

BARN AT SPECCOTT BARTON FARM

MERTON

TORRIDGE

DEVON

DESK BASED APPRAISAL AND HISTORIC BUILDING RECORDING



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BARN AT SPECCOTT BARTON FARM, MERTON, TORRIDGE, DEVON

HISTORIC BUILDING RECORDING

By E. Wapshott and F. Balmond
Report Version FINAL
14th March 2018

Work undertaken by SWARCH for Miriam Kimber

Summary

South West Archaeology Ltd. was commissioned to undertake a programme of historic building recording for a disused barn at Speccott Barton Farm, Merton, Torridge, Devon, prior to its conversion. The work was undertaken in order to assess the fabric affected by the conversion and set the building in its historical and archaeological context.

Speccott is first recorded in Domesday and has a long history of descent which includes ownership by the Speccott, Fortescue, and Rolle families'. Despite its possible early foundation, the present farm comprises a mix of 18th, 19th, 20th century and modern buildings.

The barn (a linhay) was probably built c.1800 and contains evidence of two phases of clear alteration or expansion. In the late 19th century the barn was extended, with the addition of a large single storey Marland brick-built lean-to to the west elevation. This was constructed as a purpose-built cow byre and milking parlour, with an additional concrete yard to the west. A move towards focusing on 'dairy' is possibly associated with the development of the adjacent railway, the 'milk train' to Torrington providing farmers with important new transport links and markets. Not long after this extension, (in the early 20th century) the north gable was rebuilt, likely linked to the demolition of the northern building range. This elevation lies at an oddly oblique angle to the rest of the building, possibly as a result of the loss of the northern range which abutted it. Alternatively the wall might have needed to be rebuilt when a sub-square extension (root house?) was built to the north-west corner.

The barn has been little altered during the 20th century, gradually falling out of use hence its now poor condition.



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1.0 INTRODUCTION

LOCATION:	BARN AT SPECCOTT BARTON FARM
PARISH:	MERTON
DISTRICT:	TORRIDGE
COUNTY:	DEVON
NGR:	SS 50300 14058
SWARCH REF:	MSB18
PLANNING REF:	1/1068/2017/FUL
DCHET REF:	ARCH/DM/TO/31928A

1.1. PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Miriam Kimber (The Client) to undertake building recording for a barn at Speccott Barton Farm, Merton, Torridge, Devon. This work was undertaken in order to assess the fabric affected by the conversion and development of this building group and to set it in its historical and archaeological context.

1.2. TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Speccott is located on a south facing slope above a tributary of the River Mere approximately 4.5 kilometres south of Great Torrington in the parish of Merton (Figure 1), in the hundred of Shebbear and the deanery of Torrington (Lysons 1822). The site lies at approximately 112m AOD. The soils of this area are the well drained fine loamy soils over rock of the Neath Association (SSEW 1983); these overlie the sedimentary sandstone bedrock of the Crackington Formation (BGS 2018).

1.3. HISTORICAL & ARCHAEOLOGICAL BACKGROUND

A settlement at Speccott is recorded as Spectona in Domesday when it was held by Gosbert. It was documented as one household with land for three ploughs. The Ordnance Survey archaeology division recorded the present farmhouse as Victorian in the 1970s, with no obvious traces of an earlier house (MDV11962), however historic mapping and a number of documents in the Devon Heritage Centre relate to leases for Speccott Barton, suggesting that the buildings on the site may be of earlier origin. An enclosed field system, thought to date to the late seventeenth or early eighteenth century lies to the west of Speccott Barton, enclosing part of Speccott Moor. The late nineteenth century Torrington and Marland light railway, serving the Peters Marland clayworks, lies a short distance to the south-west of the site.

The 1842 Tithe Map suggests the existence of a courtyard arrangement of buildings around the farmyard, with the farmhouse to the south. Although the farmhouse retains this position today, the two buildings to the north are no longer in a courtyard configuration; demonstrating significant changes have taken place since the mid nineteenth century. The building subject to this assessment forms the western range of this former courtyard, and may therefore pre-date 1840 or contain pre-1840 fabric.

1.4. METHODOLOGY

The assessment of the buildings was conducted by Emily Wapshott in March 2018 in accordance with a WSI (Balmond 2018). The work was undertaken following 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).

