

CLYST WILLIAM BARTON

PLYMTREE

EAST DEVON

DEVON

Historic Building Recording and Archaeological Recording



South West Archaeology Ltd. report no. 200406



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Clyst William Barton, Plymtree, Devon Historic Building Recording and Archaeological Monitoring & Recording

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Work undertaken by SWARCH for Lancer Scott Ltd.
On behalf of a Private Client

Summary

South West Archaeology Ltd. was commissioned to undertake historic building recording and archaeological monitoring during remediation works on Clyst William Barton Farmhouse, Plymtree, Devon. This work was undertaken in advance of, and during, stabilisation and repairs to the structure.

Clyst William was a Domesday manor which, by the mid-16th century, was in the possession of Polsloe Priory. Three medieval hall houses had been built here in the mid-15th century, of which Clyst William Barton was one. The roof is dated to 1450, and as all three farmhouses at Clyst William were built at a similar time this represents a major phase of investment. In 1529 one of the houses was leased to the Salter family, and in 1615 they bought the estate from the then landowner. The Salters remained in possession until the late 18th century, whereupon it formed part of the estate of Sir John Kennaway of Escot, and later John Fortescue Pierce; the Prouse family leased the property for much of the 19th century.

The major remediation works undertaken here – while regrettable in many ways – have afforded a unique insight into the development of this building in a way standard building recording is rarely able to achieve. It has demonstrated this was a mid-15th century medieval hall with detached (kitchen) block, linked together in the early 17th century to form a single range through the construction of a new kitchen. The functions of the rooms were inverted in the 18th century, with the former service rooms elevated to polite use as the house was turned away from the farmyard to overlook its gardens. The work undertaken in the 19th century completely renovated the former detached block in a further phase of gentrification.

The development of the house from a medieval open hall to a modern farmhouse is, for the most part, unremarkable in a Devon context where many farmhouses are of similar antiquity. However, the building retains significant surviving medieval remains, most obviously the surviving bay from its medieval roof, associated jointed cruck, and smoke-blackened thatch; the remains of its smoke louvre is also notable. In addition, the 17th century, 18th century and 19th century phases of development are particularly well evidenced and understood.



April 2020

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1.0 INTRODUCTION

LOCATION:	CLYST WILLIAM BARTON
PARISH:	PLYMTREE
DISTRICT:	EAST DEVON
COUNTY:	DEVON
NGR:	ST 06854 02813
PLANNING APPLICATION:	17/1979/LBC
SWARCH REF:	PCW18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Lancer Scott Ltd. (the Agent) on behalf of a private client to undertake historic building recording and archaeological monitoring during remedial works to Clyst William Barton Farmhouse following the structural failure of a roof truss and cob walling. The farmhouse is a Grade II Listed building in Plymtree, Devon. The work was undertaken in consultation with Stephen Reed (Devon County Historic Environment Team) ahead of, and during, repairs.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The hamlet of Clyst William is located within the ancient ecclesiastical parish of Plymtree in the Hundred of Hayridge and Deanery of Plymtree, north-north-west of Honiton. The farmstead sits on a slight south-south-east facing slope in the saddle between the valleys of the River Tale and the source of the River Clyst, at an altitude of c.100m AOD. The soils of this area are the reddish fine loamy or fine silty over clayey soils of the Whimble 3 Association, where they border the slowly permeable seasonally waterlogged reddish fine loamy over clayey soils of the Brockhurst 1 Association (SSEW 1983); these overlie the sedimentary mudstone of the Aylesbeare Mudstone Group (BGS 2020).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Clyst William is an estate named from the River Clyst (*clear stream*) with the OE suffix *aewielm* ('source'), which rises nearby (Gover *et al.* 1932). It is first recorded in the Domesday Book when it was held by Edwin as land of the King's Thegns (Williams & Martin 1992). The farm is recorded as having been sold to John Salter, a yeoman of Plymtree in 1615, although his family was associated with the property from at least 1529, when the Salter family were tenants of Polsloe Priory. It was later owned by Sir John Kennaway, and in 1842 it was owned by John Fortescue Pierce and leased to William Bickley. For much of the later 19th century the Prouse family were the tenants.

The farmhouse at Clyst William Barton lies on the south-western side of a courtyard of buildings. The building is Grade II Listed (List 1098124; see Appendix 1 for Listing text), and whilst the other buildings of the courtyard are not Listed, they form part of its curtilage. West of the farmstead stand Middle Clyst William and Little Clyst William, both Grade II* Listed late medieval buildings.

1.4 METHODOLOGY

The building recording was carried out by Bryn Morris and Emily Wapshott in April 2018 and was followed by several episodes of archaeological monitoring and recording during works to the south gable and south-east corner of Clyst William Barton. The works consisted of: demolishing the south gable stack and south-east return wall as far as the window, and rebuilding; removing

internal plaster finishes to expose the failed truss, and reinforcing it; stripping failing plaster from a first-floor partition wall and the side of the axial stack, and make good. This work was undertaken by a specialist conservation builder. The walls were rebuilt in cob block and the ground- and first-floor fireplaces were reinstated.

