOOR.	19

## LIST OF APPENDICES

---

APPENDIX 1: FEATURES OF HISTORIC INTEREST	24
APPENDIX 2: LISTING TEXT	25
APPENDIX 3: SUPPORTING PHOTOGRAPHS	26

## ACKNOWLEDGEMENTS

---

TRACEY & ANDREW LANG (THE CLIENTS)

## PROJECT CREDITS

---

PROJECT DIRECTOR: COLIN HUMPHREYS  
PROJECT MANAGER: DR. SAMUEL WALLS  
DESK BASED RESEARCH: DR. BRYN MORRIS  
HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT; ROBERT WATERHOUSE; COLIN HUMPHREYS; GINNY HUMPHREYS  
REPORT: EMILY WAPSHOTT; DR. BRYN MORRIS  
EDITING: DR. SAMUEL WALLS



## 1.0 INTRODUCTION

---

**LOCATION:** OLD TRINE  
**PARISH:** MODBURY  
**DISTRICT:** SOUTH HAMS  
**COUNTY:** DEVON  
**NGR:** SX 66082 51905  
**SWARCH REF:** MOT16

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Tracey & Andrew Lang (The Client) to undertake a rapid building appraisal and produce a statement of significance and impact statement for the Grade II\* Listed building Old Trine in Modbury, Devon. This work was undertaken in compliance with best practice and in order to inform potential future works.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Old Trine is located on the north-eastern edge of Modbury, tucked into a shallow valley on a south-south-west facing slope at c.60mAOD. The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1993); these overlie slates, siltstone and sandstones of the Meadfoot Group (BGS 2016).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Modbury is a small market town located in the South Hams. Trine was a substantial medieval barton farm and perhaps a sub-manor from an early date. The surviving elements indicate it was a courtyard mansion, subject to at least two major phases of rebuild and repair c.1600 and c.1800. The whole complex was in poor repair by the middle of the 20<sup>th</sup> century, and most of surviving structures were renovated in the 1960s. The former outbuildings were converted to domestic accommodation and sold off. The most notable inhabitant of Trine was the Rev. John Swete, a noted local antiquarian with strong leanings towards the picturesque movement.

### 1.4 METHODOLOGY

The appraisal of the buildings and a brief overview assessment of the structure was conducted by Emily Wapshott and Robert Waterhouse in September 2016. A subsequent visit was undertaken in October 2016 by Colin and Ginny Humpreys. 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).

OLD TRAIINE, MODBURY, DEVON

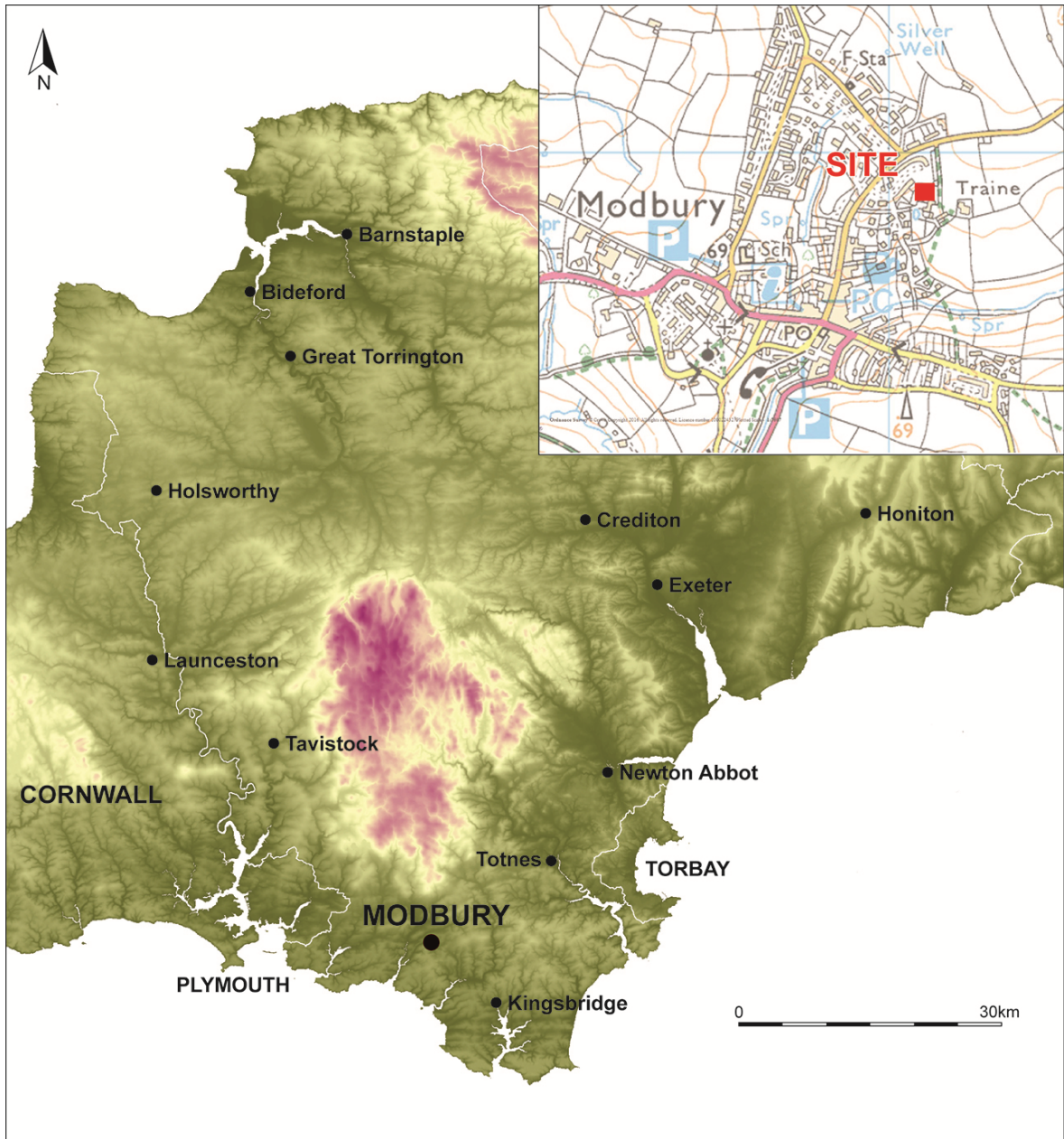


FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED APPRAISAL

Modbury is a former market town in the Hundred of Ermington and the Deanery of Plympton. This extensive parish contains numerous manors, and while its geographical proximity makes it likely it was parcel of the Manor of Modbury, the surviving remains at Old Traine are sufficiently substantial to imply it was a separate sub-manor from an early date. Lysons states the eponymous *John Terry* held the estate during the late 14<sup>th</sup> century, descending to the Scoos Family, and thence via a heiress to the Swete Family in the mid 16<sup>th</sup> century. The last of this line was one Adrian Swete (d.1755), who bequeathed his lands to his mother (Esther Swete d.1771). She left them to a relative, Rev. John Tripe who took the name of Swete, and was the proprietor in 1822 (Lysons 1822).

The Rev. John Swete is a noted antiquarian whose journeys were described in some detail in his illustrated journals. Not all of his journals survive, but those that do have been published and include a watercolour depiction of Traine. His account from 1793 reads: “*Quitting Fleet I rode to Modbury and a little after nine after the fatigues and pleasures of a very long and sultry day found myself at rest in a comfortable Inn... Accompanied by Mr Andrews I now quitted Train with a view to looking at an Estate, which, during the last year I had purchased at Moreleigh*”. The page in the journal was left blank for a description, but presumably he did not see the need to describe his own dwelling. It is, however, curious that when he arrived at Modbury he chose to stay at an inn.