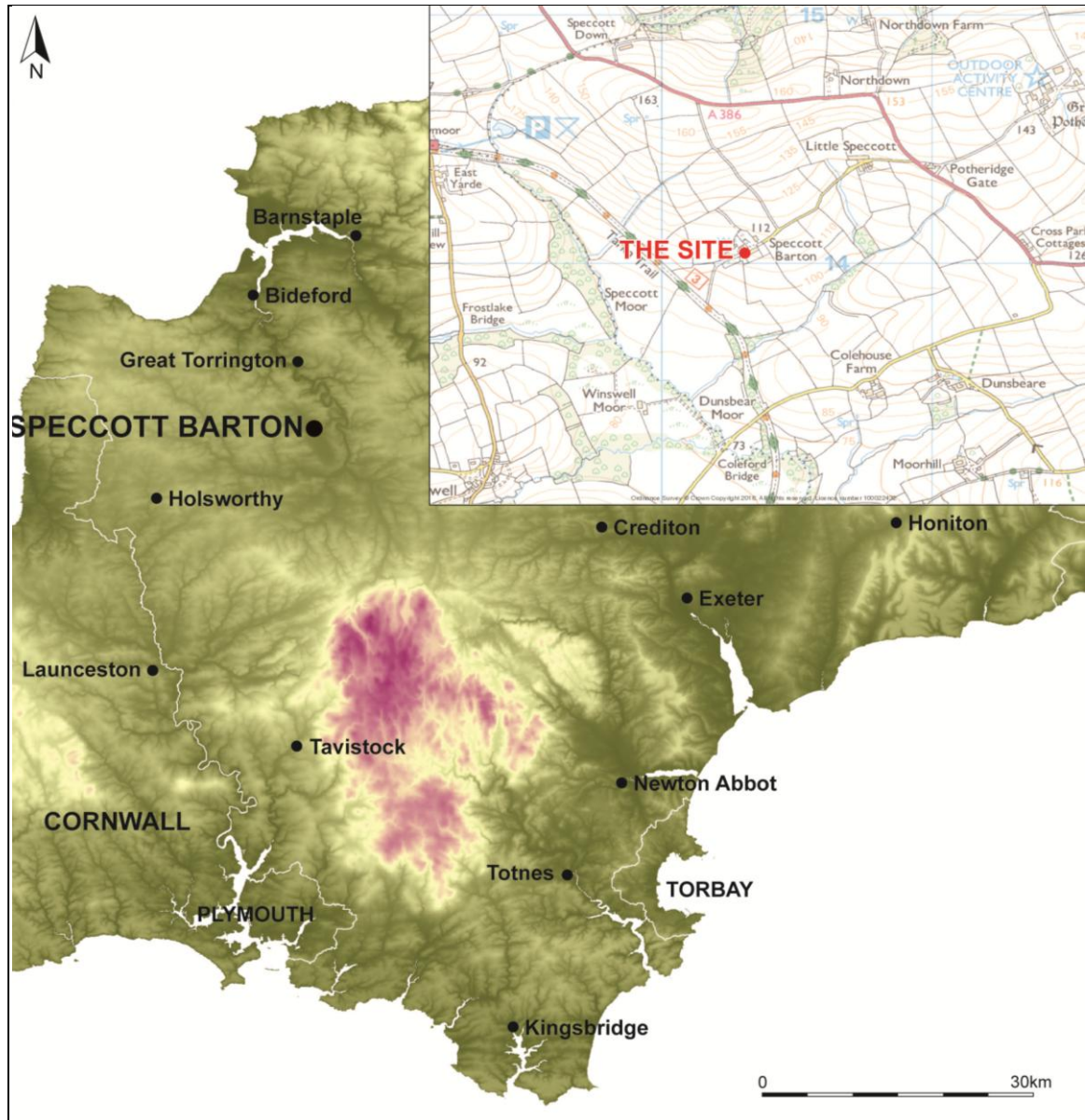


FIGURE 1: LOCATION MAP.

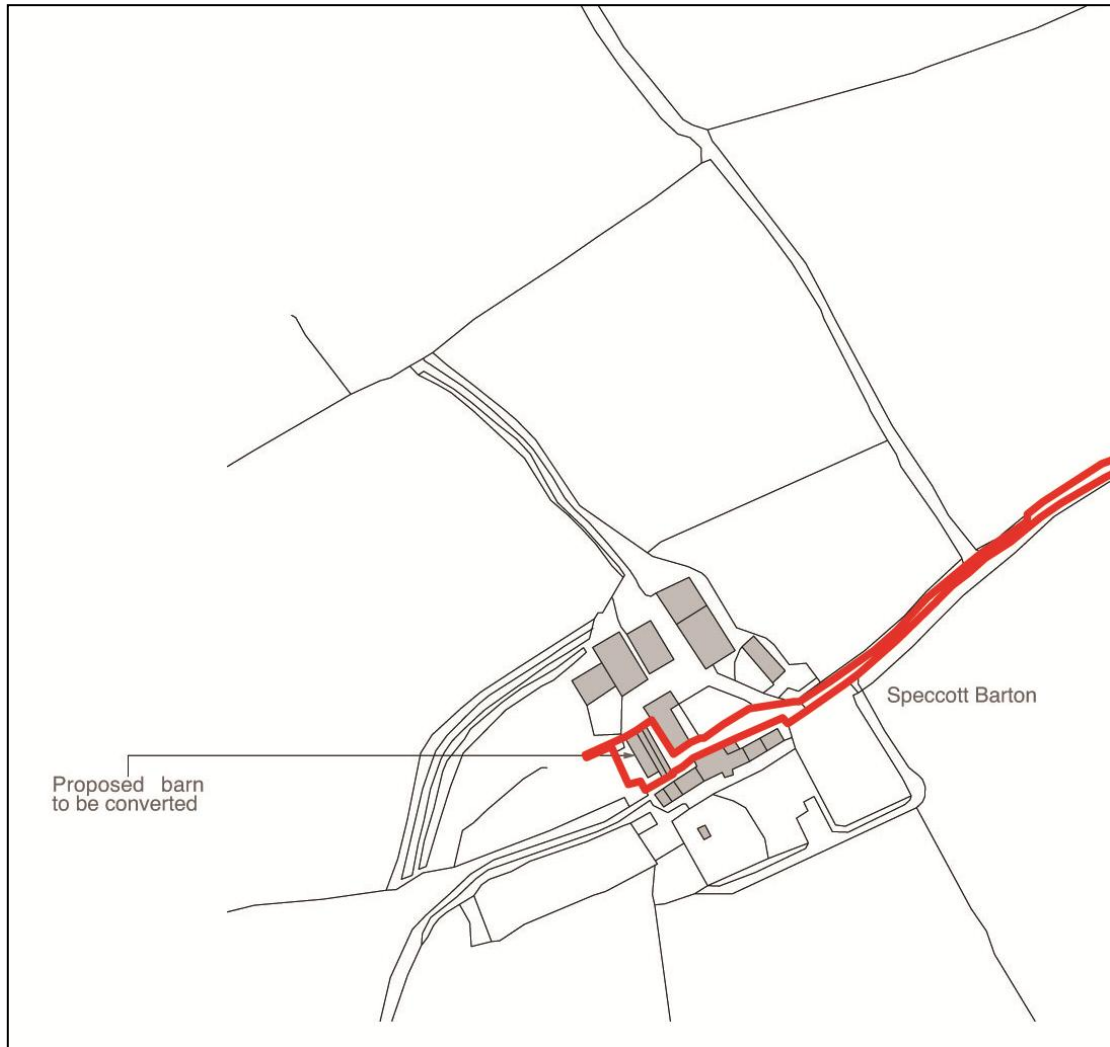


FIGURE 2: SITE PLAN SHOWING LABELLING OF THE BARN SUBJECT TO HISTORIC BUILDING RECORDING IN THIS REPORT (MAP SUPPLIED BY THE AGENT).