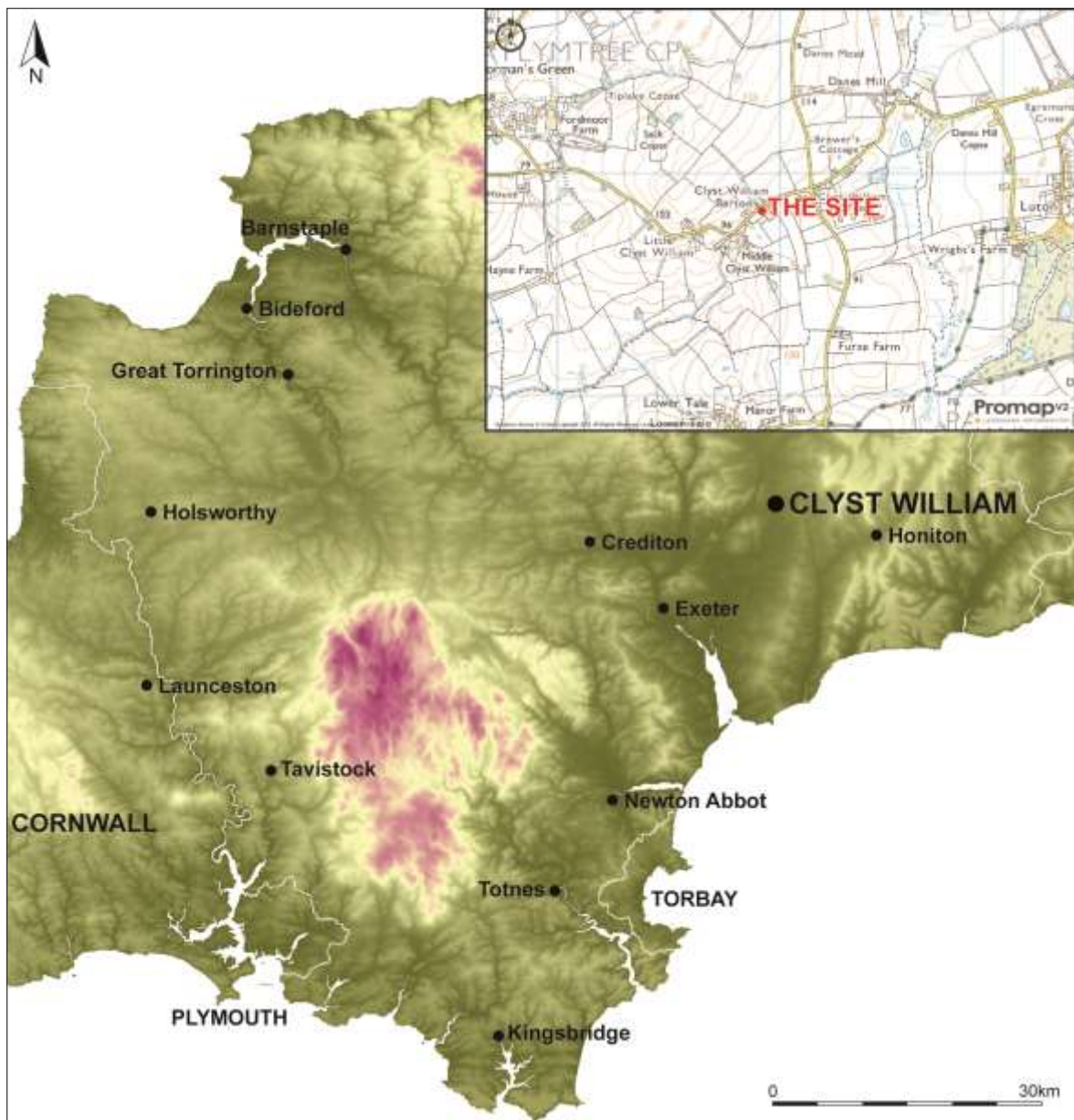


FIGURE 1: LOCATION MAP.

Detailed recording focused on that part of the house subject to the remediation works. With the kind permission of the owners, the rest of the house was assessed in order to contextualise the recording work. A measured survey of the southern end of the building was undertaken as part of these works. The works had started prior to the initial site visit and the southern end of the house had been blocked off from the rest of the house with plyboard. In addition, most of the internal doors had been removed and put into storage; thus, they are not detailed in this report.

When it became clear a large part of the roof – featuring heavily smoke-blackened roof timbers and thatch – was medieval in date, and that the bressumer beam over the ground-floor fireplace was dated (1621), SWARCH applied to the Vernacular Architecture Group and the Devon Archaeological Society for funds to undertake a programme of dendrochronological dating. The

sampling took place while the roof was exposed and open, with the analysis following on from the successful funding application (Moir 2018).

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

2.0 DESK-BASED ASSESSMENT

2.1 HISTORICAL BACKGROUND

The lack of a requirement in the recording brief for detailed historical research in this report means that only an overview of readily accessible documentation is presented here. Suggestions for further research are made at the end of this section, where sources have been identified in archives and publications not seen by this author.

One salient fact has however arisen from this research: the three principal farm holdings at Clyst William were inextricably and often ambiguously linked with each other for several hundred years, written records showing often very close relationships between their owners and tenants. It has thus proved impossible to establish a direct line of descent for Clyst William Barton, so records of the other two holdings are also presented here.

The farmstead of Clyst William Barton (variously spelt *Clyst William*, *Clystwilliam*, *Clist William* and *Clistwilliam*) is located within the ecclesiastical parish of Plymtree. The manor of Plymtree was held by the Fitzpayne family, passing through the Peverell, Hungerford and Hastings families, and sold by the Earl of Huntingdon to Thomas Goodwyn in or before 1543, the land subsequently being divided into several smaller farm holdings.

Clyst William is first recorded as an estate separate to Plymtree in the Domesday Book, when it was held by Edwin as part of the land of the King's thegns; prior to 1086 it had been held by Alwine (Williams & Martin 1992). Watts (2010) suggests that the estate was named from the River Clyst (meaning 'clear stream') coupled with the personal name William, thus '*the Clyst estate of William*'.

However, Thorn & Thorn (1985, 52 & 52.39) and Gover *et al.* (1932, 568) disagree, stating it is from the OE *aewielm* (source) of the River Clyst, being called *Clist Ewelme* in 1242-43 (Liber Feodorum Part 2, 782), when Robert Ryvel held a quarter of a knight's fee there from Nicholas de Mereyeth (Reichel 1910, 227, 248). It was apparently in Silverton Hundred at that time. In 1256, 1270 and 1275 it was recorded as *Clistewilme*, reaching the modern form of *Clyst Wylliam* by 1501 (Gover *et al.* 1932, 568).

Clyst William is next recorded in 1529, when lands there were owned by Polsloe Priory in Exeter, whose Prioress Cecilia Mylyton in that year '*transferred, demised and confirmed to John Salter the elder and Thoma[sina] his wife and John their son, the reversion of [their] messuages, lands and tenements in Clyst William with three virgates [about 90 acres] of our land lying in a certain close of John Goodwyn called Crosse Park. As also of a cottage there together with common of pasture throughout the whole land late of Robert Swythynges, just as of old our other tenements are accustomed to be held. Which all, William Salter and Margery his wife hold of us to the end of his life.*

The reversion was to run for a term of 98 years from their deaths (if any of their children lived that long). The annual rent was 35s, 4d (Lega-Weekes 1937, 464). Essentially this meant that the Priory was confirming the right of the children of the existing tenants, William and Margery Salter, to continue to be its tenants after their death. It clearly shows that the Salter family were connected with holdings at Clyst William from at least the 1520s, if not even earlier.