Figure 2: The Rev. John Swete’s watercolour of Traine (undated) (reproduced from Gray 1998, 20; DHC ref: 564M/F5/79). Note the gatehouse to the right is shown as gabled with pigeon holes, and the window is not shown as the two-light casement with granite mullion and lintel. In contrast, the little that can be seen of Old Traine (in the background) is very similar to the extant structure, with the exception of a slightly taller chimney.

A key consideration for Traine is the extent to which it may have been modified by Swete himself. His journals are entitled *Picturesque Sketches of Devon* and he was clearly both well-informed and opinionated. It is very possible Traine and its surroundings may have been arranged to suit his tastes, and this should be borne in mind.



The title apportionment indicates John Beaumont Swete was the owner in c.1840, and tenanted to Charles Andrews. In the 1841 Census, Traine is occupied by Charles Andrews (farmer), his two older sisters (Mary and Phillis) and six servants. Another Traine – perhaps Traine House – was occupied by Thomas Kelly (solicitor) and his family and servants. In 1851 the Andrews had been joined by an older brother, Thomas.

The earliest map of the site available to this study is the tithe map of 1841. The PRO and DHC maps are slightly different and show complementary information. The PRO map is clearly more detailed and shows the survey lines; the DHC map is less detailed and seemingly less accurate, but there is a distinction between domestic buildings (in pink) and outbuildings (in grey). Many of the field names to the south and east of Traine feature the element *park*; park is a fairly standard field name element in Devon (like *close*, or *field*) but might hint at a landscape or earlier park associated with the house.



FIGURE 3: EXTRACT FROM THE 1841 MODBURY TITHE MAP 1841; PRO MAP, WITH DHC MAP AS INSET.

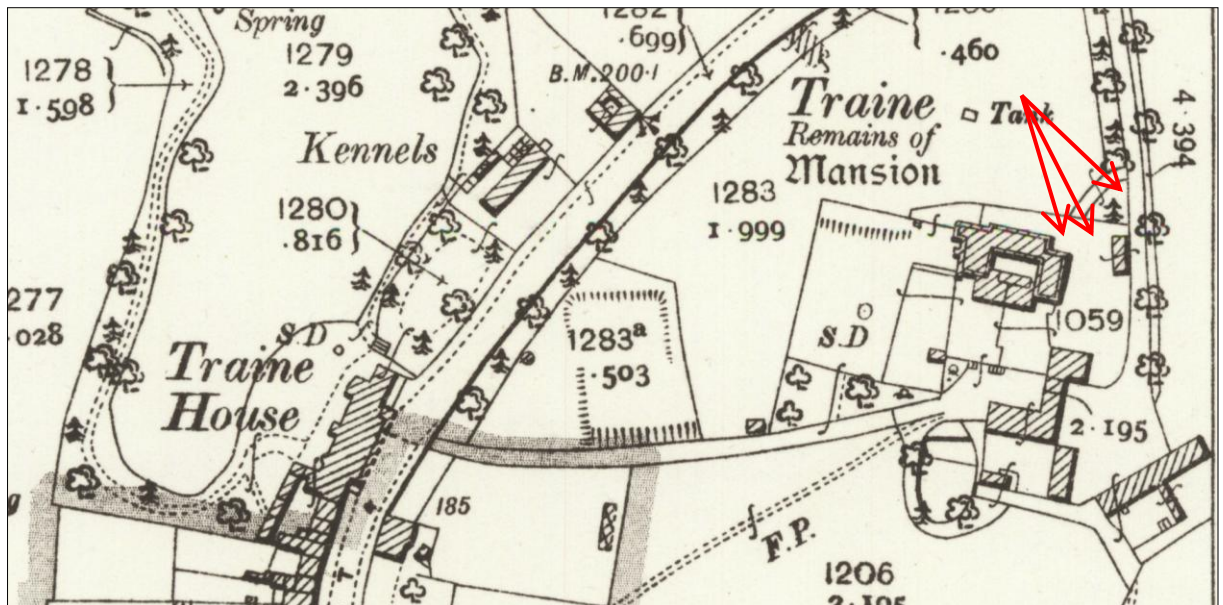


Figure 4: Extract from the 1906 OS 2<sup>nd</sup> edition 1:25" map of Modbury (surveyed 1904) (Devon Sheet CXXV.15), showing the relationship between Old Traine and Traine House.

The layout as shown on the 1906 2<sup>nd</sup> edition 1:25" OS map (Figure 4) is identical to the 1<sup>st</sup> edition map of 1887. Some change is evident, mainly in the loss of smaller buildings or lean-tos, the most relevant detail being the loss of the structure at the end of the North Range and in the garden to the north-east (indicated).

The basic layout of the site has remained fairly static since 1907, although inevitably the outbuildings have been converted into residential or holiday accommodation. Before 1972 bungalows (Silverwell Park) were built in the field immediately to the north-west, and a smaller housing estate (Ayleston Park) was built immediately to the south-west in the late 1990s.

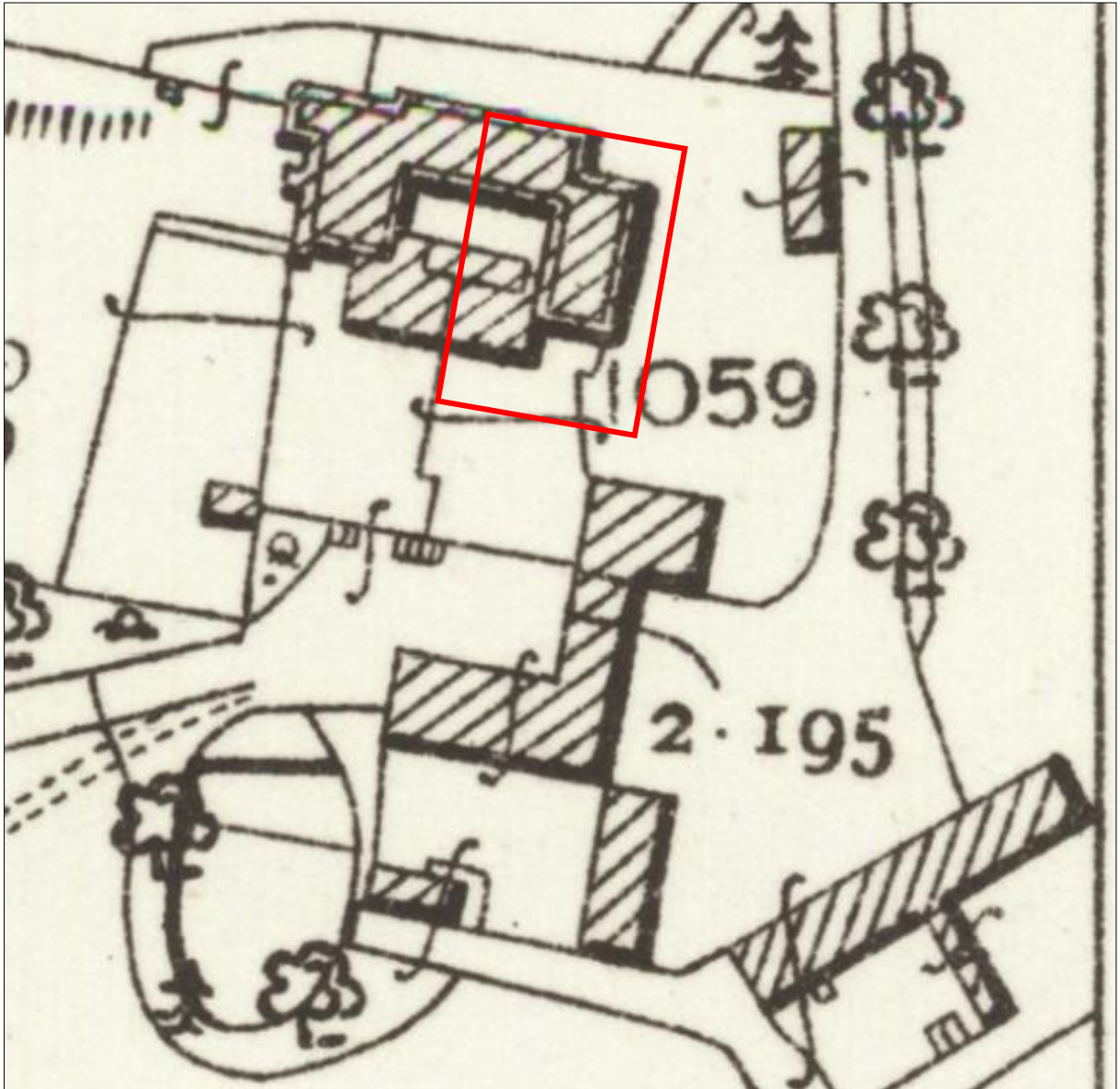


Figure 5: Detail of the 1906 OS 2<sup>nd</sup> edition 1:25" map of Old Traine (Devon Sheet CXXV.15); the site is indicated.