2.0 DESK-BASED APPRAISAL

2.1. DOCUMENTARY HISTORY

Lysons recorded that in the reign of Henry II Speccott was owned by Fitz-Bernard who took the name Speccott. It was sold to the Fortescues in 1661 and then on to the Rolles. Richard Stevens of Winscott subsequently purchased it from the Rolles (Lysons 1822). A lease for four fields at Speccott Barton (Great Speccott Moor, Little Hill, Furse Close and Coppice Meadow) dated 11th June 1723 between Samuel Rolle of Hudscot and Christopher Lantrow of Barnstaple is held at the Devon Heritage Centre (Z16/1/18/15). A number of subsequent leases exist, dating throughout the eighteenth century, including one dated 25th September 1742 (Z16/1/18/22a-b), between Samuel Rolle of Hudscot and Joshua Lantrow of Barnstaple for much of the land around Speccott Barton including 'all the ancient mansion house, old buildings, gardens, orchards, homestead, town place and waste ground belonging'. The 1841 tithe apportionment lists a filed north of the farm (No.91) as 'Lantrows Meadow'.

A further lease dated 30th September 1777 between Elizabeth Awse of Winscott and John Mallet of Peters Marland appears to include the house and much of the estate (Z16/1/18/24), followed by another dated 26th January 1791 (Z16/1/18/27) between John Cleveland of Tapley and John Mallet of Heanton. Elizabeth Awse was the daughter of Richard Stevens of Winscott who was agent to Margaret Rolle (Baroness Clinton). Her second husband was John Cleveland of Tapley. Much of the Rolle estate in Peters Marland and Merton appears to have descended to the Reverend Archdeacon John Moore Stevens following earlier marriages of the Rolle and Stevens families and the death of his elder brother without issue. Kellys 1914 directory records Col. R. Moore-Stevens of Winscott as the owner of Speccott in 1914.

Whilst the ownership of the estate appears to have remained consistent from the 17th century, those who have lived and farmed at Speccott has regularly changed. The 1841 census records a Joseph Risdon, Land Agent and Farmer with his wife and six children living at Speccott. In addition there was a governess and as many as seven other servants residing at the property. Joseph Risdon is also recorded as the Enumerator of the census for Merton Parish, demonstrating the status of the family. Joseph Risdon is also the tithe map surveyor for a number of the parishes in this area, including Merton, Weare Gifford, Little Torrington and Frithelstock. By the 1851 census the farmstead is referred to as Great Speccott, perhaps reflective of its former occupier's status, or the construction of other farms/cottage now known as Speccott. In 1851 Speccott is inhabited by farmers John and Frances Luxton and two servants. The Luxtons still resided at Great Speccott in the 1861 Census, although they have a 6 year old boarder, and four servants. The farmstead is named as Great Speccott Barton by the 1871 census and is inhabited by a John Harris, an agricultural labourer, his wife Ann (a feeder of poultry) and Ann's mother. By 1881 Great Speccott is occupied by John Tilke, his wife Ellen and three children along with four servants. In the 1891 census John Harris and his wife are now recorded as living at Little Speccott while only four servants are recorded for Great Speccott, possibly because the residing family were away from home at the time of the census. The occupying family had changed again by the 1901 census, this time to James Ball, his wife Lillie and their two sons and two servants. The family are still resident in 1911 however Lillie has died and one of the sons has married and lives at the farm with his wife and infant daughter. The second son is also resident along with two servants. James Ball is also mentioned as residing at Speccott in Kelly's 1914 Directory.

2.2. CARTOGRAPHIC RECORD

The 1804 Roborough Ordnance Survey surveyor's draft map (Figure 3) shows the farmstead of Great Specket, with Middle Specket (now Little Speccott) also shown. The roads follow broadly the modern layout although a return to the north of Speccott is now a farm track rather than a road connecting to the main road.



FIGURE 3: EXTRACT FROM THE 1804 OS SURVEYOR'S DRAFT MAP (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The 1842 Merton Tithe map (Figure 4) shows Great Speccott as an almost courtyard shaped range of buildings with openings to the east and west. The southern range is the longest, reaching out beyond the U shape of buildings to the north on both its east and west ends. The tithe apportionment (Table 1) names the farmstead as Speccott Barton and it is owned by the Reverend Archdeacon John Moore Stevens and occupied by Joseph Risdon.