A farm by the name Clyst William (1/3 of a messuage, i.e. one of the three farms there) is recorded as having been sold in 1615 by Sir John Powlett of Hidetree, Winchester, to John Salter, yeoman of Plymtree, though it is unclear as to whether the document refers to Clyst William

Barton, Middle Clyst William, or Little Clyst William (DHC/146B/0/T/187). It does however note that John Salter already lived there. The specific mention of *land called the Marle Pitt* may be the same as *Pit Meadow*, No.86 on the 1841 tithe map (Figure 2), which may identify the 1615 sale with Little Clyst William. The sale excludes '*land within Crossparke Close*', referred to in the 1529 reversion grant described above.

A post-nuptial settlement of 1645 between John's son Charles Salter and his wife Elizabeth Harte of Uffculme (DHC/146B/0/T/188) reiterates the terms of the 1615 sale document, adding little to the story, but a Recovery of a messuage and land in Clyst William dated 1670 (DHC/146B/0/T/189) records one of two tenants as Richard Harward, perhaps an ancestor of the Reverend Charles Harward who owned Middle Clyst William in 1841 (see below).

A sequence of four documents from the first quarter of the 18th century suggests that the Salters were short of money in 1706-07, but had recovered by 1721. In 1706 parcels of land at Clyst William Farm were mortgaged by John Salter and his son John (DHC/146B/0/T/190), while a release of 1707 saw them place a '*messuage, farm or tenement called Clyst William*' and '*5 acres belonging called William Salters Tenement*' in trust to John Venn, yeoman of Payhembury, '*to pay debts of John Salter senior*' (DHC/146B/0/T/193).

In 1721, an equity release (DHC/146B/0/T/197-198) and a '*Bargain & Sale for 60 years*' (DHC/146B/0/T/199-200) were agreed between John Salter junior and Edward Ellis on parcels of land at Clyst William Farm which Salter appears to have been buying back.

A large number of 16th-19th century references to members of the Salter family are noted in The Book of Plymtree (Eames 1999), while two large bundles of documents relating to the Salter family estates at Clyst William from 1615-1778 (DHC/146B/0/T/191-192 & DHC/146B/0/T/194) are held by the Devon Heritage Centre in Exeter. Close examination of these are likely to shed much more light on the history of the farm holdings at Clyst William than has been possible here.

The bundles of documents referred to above suggest that the Salter family's association with Clyst William ceased in 1778. Certainly they were not in possession or occupation of any of the farms in the area by the middle of the 19th century, although it is clear from other records that the surname Salter continued to be present in the parish throughout the 19th and into the 20th centuries (Eames 1999, index).

By the 1820s, the three farms at Clyst William were owned by Sir John Kennaway of Escot House in Talaton parish (Lysons 1822, 408-425), but the record of ownership and tenancy on the Plymtree tithe map and its apportionment list of 1841 showed that they were then held as follows:

Owner	Tenant	Farm Name	Plot Numbers
John Fortescue Pierce	William Bickley	Clyst William [Barton]	1-41
Revd Charles Harward	William Brice	[Middle] Clyst William	54-78
John Dimond Senior	John Dimond Junior	[Little] Clyst William Farm	79-97

Examination of the Census returns from 1841-1911 shows that Clyst William Barton was tenanted as follows:

Date	Name	Farm Name	Acreage	Job
1841	William Brice	Clyst William [Barton?]	-	Farmer
	William Peasey	[Middle?] Clyst William	-	Farmer

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John Dimond [Little] Clist William - Farmer

Notes: William Bickley, listed on the 1841 tithe apportionment as the tenant of Clist William Farm, is not listed in the 1841 Census, although a child of that surname was in another of the three households under the place name of Clistwilliam. It may be assumed that William Bickley had given up the tenancy in the short period between the two documents being recorded. John Dimond senior is listed in this Census, but his son John Dimond junior appears to have left the area after his father gave up his tenancy (before 1851). His name reappears in the 1871 and 1881 Census where he was listed as farmer at Little Clist William.

1851	William Prouse	Clistwilliam [Barton]	170	Farmer
	William Gay	[Middle?] Clistwilliam	168	Bailiff
	Thomas Hussey	[Little] Clistwilliam	56	Farmer
	Richard Ley	Clistwilliam	-	Labourer
	Henry Hassel?	Clistwilliam	-	Labourer
	Robert Eveleigh	Clistwilliam [Barton]	-	Labourer
1861	William Prouse	Clistwilliam [Barton]	170	Farmer
	George Ware	[Middle] Clistwilliam	100	Farmer
	Elizabeth Brice	Clistwilliam	-	Dairy Rentor
	Robert Pearcey	Clistwilliam	-	Dairyman
1871	William Prouse	Clystwilliam Barton	200	Farmer
	George Ware	Middle Clystwilliam	100	Farmer
	John Dimond	[Little] Clystwilliam	60	Farmer
	Charles Maunder	Lower Clystwilliam	-	Dairyman
	Francis Auton	Clystwilliam Cross	-	Dairyman
1881	Philip Prouse	Clistwilliam [Barton]	120	Farmer
	George Ware	[Middle] Clistwilliam	100	Farmer
	John Dimond	[Little] Clistwilliam	-	Farmer
	John Blackmore	Clistwilliam Cross	-	Dairyman

Note: Clistwilliam Cross is the group of buildings on the extreme right-hand edge of Figures 2-4.

1891	Phillip Prouse	Clistwilliam [Barton]	-	Farmer
	George Ware	[Middle] Clistwilliam	-	Farmer
	William Franks	[Little?] Clistwilliam	-	Farmer
	William Prouse	Clistwilliam [Cross]	-	Farmer
1901	Philip Prouse	Clist William [Barton]	-	Farmer
	Maria Ware	[Middle] Clist William	-	Farmeress
	William Prouse	Clist William [Cross]	-	Farmer
	William Cligg	[Little?] Clist William	-	Farmer
1911	Mary Alice Prouse	Clyst William Barton	-	Farmer
	Mary Jane Daniel	Little Clyst William	-	Farmer?
	Sarah Ann Prouse	Clyst William Cross	-	Farmer

Note: Middle Clyst William is not listed in 1911. Perhaps its lands had been taken over by Clyst William Barton?