A substantial body of information relating to Old Traine is held by the Modbury History Society, including the diaries of Edmund, John I and John II Andrews, spanning the period 1745-1860. In addition, Traine was one of the buildings G.W. Copeland studied. As his recording work pre-dates the 1960s it could be used to correct for the changes wrought during the renovations. In summary, there is considerable potential here to link the physical buildings with the historical evidence.

## 3.0 HISTORIC BUILDING APPRAISAL

---

### 3.1 SITE DESCRIPTION

Old Traine represents the partial survival of a courtyard mansion, developed in multiple phases between the 16<sup>th</sup> to 20<sup>th</sup> centuries, with fragments of an earlier building of 15<sup>th</sup> century date. The building comprises a large inner courtyard with ranges to the south, east and west. A partially-ruined range to the north is now in separate and divided ownerships: Old Traine to the east and West Court Cottage to the west. This former courtyard mansion is sited within a larger complex of stone former service buildings, now separate dwellings under different ownership. The site is located on the south-south-west facing slopes of a shallow valley framed by trees, with a pond and orchard immediately to the west and south-west.

The outer court is on two levels. The lower level has a large 17<sup>th</sup> century stable block on its south side, a cobbled yard to the west and a 19<sup>th</sup> century gatehouse building to the east, abutting to the north-east a two-storey ashlar building, a fragment of the earlier 15<sup>th</sup> century complex. The upper level contains a large rectangular garden to the front of the house, with a tall stone wall to the west with scarring from a demolished glass house, and heavy stone walls to the east that indicate 15<sup>th</sup> century building remains may survive beneath what is now a raised patio area.

### 3.2 BUILDING DESCRIPTIONS

#### 3.2.1 THE MAIN (SOUTH) RANGE

The main range was largely rebuilt c.1800 on the site of an earlier 16<sup>th</sup> or early 17<sup>th</sup> century hall range. It forms the south side of a courtyard, of tall two-storey height, in plain late Georgian style of regularised rubble with sash windows, some of which are hornless. The roof is of ridged slate, gabled to the east end, with a stone stack with Dutch brick upper and the west end of the roof is half hipped, with a heavy Dutch brick shaft at ridge. There is a heavy axial stack between. The range is of five bays, divided into two residences; the eastern three bays being Old Traine, with a central front door, accessed via two granite semi-circular steps. The east elevation is gabled, with an offset reused 17<sup>th</sup> century chamfered door frame and plank door to the north side. The north elevation survives in 16<sup>th</sup>/17<sup>th</sup> century stonework to the first floor, with a surviving 17<sup>th</sup> century cruciform window and a blocked window and blocked central doorway on the ground floor. Several unusual reused and altered transom windows survive in the upper loose rubble build of c.1800 date.

The south range is typically balanced in its layout, with two formal parlours on the ground floor either side of a rear central stair, with two large bedrooms on the first floor flanking a narrow room between. There have been few material changes to this layout since c.1800, with the parlour to the east having been enlarged into the back room, to form a kitchen and the large bedroom to the east on the first floor being divided by a partition to form a bathroom. A key feature of this range is the reuse of late 16<sup>th</sup>/early 17<sup>th</sup> century features, such as panelling, doors, dado rails and bolection mouldings; these elements of once grand rooms have been reset to fit the proportions and style of the late Georgian period, with some contemporary period late 18<sup>th</sup> or early 19<sup>th</sup> century pieces also included, such as a new stair.

#### 3.2.1 THE MAIN (SOUTH) RANGE – SIGNIFICANT FEATURES

The main range was considerably altered in the c.1800 phase of reconstruction and then again during renovation in the 1960s. One area of noted interest surviving from the 17<sup>th</sup> century courtyard mansion is the east stair turret; this has had the stair removed and is now a lobby between the kitchen and the east range, but with a fine surviving 17<sup>th</sup> century doorway.





Figure 6: The south front elevation of Old Traine, the eastern of the two dwellings formed from the former hall range in c.1800; from the south.

### 3.2.2 THE EAST RANGE

The east range flanks the east side of the courtyard and was intended to be symmetrical with the west range. It is a three-storey building of regularised stone rubble, with several clear phases of development. It is attached to the south range via a linking stair turret in the south-east corner of the inner courtyard. This range was formerly the kitchen, processing and produce store. The west elevation which faces into the courtyard has a central heavy chamfered 17<sup>th</sup> century ground floor door and flanking cruciform windows of the same period, at upper levels the windows have been replaced with 19<sup>th</sup> century casements, with small casements above at attic height in enlarged eaves openings. The east elevation is set into the bank, and is accessed on the first floor via an offset to right chamfered heavy 17<sup>th</sup> century door casement and plank door, with two small square single-light timber windows with bars to either side. To the south end is a large 19<sup>th</sup> century casement window, with projecting rubble stone stack between. There is a projecting drip course at second floor level (the remains of a pentice), reworked to form a small porch over the door to the north end. At eaves height are three small casement windows, as seen in the west elevation, in enlarged openings. The south elevation is gabled, partially rebuilt and patched of the centre, with a large three-light 19<sup>th</sup> century casement window, the elevation boarded at the apex. The north elevation is gabled, blind, with a large stone stack to the centre.

The east range is linear in plan, with a large room to each floor, accessed via the kitchen in the south range through a carved 17<sup>th</sup> century door into and then through the stair turret. On the ground floor there was a kitchen, with massive open hearth to the north, with 19<sup>th</sup> century cloam oven inside, to the east and a large stone-built separate 17<sup>th</sup> century oven to the west. Between there is a hot coals receptacle, and flue associated with a smoking cupboard above. The kitchen is now the living room; there is an odd blocked door offset below first floor level to the south-east corner, which suggests a change in floor height and lies within a heavy stone wall, with stone corbel carrying the massive ceiling beam, which may be part of an earlier medieval building. On the first floor was a smoking room, with large stack and blocked fireplace to the north and a smoking cupboard to the west side of

the stack. This room had exterior access in the east wall, and likely had a multifunctional domestic/service use other than just for smoking food. The floor of the attic was supported by massive beams, suggestive of a need to carry heavy weights and it is believed this was used to store produce or maybe grain? There again have been few changes in this range, the stair was removed from the turret in the 1960s renovations, now merely providing access through to the south range; a partition was installed on the first floor creating another small bedroom to the south of the first floor. In c.1800 the stair was extended to the attic and this was converted to possibly house servants, with a fireplace inserted in the east wall and the windows enlarged.



Figure 7: The east elevation of the east range; from the east.