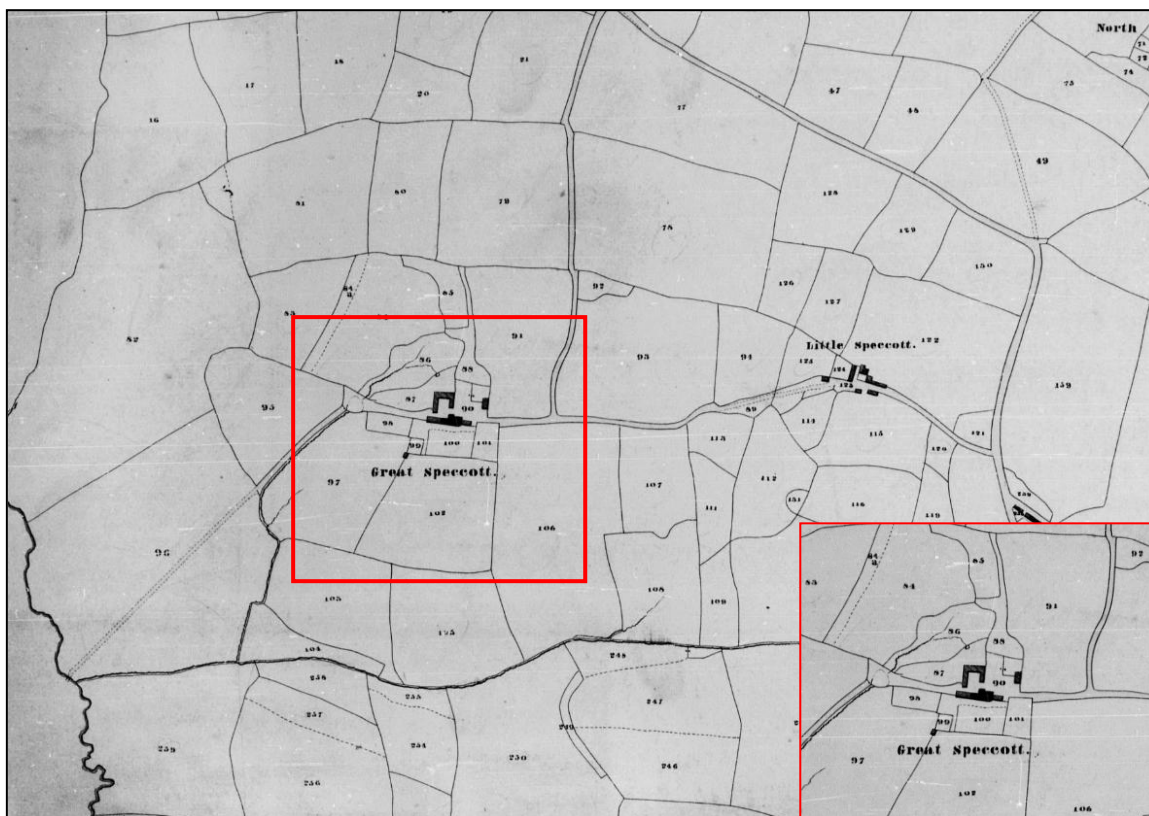


FIGURE 4: EXTRACT FROM THE 1842 MERTON TITHE MAP, WITH INSET SHOWING THE FARMSTEAD (DHC).

Plot No	Landowner	Occupier	Name	State of Cultivation
Speccott Barton				
84	Rev. Archdeacon John Moore Stevens	Joseph Risdon	Copse Meadow	Meadow
85			Sawpit Orchard	Orchard
86			Will Meadow	Pasture
87			Will Orchard	Orchard
88			Sawpit Lane and Waste	Waste
90			Courtlage	
91			Round House Field	Meadow
98			Orchard	Orchard
99			Little Garden	Garden
100			Front and Plantation	
101			Garden	Garden
102			Front Field	Arable
106	Broadclose	Arable		

TABLE 1: EXCERPT FROM THE 1841 TITHE APPORTIONMENT FOR MERTON

The 1st edition OS map (Figure 5) clearly labels the farmstead Speccott Barton (on site of a mansion). By 1885 the structure of the farmstead appears similar to the 1842 tithe map with a U shaped range to the north and a longer southern range for the farmhouse. There appears to be a possible porch on the front, with a path marked to the front door. The Torrington and Marland Light Railway (just off the map extract) had been constructed by this date to the west of the farm.

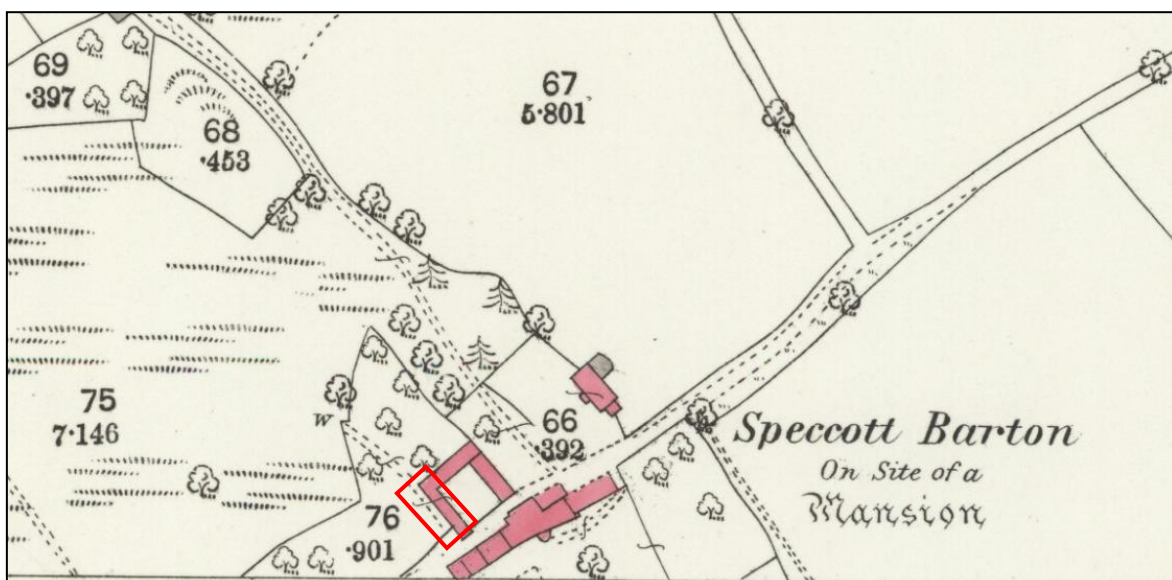


FIGURE 5: EXTRACT FROM THE 1885 OS 1ST EDITION 25INCH MAP (NLS) (DEVON SHEET XL4); THE SITE IS INDICATED.

The 2nd edition OS map (Figure 6) indicates that some change had taken place since 1885. The building on the western side of the U shaped courtyard had been extended to the west and an enclosed yard added on this western site. The other buildings in the farmstead appear little changed, except for the isolated building to the north-west of the farmstead, which appears to have been extended.

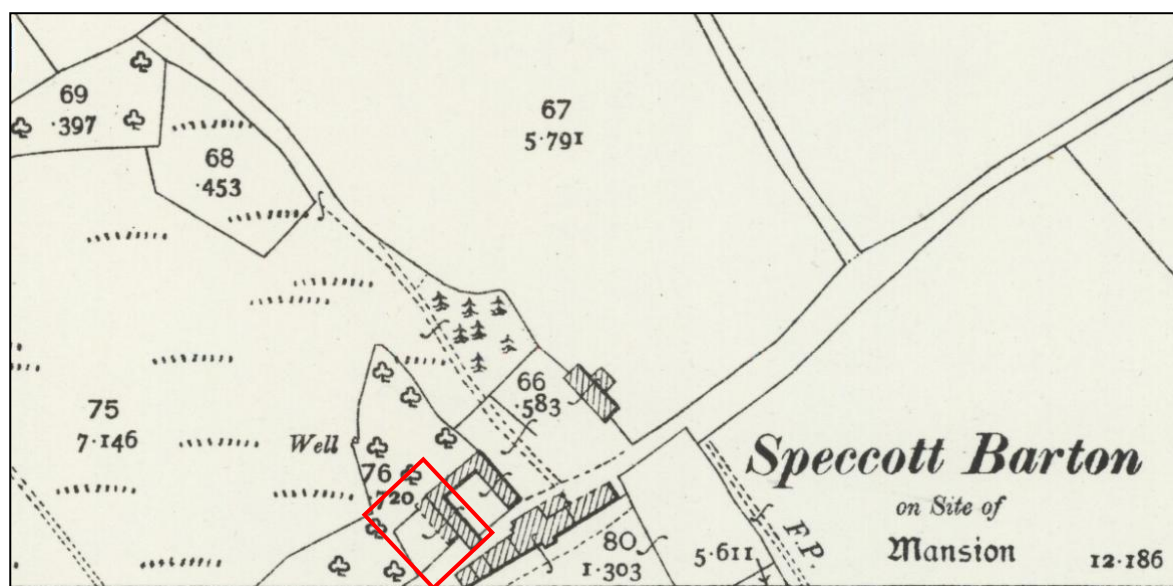


FIGURE 6: EXTRACT FROM THE 1904 OS 2ND EDITION 25INCH MAP (NLS) (DEVON SHEET XL.4); THE SITE IS INDICATED.