2.2 CARTOGRAPHIC DEVELOPMENT

The title apportionment in 1841 records Clyst William Barton as the 'house and garden' of Clyst William Farm, owned by John Fortesque Pierce and occupied by William Bickley. The farm is depicted as a fully enclosed rectangular courtyard of buildings with a central inner building. The L-shaped layout of the current house was already in existence within the western range, though a southern wing joins the farmhouse to the corner of the southern range of the courtyard.



FIGURE 2: EXTRACT FROM THE 1843 PLYMTREE TITHE MAP (PRO); THE FARMHOUSE IS INDICATED.

By 1889, whilst Clyst William Barton retained its courtyard layout, it had reduced in size, the eastern range and central buildings being demolished; the eastern range re-built closer to the west. The south-west corner also shows signs of alteration, what had appeared to be an enclosed corner now with a discrete structure to the south of the L-shaped farmhouse. This layout appears to have remained until the mid-late 20th century when barn structures were added to the immediate south of the courtyard.

It is evident that a significant change in occupier took place at Clyst William Barton between 1841 and 1851, when William Prouse took over the farm. He was recorded as farmer there in the 1851, 1861 and 1871 census returns, his son Philip Prouse being listed in 1881, 1891 and 1901; while his widow Mary Alice Prouse was recorded there in 1911. It is clear that the alterations made to the house in 1861 were undertaken by William Prouse and that all fabric dating from c.1850 to the early 20th century was introduced by him or his descendants.



FIGURE 3: EXTRACT FROM THE 1ST EDITION ORDNANCE SURVEY 25 INCH MAP, SURVEYED 1888, PUBLISHED 1889 (DEVON SHEET LVII.16); THE FARMHOUSE IS INDICATED.



FIGURE 4: EXTRACT FROM THE 2ND EDITION ORDNANCE SURVEY 25 INCH MAP, REVISED 1903, PUBLISHED 1905 (DEVON SHEET LVII.16); THE FARMHOUSE IS INDICATED.

2.3 DISCUSSION

It would appear that from the mid-17th century onwards Cyst William Barton was the largest and most important component of the group of farms that fell under the Cyst William group. Whether this was the case earlier in its history seems less certain, as the Listing description for the

farmhouse at Middle Cyst William (Grade II*) suggests primary construction as a much higher status house than the other two in the second half of the 15th century, with a fine arch-braced and wind-braced hall roof. Major improvements during the mid-16th to later 17th century saw its hall floored and a number of fireplaces added, including one of Beer stone. It is also closest to the source of the River Cyst, which rises in the orchard just to its south-west, perhaps implying that it was the earliest site in the group.

Little Cyst William (Grade II*) displays similar development and status to the house at Cyst William Barton, having a smoke-blackened jointed cruck roof with no arch-bracing or wind-bracing. Its design suggests primary construction in the mid-late 15th century, with major improvements including additional fireplaces during the mid-16th to later 17th century.

Cyst William Barton is similar to the other two houses in having an early 17th century aggrandisement phase, characterised by the use of ashlar blocks of volcanic trap from Silverton, used for fireplace surrounds and an oven in Rooms 2 and 6. The Listing for all three buildings omits to mention this material, but its proximity and proven documentary links means this distinctive Silverton stone-type is likely present in all three houses. Middle Cyst William's smoke-blackened medieval roof has evidence for a smoke louvre, a feature it shares with Cyst William Barton, and all three roofs are smoke-blackened.

All three houses are built of plastered cob on rubble footings, but there seems to have been no distinction made in house construction in much of central and eastern Devon, from peasant cottages, through the houses of yeomen farmers and up to middle gentry status houses. The underlying bedrock was unsuitable for construction of anything but rubble footings, and dressed freestone was expensive and only used for fireplaces and chimneys when they began to be added from the later 16th century onwards.

As the 1615 purchase by John Salter seems to have been of Little Cyst William, it cannot be shown that the 1621 date on the fireplace lintel in Room 2 at Cyst William Barton relates to it. However, there is sufficient evidence from the group as a whole to show that these alterations would be perfectly synonymous with such a date and were part of a general updating of the group in the first half of the 17th century. Regrettably, there are no clear indications of ownerships or tenancies in the 18th century to narrow the stylistic dating of the panelled cupboards in Room 2 and the fireplace in Room 1.

By the mid-19th century however, we are on firmer ground. The datestone of 1861 and the general updating of windows, doors and other timberwork at this time fit with the change in tenancy between 1841 and 1851 when first William Brice and then William Prouse acquired the tenancy of Cyst William Barton. The Prouse family lived there until at least 1911 and it is likely that they carried out other phases of work during their long tenancy.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The Grade II Listed Cyst William Barton farmhouse is located at one end of a range of farm buildings, with barns to the east and south-east and a former stable block along the north-eastern roadside edge, now partly converted to residential use.

The farm buildings are of some age, with multiple phases of repair and adaptation, but retain their vernacular character. Some of the historic farm buildings, together with the 20th century ones, are still in agricultural use, but the farmstead is now in divided ownership. Only the linhays directly to the east and former stables remain under ownership with the farmhouse; the larger barn ranges and threshing barn to the south-east are part of a working agricultural business.

North-east of the farmhouse is the former stables, now converted to domestic accommodation. This structure, outside the formal review of this programme of works, was briefly inspected to provide context to the house. The roof is supported by 19th century kingpost trusses but the first floor is carried on four very heavy chamfered medieval transverse beams, and the stonework of the wall to the rear (lane) side is very good, implying this is another detached medieval structure associated with the house.