### 3.2.1 EAST RANGE – SIGNIFICANT FEATURES

The north wall of the east wing contains a large chimney stack, on the ground floor, with open hearth; to the right with a cloam oven, to the left and under a second bressumer beam, a large independent second stone-built oven and a stone and timber arched feature, with possible blocked ash box below. These lie within an earlier truncated smoke bay, of medieval date. On the first floor a possible smoking cupboard survives, a deep alcove, with timber framing and a rebate to the west wall to allow for a door to open. The large stone-built oven, to the left of the stack would be expected to project into the north range, as it can be seen to be unusually large in dimension; it is not yet clear from the survey work undertaken as to how the oven structure, serving the east range and the other ovens in the north range intersect or the chronology of their developmental sequence.

Behind this stack is an area now enclosed by timber framing and long rough sawn planks, a 1960s garage/store; it however exhibits ruined stone walls; suggestive of an earlier building having been formerly positioned here in the arc between the north and east ranges. Without further study we know little of the form and function of this small building, before its demolition. It certainly did not require access to either the north and east range as there is no historic evidence for any openings.





Figure 8: The relationship between the east and north ranges, showing the timber garage/shed, potentially built in place of a demolished stone building; from the north-east.

### 3.2.2 THE NORTH RANGE

The north range only survives in part to the east end, and is a building of one and a half storeys, 2 bays width. Formerly this was a service range of mixed dairy/bakehouse function, contrary to the Listing text, which identifies it as a stable. The east elevation is blind, set into the bank, with a large shallow projecting stack and a forced door on the north side accessing the first floor. The north elevation is set into the bank on its east side, with a small window at ground level to the east end, with a reused fixed sash pane. There is a blocked opening to the centre, with just beyond an offset from centre doorway of 17<sup>th</sup> century date, of heavy chamfered and carved form, reset here as it is an internal door frame. The south elevation is the principal, built to respect the Hall range, with architectural details such as decorative keystones to the doors and window openings. There is also a complex soffit structure of pegged jointed timbers, with moulded eaves, of unusual form and of note. The elevation has a large doorway to the east, which has been widened to take barrels, with a window to the west; there are two symmetrically-placed window openings above at the eaves. The windows show signs of harr-hung shutters, some surviving with panelled shutters with scratch moulding of the 17<sup>th</sup> century.

The upstanding remains contain two rooms, a workroom on the ground floor with cobbled floor, with original partition scars and stone drains and massive blocked hearth and oven in the east wall and a workroom on the first floor, with 1960s replaced floor, blocked fireplace in an additional stack to the east wall and three surviving 17<sup>th</sup> century roof trusses. This building is in parlous structural condition and contains many original features having received no conversion to domestic usage in modern times; it would require further analysis to understand the phasing of the series of hearths and ovens within the building and further recording of features such as the windows and soffit may be needed to establish their significance. The west side of the north range now provides further courtyard space, the cobbled floor and system of stone drains/gulleys can be seen suggestive of a dairy use for this lost space. The north range and east are 'linked', on the north-east corner of the complex by a

1960s timber shed, used as a garage, the floor of this shed has been forced through the upper roof structures into the oven features which serve the north range.

### 3.2.1 NORTH RANGE – SIGNIFICANT FEATURES

The north range in the 1960s phase of building renovations appears to have received little more than consolidation of the standing eastern end and then been merely used as space for storage since the range appears to have potentially already fallen out of use in the 19<sup>th</sup> century. We can therefore appreciate exposed historic features of the structure such as the complex moulded and carved eaves framing, unmodernised timber mullion windows and surviving shutters, as well as the exposed roof trusses and ceiling timbers. Some of these features have been identified as potentially of rare and unusual form and require further research and study to record them.

The north range has a wide shallow external stack on its eastern gable and then this is blocked by a stack built within the building, against the same wall, partly blocking the earlier feature; there follows a series of open hearths and fireplaces, as well as at least two ovens, to north and south, and a deep oven or kiln to the rear, the east, almost completely obscured by the later features and seen to be externally damaged within the garage floor. This area is structurally unsound and has been partially blocked by concrete blocks, restricting access and views for further assessment. The north range as a whole appears to have had multiple uses or changes of use throughout its life, as the cobbled floor has water channels as would be expected with a dairy, but the ovens or kilns suggest baking or malting. Partition slots in the floors show the ground floor space at least was divided into separate spaces. There is inherent evidential value in this structure, as clarification of function and developmental phasing has not been fully established during this initial survey.

## 3.3 COMMENT ON THE SURVIVING HISTORIC FABRIC

Old Traine was comprehensively restored in the 1960s, at which time it stood in largely a ruinous condition. Many historic features which survive have been reset or moved within the building, or transferred to other buildings in the complex, including such things as panelling, doors and (reputedly) parts of the staircase. Building recording and phasing/dating must therefore rely on the fabric of the historic building or fixed architectural elements rather than internal features.

Broadly speaking, within the main range the fabric of the east, south and west walls can be dated to the c.1800 phase. The north wall is more complex: at ground floor level it is medieval in date, the upper ground and first floor is 17<sup>th</sup> century in date, and the upper first floor and eaves were rebuilt in c.1800. The east and west stair turrets and associated short sections of wall are of 17<sup>th</sup> century date.

The east range represents the repurposing of elements of a medieval building. On the ground floor some medieval fabric survives, with the upper ground floor, first and second floors being of 17<sup>th</sup> century date. The second floor of the east stair turret was extended in the c.1800 rebuild and the east and west walls of the second floor had windows inserted or enlarged.

The north range is largely of the 17<sup>th</sup> century courtyard mansion phase, with a few later architectural aggrandisements and phases of alteration to the chimney stacks to the east, representing possible changes in function.

### 3.4 HISTORIC PHASING OF THE BUILDINGS

The rapid assessment undertaken would indicate four main phases of build, with numerous sub-phases of alteration and repair.

#### 3.4.1 PHASE ONE – 15<sup>TH</sup> CENTURY

Construction phase: a complex of buildings may have developed around an early hall of 15<sup>th</sup> century date. The buildings may have consisted of a series of detached or link-detached blocks within courtyards; however, it is not possible to determine function from the limited evidence observed. Associated with this complex to the south are a possible medieval fish pond and a large barn.

#### 3.4.2 PHASE TWO – 1580-1620

The house received a phase of significant investment and aggrandisement. The likely date for this work is c.1600 and consisted of remodelling and extending of the medieval ranges to form a cohesive courtyard mansion.

This new building incorporated the old hall range to the south, but remodelled with new fireplaces, heavy plaster decorative ceilings and stair turrets at either end of the north elevation, giving access to the new first floor where carved doors and panelling were installed in a suite of grand rooms. Adapting the remains of the earlier medieval block, which stood to the north-east of the hall, a new three-storey east range was created, with a kitchen to the ground floor with access to the courtyard, smoking/preparation rooms on the first floor with access to the exterior, and an attic with heavy beams for storage.

A new accommodation range of three storeys was built to the west, symmetrical to the east range with ground-floor access to the courtyard; it is not clear if this was developed from an earlier building or newly constructed. A new dairy/creamery and bakehouse was constructed along the north side of the courtyard, linking the two ranges, possibly as a slightly later sub-phase but broadly contemporary with the rest of the structure. This building has some different architectural details such as moulded soffits, decorative keystone details above doors and windows, and scratch-moulded panelled shutters. The first floor of this building may also have had an accommodation/residential function.

An extensive outer court was also created, with purpose-built stabling incorporating some of the surviving 15<sup>th</sup> century buildings, including the ashlar building we see today. A formal garden was created immediately in front of the house, with a cobbled yard to the south, divided by tall stone walls.

#### 3.4.3 PHASE THREE – c.1800

c.1800 the Hall range was largely demolished. It may have been in poor condition, or just too unfashionable. The family who occupied Old Traine moved to a newly-built mansion, built in the 'modern style' located to the west on Brownston Street. Old Traine became multi-occupancy in this phase and suffered a loss in status.