The 1954 OS map (not illustrated) suggests that the northern building forming the U shaped courtyard had been removed by this date, leaving the opposing east and west ranges. A ruin is marked in the field to the north of the buildings. Between 1964 and 1991 the configuration of the courtyard buildings appears to have changed dramatically with the eastern building also removed and a larger building constructed to the north of the former courtyard range.

3.0 HISTORIC BUILDING RECORDING

3.1. SITE DESCRIPTION

Speccott Barton is characterised as park/garden by the Devon HLC and is set within fields characterised as Barton Fields, large semi-regular fields enclosed 1500-1800 but with medieval antecedents. There are also significant areas of rough ground in the post medieval period, most of which has now been enclosed and improved, with the exception of Speccott Moor.

The farmstead is located to the north of Merton Village on the south facing slopes with the ground rising to a ridge top on which the A386 now sits. The road follows the route marked on the early nineteenth century OS surveyors draft map, turning a sharp right angle bend between Little Speccott and Northdown Farm, suggesting it is curving around the edge of earlier farmsteads or enclosures. The fields of the farmstead are in general bounded by low hedgebanks. A former railway runs through the wider farm holding to the west and there is a marked later phase of alteration, repair or extension to all of the buildings on the farm, utilising Marland brick. Clay for these bricks was extracted near Petrockstowe to the south of the farm and made into bricks at Marland Moor. The Torrington and Marland Light Railway was constructed in the later 19th century largely for the transport of bricks.

The farmhouse sits to the south of a farmyard, and historically fronted a courtyard of buildings to the north, now largely removed. The barn subject to survey is a large slatestone rubble barn, with open front located to the west side of the farmyard. It is a former traditional Devon linhay, of late 18th to early 19th century date although considerably altered in the later 19th century with the addition of a large lean-to brick cow byre/milking parlour. The majority of the traditional stone outbuildings and barns on the farm have been converted to provide holiday accommodation with the animals now housed in modern timber and steel-framed sheds to the north. The linhay barn is flanked by a range of stone outbuildings to the south, which are attached to the service end of the large farmhouse and to the east it is flanked by a more modern steel-framed converted building.

3.2. BUILDING SURVEY

3.2.1. DESCRIPTION

The barn is a linhay, open on its eastern elevation and framed by massive oak posts, sat on stone pads which have been concreted over or patched/replaced with concrete. The posts are approximately two storeys high and attached to both the first floor loft joists and to the roof structure via pegged mortice and tenon joints, many of which are pulling free due to the poor condition of the timberwork in the building. To the north end the first three posts all have small sockets in the lower halves, serving the 'ground floor'. This is suggestive of cross bars which may have carried weatherboarding or similar, implying that this end was at some point more enclosed than at present. The elevation is now totally open but there is a small concrete block built pen to the south end, against the inner face of the south gable end, with a relatively modern wooden gate - possibly a pig pen.

The ground surface on the east side of the barn has been altered and raised with layers of concrete causing the ground to slope into the linhay, but there are patches where the concrete is damaged which appear to show cobbles beneath. Both the linhay and yard to the east were probably once cobbled. Most of the floor has been concreted over and brick troughs line the west wall to the south and centre of the linhay. To the north end several chunky vertical posts are spiked and nailed (with very large handmade nails) to the first floor loft joists, suggesting timber partitions divided the space here. The loft has lost all of its plank floorboards and is now open; recycled railway sleepers have been used in some places to prop the rotting loft joists at the west

wall, where they have failed in their sockets.

The roof structure is ten bays in length, with nine trusses of simple framed form consisting of a pair of truss blades socketed into large tie beams in a very simple and crude format. These are still partially rounded, but of large agricultural scantling. The joints are all pegged mortice and tenon or ½ lapped pegged, of a more vernacular style and form, making the barn likely to date prior to 1800. There is heavy cross bracing to the south end gable, with two diagonal half lapped spiked timbers bracing off the tie beam. Modern narrow nailed purlins carry metal corrugated sheeting over the roof structure. The roof is noticeably pointed with a steep pitch and may once have been thatched.

The north elevation is a two storey gable end and sits at a slightly oblique angle to the rest of the building suggesting a later rebuild or repair, potentially linked to the removal of the northern range after 1904. It is of a looser slatestone rubble build with a clay/lime mix mortar and a large central loading door serving the first floor loft. The loading door has brick reveals and a chunky timber lintel. Weatherboarding at the apex of this gable has later been in filled with Marland brick.

The south elevation is a two storey gable end, is blind and of good tightly packed regularised slatestone rubble, with rough quoins to the corners. The western gable is a long tall two storey slatestone rubble elevation. The stonework noticeably graduates along this wall; heavier at the base and becoming looser and thinner to the top with the wall ever so slightly battered for strength, given its length and height. It is built in a clay/lime mix mortar and is much re-pointed in first lime and then hard cement mix mortars. At the eaves the wall has been in filled in a pale yellow-brown cob mix. On the inner (east) face it has the remains of historic layers of whitewash at ground floor level. To the north end there are two phases of forced doorway, this elevation previously being blind. The first phase is a narrow doorway to the north-west. This doorway has a fairly modern replacement timber lintel patched with hard cement mix mortars and red brick reveals. It has a narrow plank boarded door with ledging bars and iron strap hinges surviving. The second phase is a pair of doors, one to the ground floor and one to the loft; both with rounded Marland 'bullnose' brick reveals and narrow timber lintels, accessing the brick-built cow byre constructed up against the west elevation.