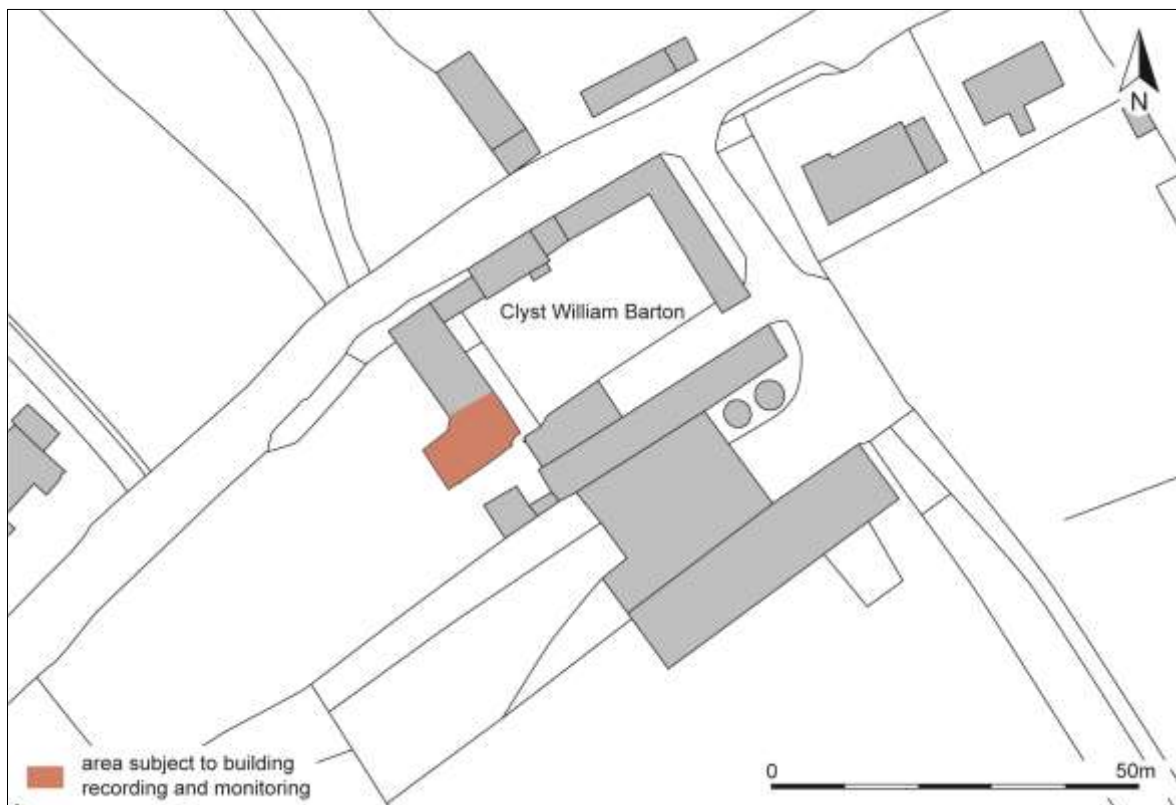


FIGURE 5: SITE PLAN SHOWING LOCATION OF ARCHAEOLOGICAL WORKS.

3.1.1 REPORT STRUCTURE

What follows is a narrative description of the southern half of Clyst William Barton farmhouse, with a more cursory description of the northern half of the building. The original Listing can be found in Appendix 1; detailed recording tables can be found in Appendix 2; the photographic archive can be found in Appendix 4.



FIGURE 6: THE NORTH-EAST ELEVATION OF THE FARMHOUSE; VIEWED FROM THE NORTH-NORTH-EAST.

3.2 BUILDING DESCRIPTIONS

3.2.1 EXTERIOR

The farmhouse is an L-shaped two-storey building, its long axis aligned roughly north-west to south-east. It has a wide steeply pitched thatched roof with stitched ridge. The walls have been treated externally with a coarse-textured cement render painted cream. The archaeological monitoring determined that the walls were constructed of cob over a low stone rubble plinth, but that the early 17th century fireplaces were of dressed volcanic trap, with an exterior wall of mortared rubble and pebble to the larger ground-floor hearth.

North-east elevation

This elevation is pierced by numerous openings: two doors and four windows on the ground floor, and six windows on the first floor. Off-centre to the south is a 20th century glazed porch enclosing a timber door with glazed panels that accesses the cross passage. To the north is an 18th century ledged plank door that provides access to Room 11. The windows are irregularly set; those to the north of an axial stack have been reset with 19th century three-light casements with narrow moulded glazing bars, except for the small single pane bathroom window which was forced in the 20th century.

The southern end of this elevation has two large, low rectangular windows evenly set on the ground floor, both with chunky recycled timber lintels. The southernmost opening (W2) was built within the cob and the sides later reduced in brickwork. The window to the north (W3) has been cut into the earlier cob; the sides of this opening fit the window frame and have been patched

with brick. These openings are both set with Victorian three-light casement windows. First-floor window opening W10 is a Victorian three-light casement window with narrow moulded glazing bars and is set into the eaves. To the south of this is a larger window opening (W8), also with a three-light casement window, but this is a 20th century copy. This opening is original to the build but was once much larger and has been infilled with irregularly sized, large handmade bricks in a lime and clay bond. It has a recycled chunky oak timber lintel with a large empty socket and peg hole to the front face.

The southern end of this elevation shows two phases of construction, distinguished by a clear vertical build line between the two sets of windows. The earlier northern section is of dark brown rough cob with some stone, river pebble and organic inclusions. To the south the cob is finer, more reddish-brown in colour and much denser, with clear tamping lines within the build, showing the process of construction. Both phases of build have low slatestone rubble plinths in a cob/clay bond constructed of large irregular slabs; the plinth of the northern, older phase stands c.0.25-0.35m higher than the later, southern extension. The wall rises to one-and-a-half storeys with deep overhanging eaves, with the older section of wall having had a lift of c.1.0m in height in the secondary dense reddish-brown cob. From the change of build to the north there is a deep wide moulded oak wallplate of stepped ovolo shape. The extent of this moulded wall plate appears to correspond with the limits of the smoke-blackened section of medieval open roof (see below).



FIGURE 7: THE SOUTH END OF THE NORTH-EAST ELEVATION; THE BREAK OF BUILD TO THE RIGHT OF THE WINDOWS IS CLEARLY VISIBLE; VIEWED FROM THE NORTH-EAST (PHOTO SUPPLIED BY COB SOLUTIONS).

South-east elevation

The south-eastern gable end of the farmhouse and attached crosswing form a single contiguous wall, with a break of build east of centre. There are only two windows in this elevation. At its eastern end the wall rises to two-storeys and is dominated by a large stack, which leans out to the

south. This stack is built in stone rubble to c.1.50-1.70m high with roughly dressed stone quoins and densely packed reddish-brown cob above. A large 18th century brick shaft, bonded with clay and lime, sits atop the stack; this is, along with the upper section of the stack, pulling away from the cob. A large stone-built bread oven had been built into the eastern corner of the stack, but this corner of the building was cut back and truncated at ground-floor level. The wall here is crudely patched with a mix of stone and pebble rubble with cob packing and brickwork with lime mortar. Immediately to the west of the stack the heavy stone base drops c.0.20m; the rest of the wall constructed of looser pale cob infill and packing. There are several timbers embedded in the wall here, with timber framing embedded in the cob at first-floor level; this may be the remains of a former garderobe.