The south range was reconstructed as two residences, incorporating some of the earlier build and reusing the panelling and timberwork elements, such as door casings. The stair turrets were retained together with part of the north wall. The house to the east retained the name Old Traine and was primary, larger with two formal parlours and a central stair rising to grand bedrooms on the first floor; the east range and possibly the north range were used as further service space. The attic in the east range was converted to further accommodation, possibly for servants, with the stair turret in the south-east corner of the courtyard extended upwards to serve it. The small openings at the eaves in the attic were widened to form proper windows and a small hearth was forced into the east wall. The smaller house, West Court, had one parlour and a back room, with stair to the west; it may no

longer have been attached/connected to the west range, which documentary evidence suggests may have been developed as a separate dwelling.

#### 3.4.4 PHASE FOUR

The building deteriorated in the 19<sup>th</sup> century and early 20<sup>th</sup> century, becoming derelict and eventually partly ruinous, losing the roofs over several of the ranges. The whole site was bought in the 1960s by a developer/builder, who renovated the outbuildings in the south courtyard, converting them to domestic dwellings and selling them off. The main house was in worse condition and required structural stabilisation and conservation. Parts of the structure were demolished to save the whole, and other parts were rebuilt, particularly to the west ranges as the east side was in better condition. The 19<sup>th</sup> century division of the structure into two dwellings was retained. The Old Trine part of the building has received little alteration since the 1960s/1970s, with only cosmetic modernisations, such as a new kitchen and bathroom in the south range.

OLD TRAIINE, MODBURY, DEVON

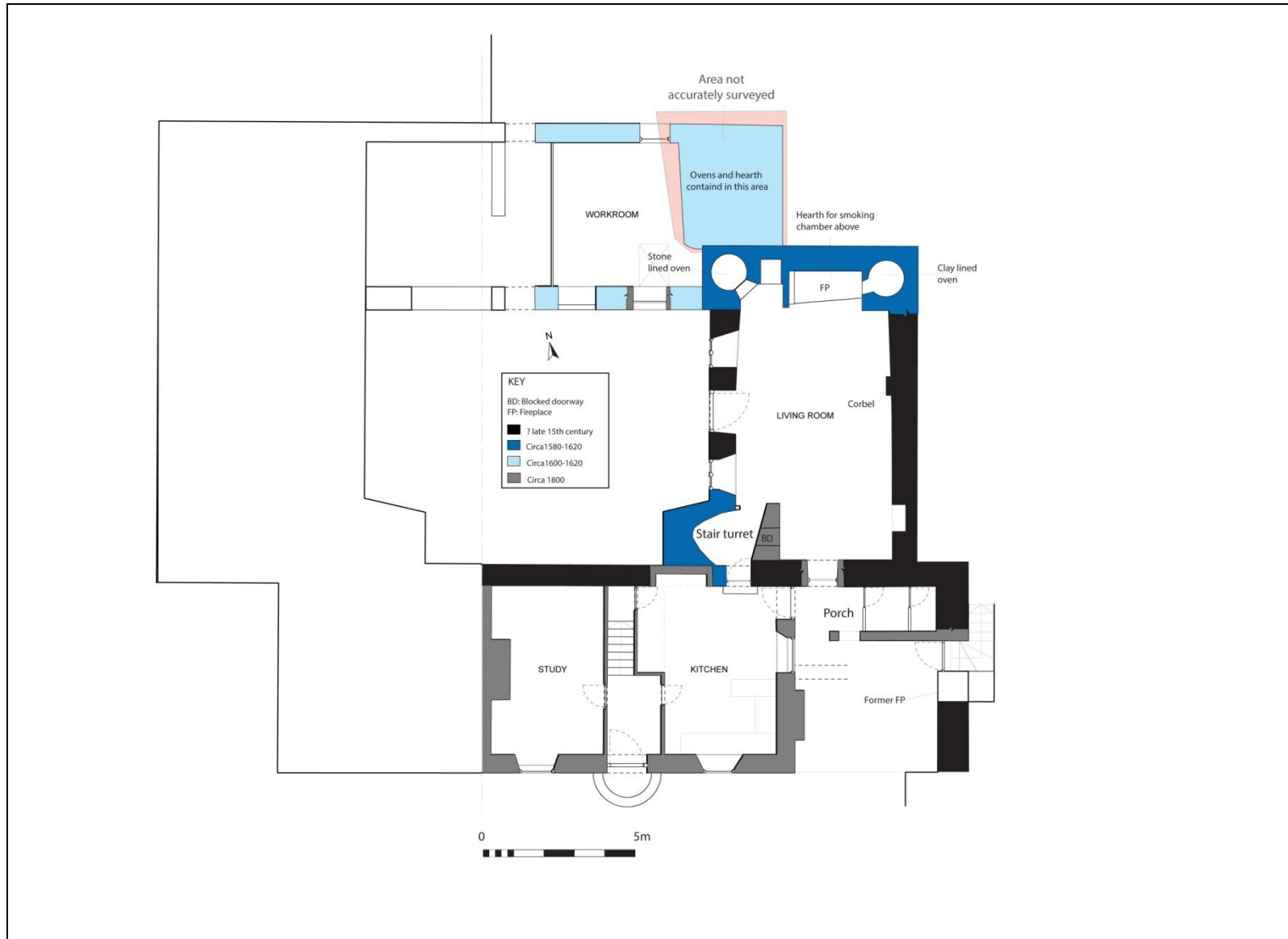


Figure 9: Provisional phasing: ground floor (based on supplied drawings).

OLD TRAIINE, MODBURY, DEVON



Figure 10: Provisional phasing: first floor (based on supplied drawings).

OLD TRINE, MODBURY, DEVON



Figure 11: Provisional phasing: second floor (based on supplied drawings).

## 4.0 STATEMENT OF SIGNIFICANCE AND IMPACT STATEMENT

---

### 4.1 STATEMENT OF SIGNIFICANCE

The overall values of the individual attributes of this structure can be seen to be as complex and layered as the developmental history of the building itself. The significance of the structure as a whole is recognised by its Grade II\* Listed status, statutorily protected and designated as a building of national importance and special interest.

The significance of the building lies in its architectural importance, as a surviving example of a courtyard mansion, but also in the age of those remains, incorporating late medieval or early 17<sup>th</sup> century features. The building also contains numerous fixed architectural elements and interior decorative features of historic interest, such as scratch-moulded panelling and shutters, bolection mouldings, two-panel boarded doors, moulded architraves, open hearths and cruciform windows. The significance of the building is also magnified by its setting within the courtyards of service buildings with surviving medieval remains, of increased value when addressed as a group. The value of the building is, however, undermined by the fact that moveable elements and architectural details were moved or modified during its renovation in the 1960s.

The narrative value of the building lies not merely with the most obvious c.1600 phase, but in the remains of an earlier, medieval complex of buildings and the c.1800 rebuild of the hall range and conversion of the courtyard mansion to multi-occupancy. This reflects social and economic change across these periods within its estate, Modbury and Devon, as well as changing architectural fashions and living arrangements.

Within this complex developmental history there leaves a lot of room for evidential value, as there has been no comprehensive building record made of the overall structure, still divided in ownership and areas such as the east and north range having received less modernisation, have blocked openings and enigmatic historic features the phasing and function of which have not yet been fully studied.

The historic value/contribution of the building to the town and wider region is quantified in our desk-based assessment; Old Traine being associated with several important local gentry families, reflecting the wealth and influence of the town of Modbury and its merchants in the medieval period, with something of a decline in the 18<sup>th</sup>/19<sup>th</sup> century. Its historical association with the antiquarian Rev. John Swete is particularly important, especially given his interest in the picturesque movement.