The brick-built lean-to is one storey in height, with brick north, south and west walls. There is a narrow doorway to the south which accesses a generator platform and steps down to the yard. It has a narrow plank boarded door on modern hinges. The west wall has three large doorways, with bullnose bricks to the corners. The most southerly of the three is blocked with concrete blocks at the base, forming a large window. The two doorways to the north are still open, spanned with heavy timber lintels. The south and central part of the lean-to is open, formerly a large cow byre/milking parlour, with the scarring for removed troughs, stall partitions, some of the pipe work and water feeders still in situ. To the north end is a self-contained sub-square brick room, with a door in its south-west corner. This is terraced into the ground and has a large opening in its north wall, up again the barn, suggesting it functioned as a root house. The roof of the lean-to is constructed of heavy duty rafters braced with bolts and strap hinges to massive tie beams, set quite low and forced into sockets in the barn wall. The roof is of slate, held on chunky battens.

3.2.2. FUNCTION

This former linhay barn is a regional type that was purposefully designed to house animals on the ground floor, in this instance probably enclosed in the past with hurdles and gates, with loft storage above for hay and straw. These important multi-functional buildings heralded the beginnings of the evolution of agriculture in the West country, often seen from c.1800, being a size and scale clearly above earlier single use barns and necessitated as flocks and herds grew in

scale as the growth of towns, industry and population raised the demand for food.

Some possible weatherboarding was once installed to the first two bays to the north, on crossbars as evidenced by the slots in the upright posts to the open front; there are also some former upright muntins for a plank screen division seen on loft joists at this north end, suggesting this was once more enclosed. This may represent the remains of a former timber party wall between the west and north ranges.

Rubble and cement troughs survive at the south end of the barn against the west wall and there is a concrete pen against the south wall indicating animals were still housed here well into the 20th century. The lofts have lost their plank boarding over time and the building is now redundant, used haphazardly for storage, logs and farm machinery. The brick lean-to to the west was purpose-built as a cow byre/milking parlour, with troughs, scars of former stalls, water bowls and feeders, again now abandoned and used for storage.

3.2.3. RELATIONSHIPS

The barn is detached, standing alone to the west of the farmyard group, with the brick lean-to attached to its western elevation. It is closely framed by a concrete shed to the east and further stone outbuilding to the south, converted to holiday accommodation. It is abutted by concrete walls and gates on its north side, which enclose the modern, working part of the farmyard.

3.3. PHASING

Barn 1 is a single-phase structure (c.1800), with a late 19th century cattle byre extension to the west, and an early 20th century repair. There is a significant phase of alteration in the later 20th century, when the pitched roof was replaced and the former gables rebuilt or repaired. The concrete cattle pens and the forced doorway in the east wall may have been inserted during the same phase of works.

The barn is a fair example of a post-medieval type, known as a linhay and probably dates broadly to the later 18th to early 19th century (1780-1840). This example is of a good size and scale and exhibits local slatestone rubble stonework, with a crude but heavy timber roof with pegged mortice and tenon joints to the heavy structural posts, a vernacular detail which indicates a slightly earlier date, within the above range.

The barn contains evidence of two phases of clear alteration or expansion. In the late 19th century the barn was extended, with the addition of a large single storey Marland brick-built lean-to to the west elevation. This was constructed as a purpose-built cow byre and milking parlour, with an additional concrete yard to the west. A move towards focusing on 'dairy' is possibly associated with the development of the adjacent railway, the 'milk train' to Torrington providing farmers with important new transport links and markets. Not long after this extension (in the early 20th century) the north gable was rebuilt, likely linked to the demolition of the northern building range. This elevation lies at an oddly oblique angle to the rest of the building, possibly as a result of the loss of the northern range which abutted it. Alternatively the wall might have needed to be rebuilt when a sub-square extension (root house?) was built to the north-west corner.

The barn has been little altered during the 20th century, gradually falling out of use hence its now poor condition.

3.3.1. SIGNIFICANT FEATURES

- Massive timber posts brace the open front of the linhay, sitting on stone pads; mortice and

tenon joints to roof trusses and to loft beams

- Timber loft floor structure survives in part to the interior;
- Timber partitions survive in part to the north end, possibly part of a timber party wall between the west and north ranges, attached to loft beams with spikes and massive handmade nails;
- Crude but massive A-frame roof, mortice and tenon pegged joints, pre-1800;
- 19th century brick-framed loading door in north gable end;
- brick and Marland brick framed doors and loading doors into lean-to and small stone lean-to to north-west corner, red and white ceramic brick indicate two phases;
- Marland brick lean-to of large scale, possibly associated with the close proximity of the Torrington and Marland Light Railway.

3.4. SIGNIFICANCE

The lincay is a good surviving example set within a group of barns and buildings, dating from the 18th and 19th centuries. This building is a key element of the farmstead and appears in many views within and across the farmyard. It frames (behind) the house in views on the approach from the east (from the driveway), and is the most visually prominent of the farm buildings in views from the south-west and west, where a green lane leads to the former railway line and various tracks access the fields.

This lincay (a regional vernacular building type) is of traditional build, using local materials and as the last unconverted historic agricultural building on the farmstead it is of increased value. It is the last surviving part of the three buildings which formerly formed a U shaped courtyard to the north of the farmhouse; the north and east ranges having been demolished between 1904 and 1991. Generally the building should be considered of limited architectural value but of local interest. It is authentic, with relatively good structural integrity and displays some interesting phasing, echoing the social and economic changes in the wider area, particularly the effects of the railway.

It is currently of dilapidated appearance but of working rural character. It has little historic associative or communal value. There is evidential value in its structure, now recorded prior to its conversion.