The central part of this elevation has a tall and well-built stone base c.1.30-1.50m high with cob above of the same consistency as that of the gable; this wall abuts the wall of the crosswing which has a much lower plinth of stone rubble. This only rises to a height of c.0.40m but is slightly battered and constructed of larger, heavier slate slabs in a clay bond. The cob here is coarser and darker than that to the east and contains shale fragments, river pebbles and organic inclusions. Sections of looser slatestone rubble in a clay/lime mix have been used to patch the lower part of this wall; this is more obvious to the west and includes the occasional brick. A later shallow stack has been forced into this elevation, the base constructed of stone rubble with brick and cob above in a mixed clay/lime mortar. This extends above the roofline with a rendered brick shaft.

The two first-floor windows, west of the gable stack, are both forced. The eastern window (W7) is long and narrow with a modern fixed pane below and a small stained-glass leaded hopper casement above. The western window (W6) is low and wide with a fixed lower pane and a plain hopper casement above.

South-west elevation

The south-west wall of the crosswing is much thinner than its two side walls and, while rendered, appears to be constructed in brick. It rises to two storeys under a steep hipped roof. It contains one large first-floor sash window (W5) of 6×6 panes symmetrically positioned above a tall central doorway (D1) set with a pair of glazed French doors. Above the doorway is a projecting timber canopy carried on scrolled brackets.

The south-west elevation of the main range has a chinoiserie-inspired fretwork thatched porch protecting a fine later 18th or early 19th century panelled door serving the cross passage. The elevation was originally blind, with two window openings forced at a later date and now fitted with modern 20th century single-pane glazed narrow frames. At the northern end of this elevation is an 18th century brick, cob, lime mortared stack.

North-west elevation

The north-west wall of the crosswing is a massive battered cob wall on a low, heavy stone base of the same construction as the main south-west wall but less altered. The wall rises to a low two-storey height. There are large windows, set one above the other (W1) and (W4), in the centre of the elevation. Both windows have large hornless 6×6 paned sashes. To its eastern end the wall bulges outwards where a later winding stair structure constructed of cob on a stone rubble base has been added.



FIGURE 8: FLOOR PLANS SHOWING LOCATION OF FEATURES (BASED ON A MEASURED SURVEY; NOTE ONLY THE SOUTHERN HALF OF THE HOUSE WAS SUBJECT TO MEASURED SURVEY).

3.2.2 INTERIOR

Room 1

Room 1 (R1) is located within the crosswing at the south-western end of the building, accessed via the external French glazed D1 in the south-west wall, and D2 from R2 to the north-east. The room is currently used as a drawing room and retains a strong Victorian character, with a high plain plaster ceiling and plastered, paper lined and painted walls with deep skirtings. There is a fine stripped pine moulded mock-bolection style timber fire surround to a mean brick-lined box hearth on the south-western wall. The room is lit by a large hornless 6×6 sash window (W1) in the north-western wall. D2 (door in storage during works) has a wide stepped ogee-moulded and beaded doorframe with LH hinge scars.

If the interpretation of this crosswing is correct, this space would originally have been open to the roof, with a first floor added in the 17th century when the former detached block was incorporated into the main range. The room was modernised in the 18th century to provide additional reception space and was significantly updated in the 19th century when the whole south-west wall was rebuilt, perhaps to remove a large medieval smoke bay.



FIGURE 9: THE SOUTH-WEST WALL OF R2, WITH THE 18TH CENTURY CUPBOARDS; VIEWED FROM THE NORTH-EAST (SCALE 2M).

Room 2

The current dining room is a low room at the southern end of the main range, accessed via D2 from R1 and D4 from the cross passage. The low plaster ceiling has a very heavy transverse ceiling beam (B1) running north-east to south-west, part of a jointed timber frame that was installed to support the former gable end of the medieval building. The massive scale of the beam reflects its structural function. It has been shaped with narrow chamfers and plain cut stops but is scarred with nail and lath marks indicating that it has been plastered. The beam is socketed into a heavy upright post within the cob wall at its north-eastern end; this post is reused in this context, probably from a cruck frame: there is a peg hole for a truss blade and a mortise joint within the base of the post at floor level. The south-western end of the beam is partly supported by the thin partition wall between R1 and R2, and partly by a thin cast iron post within a cupboard attached

to that wall. The ceiling was plastered, but the ends of the joists were revealed when the gable was reduced, demonstrating they were square and not elaborated.



FIGURE 10: THE FIREPLACE IN R2 PRIOR TO WORKS STARTING; VIEWED FROM THE WEST (SCALE 2M).



FIGURE 11: THE SAME VIEW AS WORKS PROGRESS, SHOWING THE EARLY 17TH CENTURY HEARTH.

The external walls of the room are of cob, plastered, with lining paper and painted. The wall separating this room from R1 is dominated by a large 18th century full height shelved cupboard

unit, with heavy doors on left-hand hinges with raised and fielded panels. To the north of this is a winder stair accessed through an opening with a moulded surround. The north-west wall is a 17th century plank and muntin screen with fine narrow upright styles chamfered with lambs tongue carved stops. Cut into the centre of this screen is a fine Georgian door (D4), of four raised and fielded panels with LH hinges and later round brass knobs. An original doorway (BD1) at the western end of the screen is now set with glazed panels which form an internal window. The room is lit by two large low windows (W2, W3) in the north-eastern wall, both with fine moulded surrounds and raised and fielded panelled window seats, refitted with modern plank shutters. The windows themselves are three light Victorian casements.