### 4.2 IMPACT STATEMENT

#### 4.2.1 MAIN RANGE

The main range is expected to be largely unaffected by the proposed works as only a few cosmetic changes are planned. The majority of historic features in this range have been reset, first in the c.1800 rebuilding of the range and then during the 1960s. It is known that features were removed and moved between the various buildings in the wider complex. The east stair turret, which links the east and north ranges, had its stair removed in the 1960s. This is an area of particular archaeological interest as the area has not been studied in detail; for example, the presence of a stone drain at the base of the exterior north wall indicates a possible garderobe formerly at first floor level in addition to the stair. The clients have proposed the possibility of restoring this area and reinstating a stair. This would necessitate the loss of 1960s fabric and flooring, and some minor disturbance to 1960s lime plastering, but may provide an opportunity to monitor works and therefore inform on features previously unrecorded.



#### 4.2.2 EAST RANGE

Historically, the east range has been retained for the accommodation and the clients propose some minor adjustment to the first floor. This includes moving the partition (forming the small bedroom to the south) further to the north and between the historic windows, providing a more balanced division of this space. These works should require minimal disturbance to the historic fabric of the range. Where possible, the insertion of new partitions should not alter or affect the massive beams which are a feature of this range, indicating its former service past and the former storage function of the attics.

Some form of access connecting the first floor of the east range with the north range would be required to allow the north range to be used for accommodation. There is an extant door at first-floor level in the east wall of the east range, as it is set into the slope of the ground. A (forced) doorway already exists in the east wall of the north range, and these could be linked to minimise fresh disturbance to the historic fabric of the two ranges. Extant historic features could be utilised here to inform the design and to solve the issue of access; for example, as there is evidence for a 17<sup>th</sup> century pentice that ran along the exterior east side of the east range, serving the door mentioned above. The pentice could be reinstated in the form of a covered timber-framed walkway linking the two ranges.

The north wall of the east range, which contains the stack, ovens and smoking cupboard is an important and sensitive area. Damaging or removing these features force a doorway through would harm these important indicators of function and hinder interpretation of layout and relationships between the ranges within the wider courtyard mansion. Breaching the north wall of the east range would also require structural works in the adjacent garage/store, which we know to contain partly-blocked and buried oven or kiln features.

#### 4.2.3 NORTH RANGE

The clients have proposed the conversion of the north range to accommodation, bringing it into use with the east and south ranges. This conversion would be limited to the first floor space, but would require structural and conservation work to the whole range, including the ground floor workshop.

The conversion of the space from derelict un-modernised service space to bedroom accommodation is not out of character for this building, as that was probably the intended function of the first floor space: the small blocked fireplace indicates this was once a heated first-floor room.

The space has not been used in the 20<sup>th</sup> century for anything other than storage, and historic features have survived and are open to view within the range; these would require careful alteration or enclosure to convert the space to bedrooms. These features would require careful recording in advance and the conversion works would also need to be monitored. The current first floor level has been raised in the 1960s, meaning a very low ceiling height of only approx 5-5.5ft. The tie beams and ceiling rafters of the 17<sup>th</sup> century roof would need to be raised for conversion, or the floor lowered, so a structural and historically-sensitive method of undertaking this would need to be established in the early stages of the plans.

Access to the first floor level of the north range is via a door forced through the east wall north of the stack and braced by beams and metal supports. However, this has severely weakened this corner of the building: below the stack the structure is supported on concrete blocks, and there are large structural cracks. The conversion works would provide an opportunity to address these structural issues and ensure the survival of this range; left in its current state its future is uncertain.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

---

### 5.1 CONCLUSIONS

Old Traine forms part of a building of considerable age and complex development containing elements of 15<sup>th</sup> through to 20<sup>th</sup> century date. The house stands within a larger complex of service buildings and walled courtyards of varying age, a courtyard mansion representing an important middle to high status site, of considerable local importance. The building is now divided in ownership but is Listed Grade II\*.

There was a comprehensive phase of renovation in the 1960s that saved the building from ruin, but the north range of the courtyard mansion did not form part of this work and is now in a parlous state of repair. However, this has meant numerous unusual architectural and historic features survive unaltered within its unmodernised ground and first floors. The intention of the new owners is to bring this range back into use as accommodation, thus there is an opportunity remedy its structural issues and record and conserve its historic elements. A managed programme of works on this structure can only be viewed as positive overall, reducing the risk of the loss of historic fabric through further decline. Works to the east range are not expected to be particularly intrusive on the whole, providing the issue of access to the north range can be resolved.

### 5.2 RECOMMENDATIONS

A detailed programme of historic building recording is advisable in advance of any works, the level of detail to be commensurate with the degree of change. This is most relevant for the north range given the condition of this structure and the works that would be necessary to consolidate it. This would include monitoring any demolition or removal of historic fabric as part of the conversion works on both the north and east ranges.

Groundworks associated with building conversion/renovation should be monitored by a suitably-qualified archaeological contractor given the potential for uncovering evidence associated with the construction and historic use of the buildings.

We would strongly recommend that any proposals regarding the east and north ranges minimise the loss of historic building fabric, and retain and reusing existing openings rather than force new ones. Harm to the significance of the building will occur if any significant works took place in the areas identified as of increased archaeological or historic interest, such as the north-west corner of the east range/south-east corner of the east range. This area, due to the presence of an oven and smoking cupboard and the complex series of stacks and ovens in the north range, is particularly sensitive. If they cannot be satisfactorily conserved or restored, enclosure and concealment of these features is preferable to removal.

## 6.0 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.*

**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](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html)

**The Unique Heritage of Modbury**

<http://www.modbury-heritage.co.uk/index.htm>

### *Unpublished Sources:*

*Devon Heritage Centre:*

Modbury Tithe Map and Apportionment

APPENDIX 1: FEATURES OF HISTORIC INTEREST

Table 1: Ground Floor

Room Name	Features of Historic Interest
Living Room	<p>2 x oak cruciform windows; heavy chamfered door frame to courtyard; stone-built oven; stone-built smoking oven or hot coals receptacle, associated with smoking chamber on first floor; open hearth with chamfered/carved bressumer beam; carved and chamfered door frame and panelled door, with scratch moulding to stair turret; all features late 16<sup>th</sup> or early 17<sup>th</sup> century in date.</p> <p>Boarded, plank door to courtyard, ledged to rear, c.1800.</p> <p>19<sup>th</sup> century clay cloam oven, with some stone and brick, set into side of hearth, c.1800.</p> <p>Large stone corbel carrying massive beam, corbel may be medieval.</p> <p>Blocked doorway in east wall at south end, at raised level, lower first floor?.</p> <p>19<sup>th</sup> century window set within blocked doorway.</p> <p>Access to stair turret through south-west corner.</p> <p>Stone flagged floor, reset in c.1800?</p>
Workroom	<p>Timber mullion window in south-west corner, timber bars, harr-hung plank panel shutters, with scratch moulding. Lime plaster blocking window, has impress of missing shutter. Late 16<sup>th</sup>/early 17<sup>th</sup> century.</p> <p>Reused cruck blades as lintels to window and door in south wall – medieval.</p> <p>Original cobbled floor, with partition scar and inset stone-carved drain, late 16<sup>th</sup>/17<sup>th</sup> century.</p> <p>Chamfered heavy door frame, late 16<sup>th</sup>/early 17<sup>th</sup> century, has been relieved at a later date to allow for rolling barrels.</p> <p>Several phases of blocked fireplace, open hearth within the east wall, unknown date – more work needed here. Timber bressumer and stone cheeks survive in part. Several phases of oven to the south side and to the rear of the hearth. Oven to the north side of the hearth, blocked.</p>
Stair Turret	<p>Fine chamfered door frame from kitchen, with cut decorative vase stops, late 16<sup>th</sup> or early 17<sup>th</sup> century.</p> <p>Narrower chamfered door frame, with decorative cut stops to living room, late 16<sup>th</sup> or early 17<sup>th</sup> century, but reset here, not in original position. Paneled door, with scratch moulding, 17<sup>th</sup> century.</p> <p>Blocked window in west wall, deep sill.</p> <p>Curving wall, with some scarring showing removed timber staircase.</p> <p>Blocked original door opening to east range in east wall, now a cupboard.</p>