BARN AT SPECCOTT BARTON FARM, MERTON, TORRIDGE, DEVON

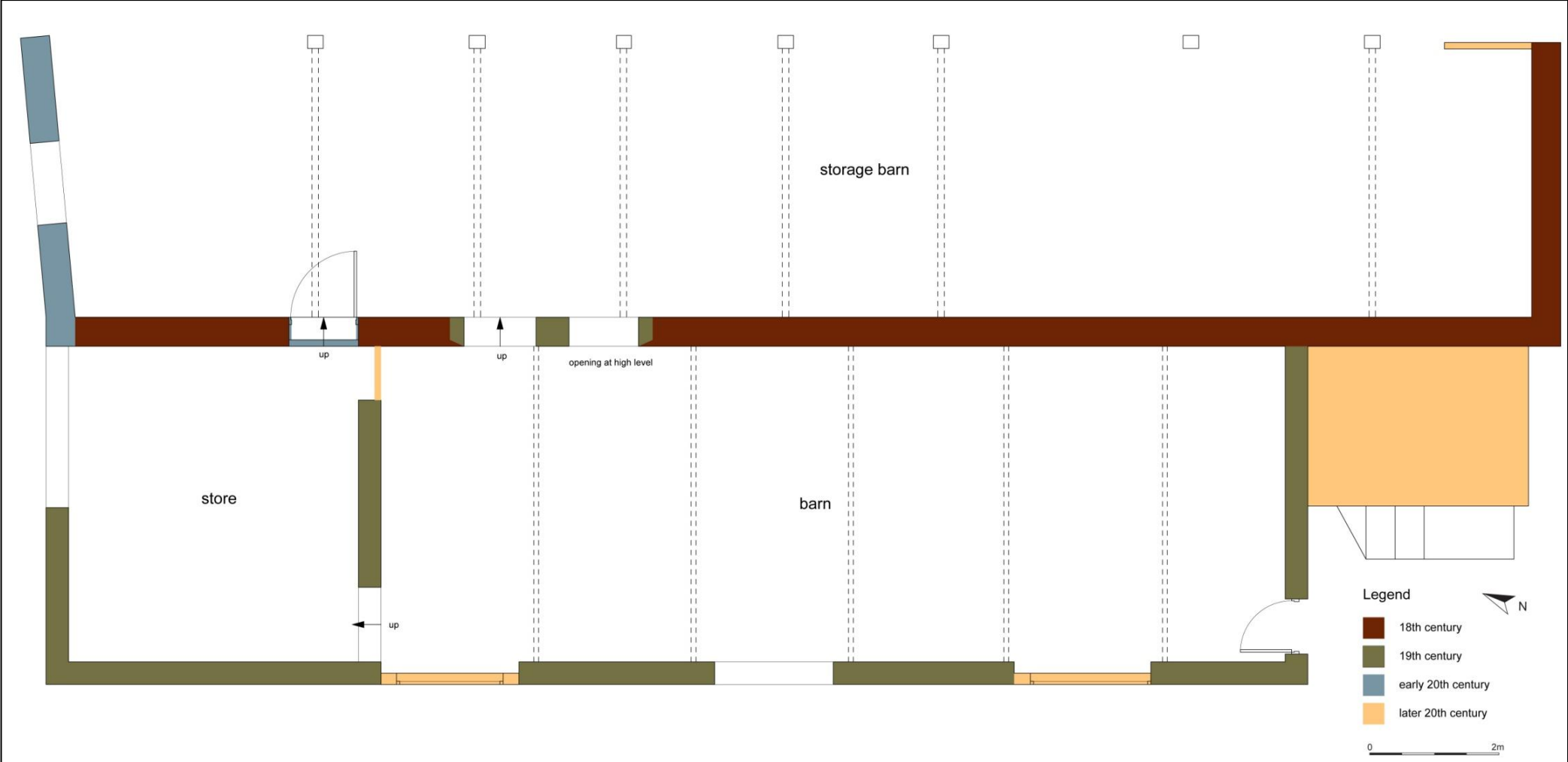


FIGURE 7: PLAN SHOWING THE PHASING OF THE BARN.

4.0 CONCLUSION

Speccott is first recorded in Domesday and has a long history of descent which includes ownership by the Speccott, Fortescue, and Rolle families. Despite its possible early foundation, the present farm comprises a mix of 18th, 19th, 20th century and modern buildings.

The barn (a linhay) was probably built c.1800 and contains evidence of two phases of clear alteration or expansion. In the late 19th century the barn was extended, with the addition of a large single storey Marland brick-built lean-to to the west elevation. This was constructed as a purpose-built cow byre and milking parlour, with an additional concrete yard to the west. A move towards focusing on 'dairy' is possibly associated with the development of the adjacent railway, the 'milk train' to Torrington providing farmers with important new transport links and markets. Not long after this extension, (in the early 20th century) the north gable was rebuilt, likely linked to the demolition of the northern building range. This elevation lies at an oddly oblique angle to the rest of the building, possibly as a result of the loss of the northern range which abutted it. Alternatively the wall might have needed to be rebuilt when a sub-square extension (root house?) was built to the north-west corner.

The barn has been little altered during the 20th century, gradually falling out of use hence its now poor condition. The building is redundant, and of local importance echoing the historic social and economic changes in the wider area, particularly the effects of the railway in the 19th and 20th century.

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Kelly's 1914

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1841, 1851, 1861, 1881, 1891, 1901, 1911

Websites:

BGS British Geological Survey 2018: Geology of Britain Viewer.

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

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APPENDIX 1: RECORDING TABLES