The south-eastern wall comprises a large gable end stack and former oven. When first observed this was plastered over and set with later Victorian half height narrow plank panelling. A deep alcove to the west of the stack had been turned into a small downstairs toilet with basin, closed off with a fine raised and fielded four panel door (D3) on LH hinges set in a fine stepped beaded doorframe. During the works the fireplace was opened up revealing two phases of blocking. The original form of the fireplace was determined to be an impressively large open hearth with dressed courses of stone ashlar forming the fireback and formal quoins to the jambs. The base of the hearth was constructed of stone flags, the opening braced by a heavy bressumer beam with narrow chamfers, the underside hacked to the centre, and a date (1621) carved into the western face. To the rear of the fireplace the walls has been rebuilt in brick; this is presumably an 18th century repair to what is likely to have been a section of herringbone 'fireback' stonework detailing. There was also a tapered opening to an oven to the north side of the hearth. The rear of the oven had been truncated and the wall patched with loosely packed cob and brickwork; the entire south-east corner was patched with stone rubble and brick in a clay and lime mix mortar. The open hearth was first blocked in the 18th century when the space no longer functioned as a kitchen; a smaller brick hearth was created the void behind backfilled with loose river pebbles and cob. This box hearth was again reduced in the 19th century and then altered in the 20th century. All the phases of blocking were obscured beneath the plaster and plank panelling. The pre-remediation visible hearth was a mean brick-lined box affair similar to that in R1. It had a wide timber plank surround set with a narrow carved band and a later attached mantle shelf carried on chunky crude scroll brackets.

This space was formed in the 17th century when the southern end of the medieval building was extended by one bay and a large gable end stack built, developing this end of the building into a purpose-built modern kitchen. The room was converted into a formal parlour during the 18th century, with domestic function being moved to the north end of the main range. The space had been little altered since the 18th century and is of largely Georgian character.

Room 3

Room 3 comprises the winding stair and first floor landing, accessed from the north-west corner of R2 and providing access to R4, R5 and R6. The 17th century winding stair was originally built between the main range and the former detached block. The stair was remodelled in the 18th century when the current layout of bedrooms was established, the treads replaced and the walls hacked back to widen the space. The stairs rise to a small landing formed by chunky cob and lath partitions. A fine tall moulded doorway (D6) opens onto a large guest bedroom (R4) to the south-west. A lower and narrower moulded doorway (D7) to the south-east opens onto a service room, now the bathroom (R5). A second tall moulded doorway (D8) leads north-east into the main range, with two steps down to the level of R6. The walls to Room 3 are plastered, papered and painted; the plaster ceiling whitewashed. The stair is of chunky plank treads, crudely spiked and nailed to the timber braces beneath, and currently covered by carpet. This area remains largely unchanged from its 18th century converted form, although it would probably have featured a tighter winding stair.

Room 4

This room, accessed from R3, is used as a bedroom, being very light with large hornless 6x6 sash windows in both the north-west (W4) and south-west (W5) walls. The walls are plastered, papered, and painted, with deep skirting boards. The high ceiling is covered in lath and plaster and set up into the eaves, exposing the feet of two pairs of heavy truss blades. There is a small fireplace in the south-east wall with a brick-built box hearth, retrofitted with a mid 19th century hob grate. The fireplace has a wide timber plank beaded surround with cavetto moulding and a later and quite crude mantle shelf attached to the earlier surround with plain chunky scroll brackets.

The floor was probably created in the 17th century when the former detached block was linked to the main range. This room was created in the 18th century when the space was reorganised and enclosed by partitions, the room becoming a bedroom. In the 1860's the room was significantly altered when the large windows were created and the whole south-western wall rebuilt.

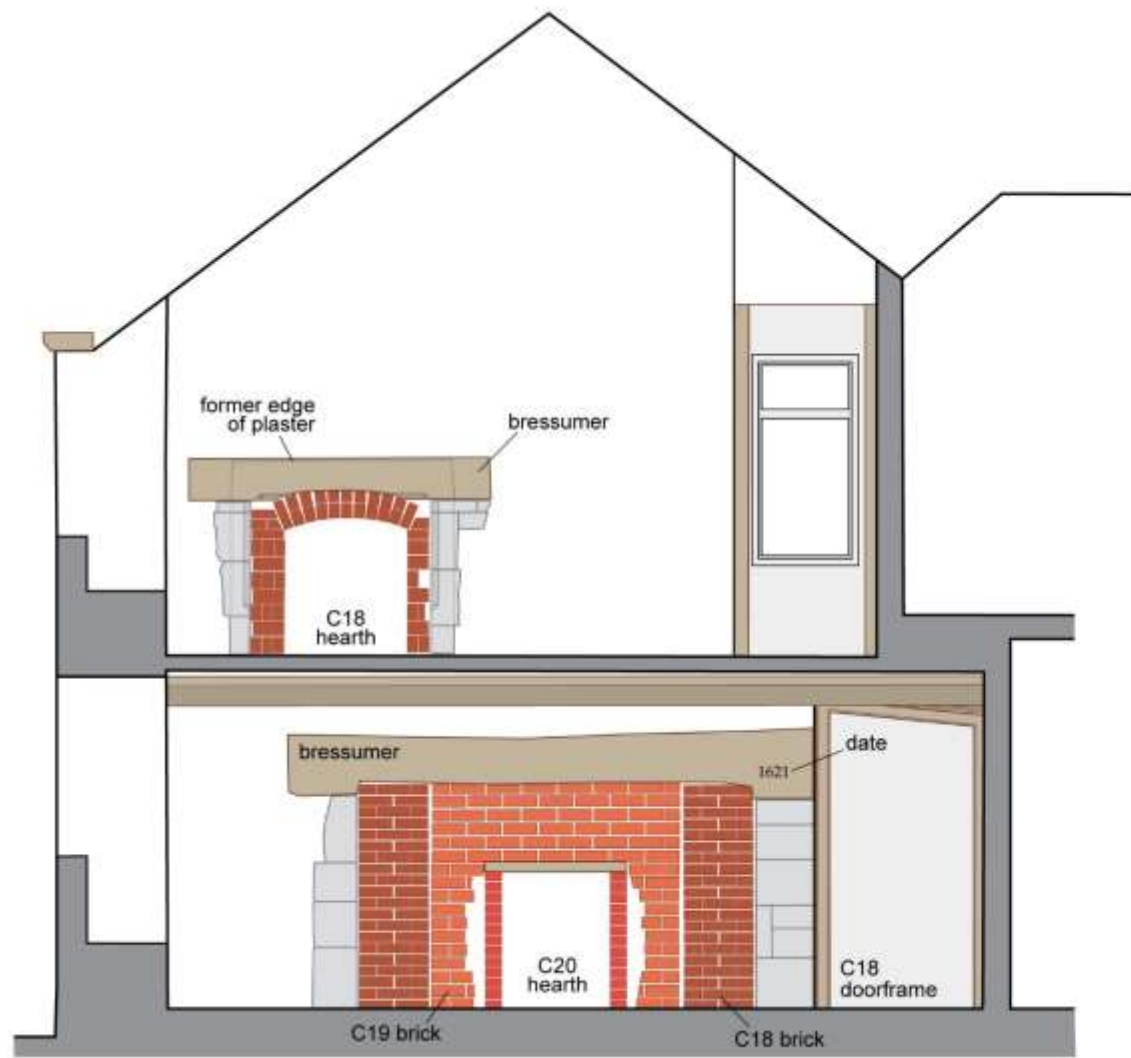
Room 5

The room is accessed directly off the landing (R3), through a low moulded doorframe (D7). The walls are plastered, papered and painted, with low modern skirting. The lath and plaster ceiling slopes steeply down to the south and east. This space has a modern appearance, with fitted bath and shower, toilet and sink, with several sections of tiled wall. A modern window (W5) has been forced through the external wall, with a narrow timber frame with fixed lower pane and opening hopper above.