Table 2: First Floor

Room Name	Features of Historic Interest
Bedroom 3	<p>Formed from modern partitions 1960s in date.</p> <p>Massive transverse beam, with on-side cut sockets for joists, reuse of medieval beam or late 16<sup>th</sup>/early 17<sup>th</sup> century?</p>
Stair Turret	<p>Timber framed leaded window in stair turret, in north-west angle of turret, late 16<sup>th</sup>/early 17<sup>th</sup> century.</p> <p>Massive transverse beam, with on-side cut sockets for joists, reuse of medieval beam or late 16<sup>th</sup>/early 17<sup>th</sup> century? (beam passes through modern partition)</p> <p>Large timber stair window, runs up to second floor, narrow beaded glazing bars, large panes, beaded frame. c.1800.</p>
Bedroom 4	<p>Two large 19<sup>th</sup> century casement in the west wall.</p> <p>The window to the north-west has a thick oak plank sill, with scratch moulding.</p> <p>Large stack to north wall, blocked fireplace.</p> <p>Top of cloam oven to east side.</p> <p>Smoking cupboard and rebate for door closing to west side.</p> <p>Massive transverse beam, with on-side cut sockets for joists, reuse of medieval beam or late 16<sup>th</sup>/early 17<sup>th</sup> century?</p>
External Store	<p>Oven or malting kiln, set back/excavated into bank, under floor, broken into in the 1960s to form a pit for car inspection.</p> <p>Shallow external stack seen on east wall of north range.</p>
Workroom	<p>Internal square stack, built inside north range on east wall, over existing stack? Blocked fireplace in stack. Dates of various fireplaces currently unknown. More work needed in this area.</p>

	<p>3 x A-frame trusses, with some purlins surviving.                  Complex soffit structure to south wall, carrying moulded eaves to exterior, with pegged joints.                  2 x Timber mullion windows, two light, with scars and hangings for harr-hung shutters.                  Reused cruck blades as lintels to windows and within soffit structure – medieval.                  All features are late 16<sup>th</sup> or early 17<sup>th</sup> century in date, although reuse of some medieval timbers.                  Blocked window in north wall, deep lintel, oak.</p>
--	---

Table 3: Attic - East Range

Room Name	Features of Historic Interest
Loft Range	<p>2 x 19<sup>th</sup> century casement windows in the west wall. 3 x 19<sup>th</sup> century casement windows in the east wall. All in enlarged openings.                  Top of stair window projects into the second floor area of the stair turret to the south-west, window c.1800.                  Blocked small window opening with heavy lintel to the north-east corner, in east wall.                  Small fireplace with rounded fireback forced into the width of the east wall, at the south end.                  Tall blocked window in the south wall, offset to the west side, in an area of heavier stonework, with shaped blocks, possibly medieval in date.                  Large rubble stack on north wall.                  Massive transverse beam, with on-side cut sockets for joists, supports floor, reuse of medieval beam or late 16<sup>th</sup>/early 17<sup>th</sup> century? Beam is so heavy as previous storage use of this space.                  Beaded plank floor laid over these beams, on narrower joists, c.1800?</p>

## Appendix 2: LISTING TEXT

MODBURY TRaine SX 65 SE 2/159 Old Traine East and West (previously listed as Old 26.1.67 Traine) GVII\*

Large house, now in two occupations. C16 and early C17, substantial modification in C18 and C20. Rubble, slate roofs. Originally a courtyard house, the east range being the service wing, and the north range, now incomplete, probably stables and carriage house, possibly with entry to courtyard. The front or south range was possibly a hall range, with stair turrets projecting at either end into the courtyard; this range restructured in the early C18 and given a new facade which remains. By the early 1970s the whole, but especially the 3 rear ranges, in considerable state of dilapidation (see NMR Photographs). Front range in two storeys, 2 and 3 windows, all 12-pane sashes in moulded architraves set flush to stone voussoirs at ground floor and wood lintols to first floor; first floor window, right end, a replacement to same detail. Bay one has broad 6-panel door to C20 gabled hood; similar door to bay 4, and each set to two granite steps in semi circle. Left end is half-hipped with a 3-light transomed casement below a 12-pane sash; right gable has small brick stack, and at rear, a C20 door in heavy chamfered wood frame. Small ridge stack in C17 brickwork between bays two and three. Back of this range has square stair turret to each end, and two 2-light transomed casement, and a double-hung sash with leading, not glazing bars. This range was probably a three storey structure originally, with gabled front. A residual hall probably lay to right of the ridge stack. Left range is in 2 storeys with large external rubble gable stack. West front has three 2-light over two 2-light casements and courtyard front has good central C17 plank and fillet door flanked by 2-light transomed casements; at the north end it is built into the rising ground level. Right, in 3 storeys has C20 entrance and porch at upper level on east side; courtyard front has central C17 plank and fillet door flanked by 2-light moulded transomed casements, matching those opposite. A short return wing at the north end was former stable block in 2 storeys with 2-light casements, at ground floor with glazing bars, and stable door; wood modillion cornice. To the left a doorway in remains of walling, perhaps an original entrance to the courtyard. Interior: Old Traine West has good bolection mould early C18 fireplace, a cupboard niche with moulded arch, and some C17 doors with hinges. The kitchen in back wing includes some painted C17 panelling, and a single large transverse beam; fireplace to solid granite cheeks and wood bressumer. Good 17 door to stair turret. Old Traine East has some small square C17 panelling with chip-work, good shell niche cupboard, bolection mould fireplace with eared surround, and dado panelling. Rear wing old kitchen with large transverse beam, fireplace to granite cheeks with bread oven, a second oven externally, with granite linings and capping. A major mansion house, evidently abandoned in favour of the Traine group of the C19 in Braunston Street (qv). Traine group of the C19 in Braunston Street (qv). (Nine photographs of 1970 and 1972; Modbury, Our Heritage, n.d.).

Listing NGR: SX6609451911



Appendix 3: SUPPORTING PHOTOGRAPHS



Left: Fireplace surround, 17<sup>th</sup> century, in east garden wall, repurposed as a doorway; from the west-south-west.  
Right: Eastern stair turret, serving south range, abutted by modern log store roof, with 19<sup>th</sup> century wall of demolished lean-to to west (right); from the north.



Left: Detail of front elevation of north range, showing dressed details and overhanging decorative eaves structure; from the south.

Right: Detailed view of the adjoining east and north ranges, exhibiting complex phasing; from the south-west.



OLD TRINE, MODBURY, DEVON



Shot of the western elevation of the east range, facing into the courtyard; from the west.



View of the central door and flanking windows, of 17<sup>th</sup> century date, in the ground floor of the east range, facing into the courtyard; from the west.





Left: The 1960s timber clad and framed west wall of the standing remains of the north range; from the west.  
Right: The original central door of the north range, within a surviving section of wall; from the north.



The series of stack and oven structures to the east end of the north range, showing significant intervention in the 1960s; from the south-west.





The north wall of the north range, at ground floor level, with a small forced window to the east side; from the south.



The east elevation of the east range, showing porch, which incorporates surviving sections of pentice, with drip course above, showing it formally ran almost the entire length of the elevation; from the north-east.





Left: The timber 1960s garage/store; from the east.

Right: View of the relationship between the east and north ranges, as seen within the garage/store; from the east, north-east.



The two clear phases of chimney stack, within the roof of the north range, at the east end; from the west.





Wider view of the series of stacks and forced door in the east wall of the north range; from the south-west.<sup>3</sup>



View of the relationship between the east elevation of the east range that of the south range; from the east-south-east.