BUILDING 1		General Description
Function/Summary:		Historic linhay barn: animal housing to ground floor, storage of hay/straw and fodder in loft above. Open-fronted to east.
Dating Evidence:		Historic map regression, type, form and style of build.
Figure Numbers:		
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Slatestone loose rubble build, two storey gable end elevation. Cob and lime mix mortars, some cement hard mix mortar re-pointing.
Roof Covering		Corrugated metal sheeting projects slightly over the gable wall.
Openings – Loading Doors	1	One large centrally positioned loading door: slate sill, timber lintels and red brick reveals. The door appears to have been purposefully built into the wall.
Significant Details:		The wall is a rebuild and has been built at a slight oblique angle to the west wall of the building.
Relationships:		The north wall is a later rebuild repair to the north gable, possibly after the removal of the north building range. It can clearly be seen to have a build line with the western wall of the linhay.
B1 Elevation SOUTH		Description
Fabric Description:		Slatestone rubble two storey gable end elevation. Cob and lime mix mortars, some cement hard mix mortar re-pointing. The south-east corner of the building has been hacked back to form a rounded corner, to protect carts and cattle. The apex of the gable, probably formerly weatherboarding, has now been in filled with Marland bricks.
Roof Covering:		Corrugated metal sheeting projects slightly over the gable wall.
Significant Details:		Modern concrete block pen built to the south end, against the south gable, possibly forming a pig pen. Sockets in the south gable at first floor height suggest a slightly reinforced end of the loft.
Relationships:		The south gable end and west wall, with the eastern open front are cohesive and of one phase. The north gable end, at a slightly obtuse angle is a rebuild.
B1 Elevation WEST		Description
Fabric Description		Two storey slatestone rubble elevation, graduated stonework, heavier and closer packed to base. Very slight batter to carry the height of the wall. Cob and lime mix mortars. Some hard mix cement later repairs and repointing, very obvious to the north and centre of the inner face of the wall. On the ground floor the inner face is whitewashed. On the western side, within the lean-to it is rendered to the base. The eaves have been in filled with cob around the truss bases. To the south end, where the cob has fallen out the eaves have been patched and in filled with Marland brick.
Roof Covering		Steeply pitched roof, covered in sheets of corrugated metal. Timber roof structure with narrow purlins carrying the sheeting on top of the historic roof structure.
Openings - Doors	3	Three doors to the north end of the wall. At first floor level a narrow loading door leads into the lean-to. This has Marland brick reveals and a chunky timber lintel. On the ground floor to the left another tall narrow door leads into the cow byre section of the lean-to. This has Marland brick reveals and a chunky timber lintel, with a heavy pegged timber frame. To the right, there is a wider lower forced door, with a repaired replacement timber lintel and red brick reveals.
Relationships		The west wall, with the eastern open front and south gable end are cohesive and of one phase. The north gable end, at a slight obtuse angle is a rebuild.
B1 Elevation EAST		Description
Fabric Description:		Open-fronted elevation. Supported on massive two storey oak posts, on stone

		pads, often replaced with concrete and cement. The posts carry the roof trusses on the east side and also the first floor loft. All joints between timbers are mortice and tenon pegged fixings.
Roof Covering		Steeply pitched roof covered in sheets of corrugated metal. Timber roof structure with narrow purlins carrying the sheeting on top of the historic roof structure.
Significant Details:		Sockets and slots for horizontal cross bars can be seen in three of the posts to the north, suggesting some weatherboarding or enclosure of this end in the past.
Relationships:		The east, south and west gables are of one phase. The north gable represents a rebuild on a slightly oblique angle.
B1 Interior		Description
Function:		Animal housing to the ground floor, loft for straw, hay and feed above.
Walls:		The west wall is whitewashed slatestone rubble, the north and south walls are exposed slatestone rubble, unpainted.
Floor:		Poured concrete over cobbled floors.
Roof Structure:		Crude roof trusses, heavy truss blades, braced to rounded, barely shaped tie beams. Mortice and tenon joints, pegged. Tie beams are also jointed to massive oak posts which frame and support the open east elevation.
Loft Structure:		Crude heavy roughly shaped joists brace between the west wall and upright posts of the open east front. They are socketed into the oak posts with a mortice and tenon joint, which is pegged. To the north end a number of the joists have vertical posts attached on the ground floor, forming partition 'styles', these upright posts are spiked and nailed to the joists. This suggests the north end was more closed and divided than the south and centre of the barn, possibly part of a timber party wall between the western and former northern building ranges.
Openings – Loading Doors:	2	One large loading door in the north gable end, red brick reveals and timber lintels. One narrow loading door in the west wall, designed to push hay into troughs in the lean-to cow byre. Marland brick reveals, timber lintel.
Openings – Doors:	2	Two doors to the north end of the west wall both lead into the lean-to but the northerly door, with red brick reveals and modern replacement timber lintel is older and probably predates the lean-to. The southerly door has Marland brick reveals and a chunky timber lintel with pegged timber frame.
Dating Evidence:		The building has been stripped of any fittings, leaving only its structural components. The style and form of its timber build suggests a post medieval date of the later 18 th into the early 19 th century.
Comments:		The barn is derelict, used to store logs, furniture and farm equipment.

APPENDIX 2: SUPPORTING PHOTOGRAPHS



THE BRICK LEAN-TO AND WEST ELEVATION OF THE BARN, FROM THE SOUTH-WEST (2M SCALE).



THE BRICK LEAN-TO, FROM THE NORTH-NORTH-WEST (2M SCALE).



THE ROOM TO THE NORTH OF THE LEAN-TO, WITH LARGE OPENING TO THE NORTH PART OF THE YARD AND FEED ROOM/ROOT HOUSE; FROM THE WEST-SOUTH-WEST (2M SCALE).



THE INTERIOR OF THE COW BYRE LEAN-TO, FROM THE SOUTH (2M SCALE).



THE WEST WALL OF THE LINHAY BARN, AS SEEN WITHIN THE LEAN-TO, WITH FORCED DOORWAYS GIVING ACCESS TO THE EXTENSION, FROM THE WEST-NORTH-WEST (2M SCALE).



THE INTERIOR OF THE COW BYRE LEAN-TO, FROM THE NORTH (2M SCALE).



THE SOUTH ELEVATION OF THE BRICK LEAN-TO AND SOUTH-WEST END OF THE LINHAY; FROM THE SOUTH-WEST (2M SCALE).



THE SOUTH ELEVATION OF THE LINHAY BARN, GOOD SLATESTONE STONEMWORK, WITH IN FILLED APEX, PROBABLY REPLACING WEATHER BOARDING, WITH BRICK, FROM THE SOUTH-WEST (2M SCALE).



THE OPEN EAST ELEVATION, WITH STRONG TIMBER POSTS, FROM THE NORTH-EAST (2M SCALE).



LEFT: THE NORTH ELEVATION OF THE LINHAY BARN, WITH LARGE LOADING DOOR WITH BRICK REVEALS, FROM THE EAST-SOUTH-EAST (2M SCALE).



RIGHT: THE SOUTH GABLE END WALL, WITH ABUTTING CONCRETE PEN. SOCKET HOLES FOR JOISTS SUGGEST THE LOFT HERE REQUIRED MORE STRENGTH; ALSO SHOWING SLIGHT HACKING ON THE SOUTH-EAST CORNER, TO ALLOW FOR SAFE PASSAGE OF ANIMALS AND VEHICLES/CARTS AFTER THE OPPOSITE OUTBUILDINGS WERE BUILT; FROM THE EAST-NORTH-EAST (2M SCALE).



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