Left: View of the east end of the south range, viewed over the former east wall, now within the garden, showing the truncation of this range in the c.1800 rebuild; from the east.

Right: The south elevation of the east range which exhibits at least three phases of build; from the south.



The stables and 'gatehouse' range to the south-east of Old Trine, exhibiting some very high quality fragmentary building remains, with ashlar stonework; from the north-north-west.





Shot of the stack, top of the oven to right and smoking cupboard to left in the first floor of the east range; from the south-west.



View of the inserted later casements, on the second floor of the east range, showing the conversion from storage to servant accommodation, probably in c.1800; from the south-west.





View of the section of medieval walling to the south end of the east range, showing large blocked window, with dressed quoins, now blocked by boiler; from the north.



View of the stack and forced fireplace, with rounded hearth, within the second floor of the east range, of c.1800 date; from the north-west.

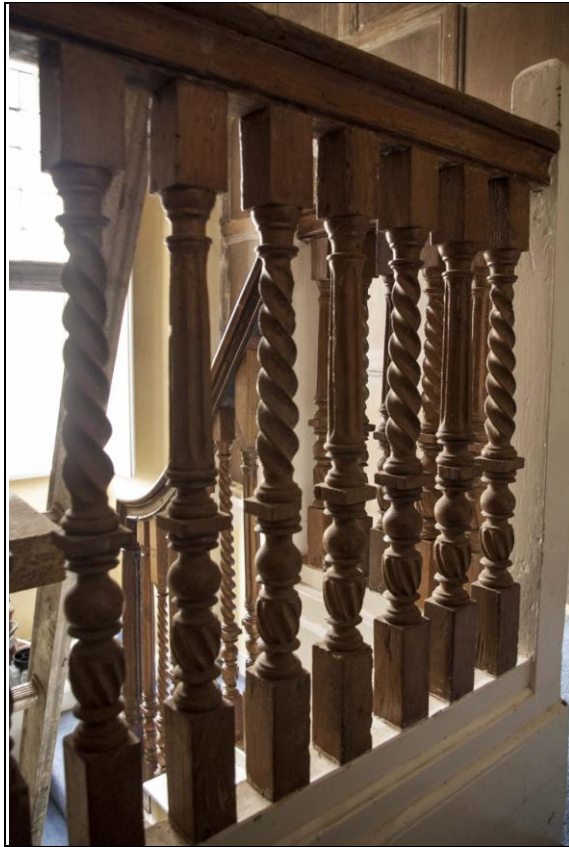




View of the forced window to the east and a further window to the south set within larger blocked opening, in the south-east corner of the east range, within the small bedroom; from the west-north-west.



Left: View of the east stair turret at first floor level, opened up, with stair removed; from the east.  
Right: View of the first floor landing in the south range, with sections of fine moulded handrail and turned balusters of 18<sup>th</sup> century date, set within a later plain frame of c.1800, with basic chamfered block newel posts. Once belonging to a grand stair, now removed or reset, possibly not even original to the house; from the south-east.



Detail of the fine turned balusters now set within a later plain frame of c.1800



The kitchen in the south range, with transom window, reset 17<sup>th</sup> century door to exterior and original doorway and door to the east stair turret in the north wall; from the south-west.





View of the kitchen in the south range, with reused two panel 17<sup>th</sup> century door to under stair cupboard and a reset bolection moulded door and frame to the hallway; from the north-east.



Left: Detail of the vase shaped stops on the 17<sup>th</sup> century door to the east stair turret, as seen within the kitchen.



Right: Detail of east stair turret and blocked ground floor window, with stair now removed; from the south-south-east.



Left: View of the blocked window at ground floor level in the east stair turret; from the north-east.  
Right: Detailed view of oven and smoke chamber to the north wall of the east range; from the south.

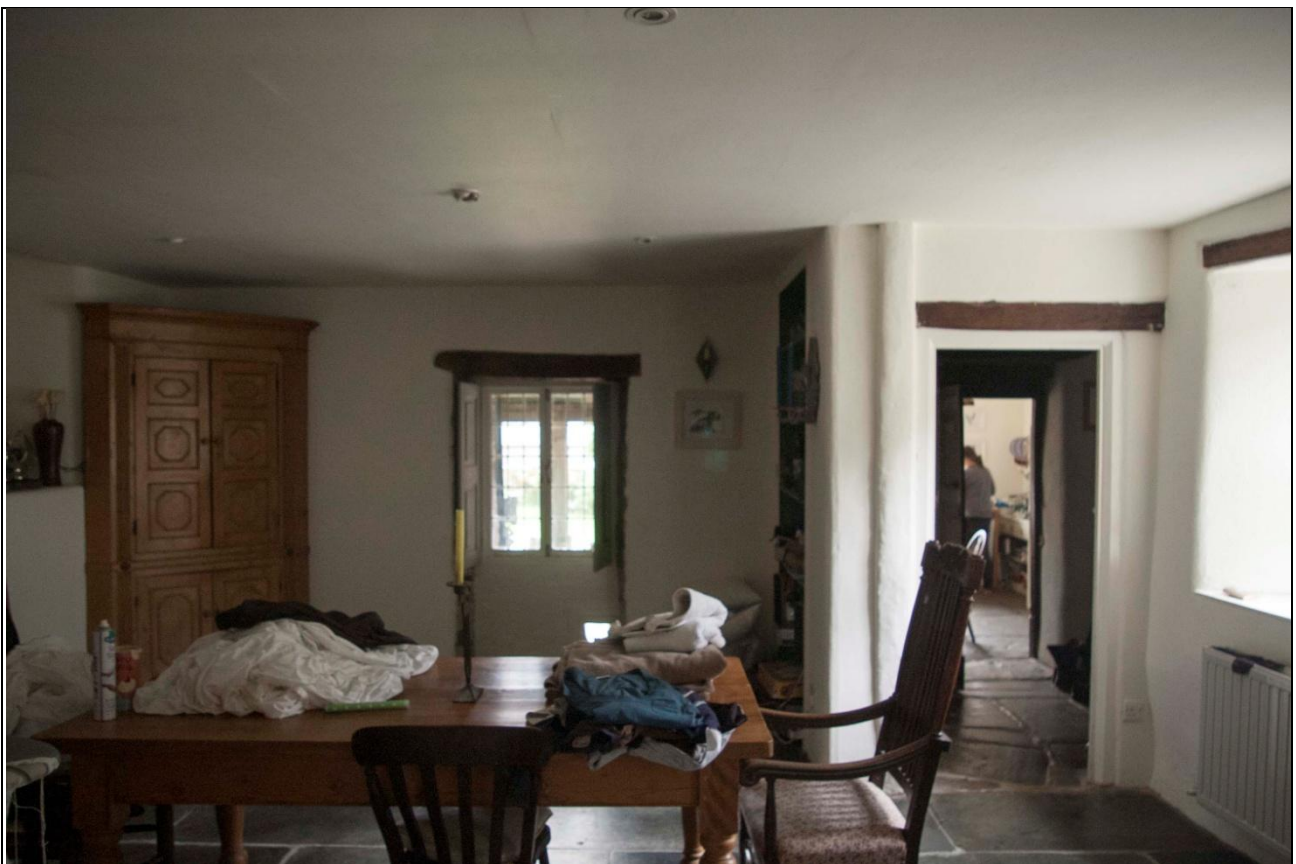


The hearth, ovens and smoke chamber, of 17<sup>th</sup> century date, in the north wall of the east range, note the massive cut off beam to the east side, suggestive of an earlier (medieval) open smoke bay.





View of the open hearth, ovens and smoking chamber; from the south-east.



The south end of the east range, at ground floor level, showing the east stair turret with a forced (and altered) window opening of c.1800 date; from the north.



View of the west wall of the east range, at ground floor level, interior face, showing the door and flanking windows and massive first floor ceiling beam; from the north-east.



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

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)