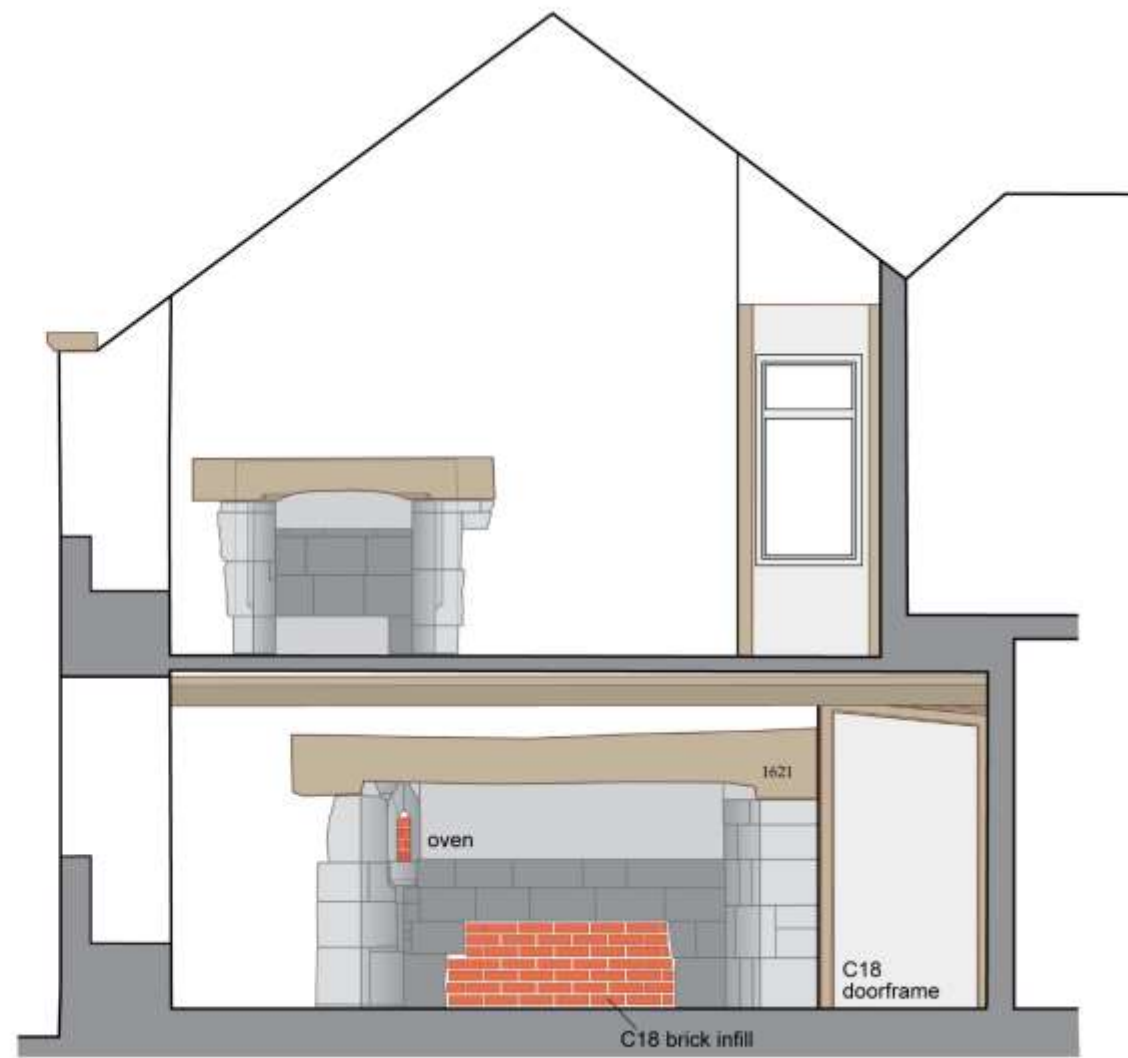
As with R4, this space was formed in the 17th century when the first floor was created; the room itself was probably created by the 18th century by the insertion of cob and lath lime plastered partitions when it was probably used as a valet's/maid's or service room. It was converted in the 20th century to a bathroom.



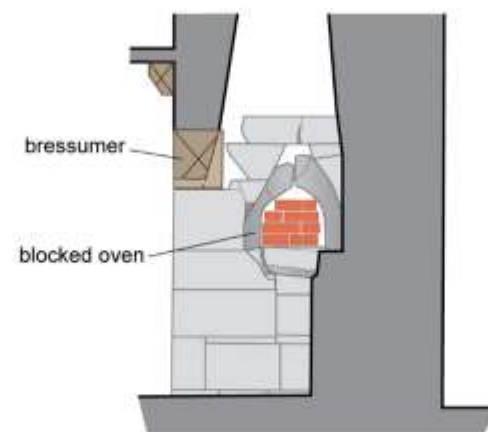
FIGURE 12: THE STUD AND COB WALL BETWEEN R6 AND R7/R8, WITH THE 18TH CENTURY DOORWAY AWKWARDLY INSERTED TO THE LEFT; VIEWED FROM THE SOUTH-EAST.



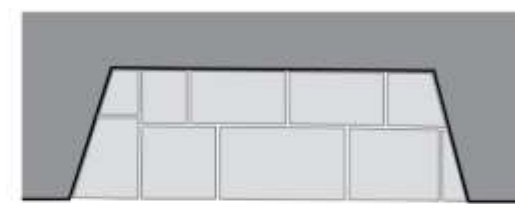
North-west facing cross-section through R2/R6 showing the C17 fireplaces during the works



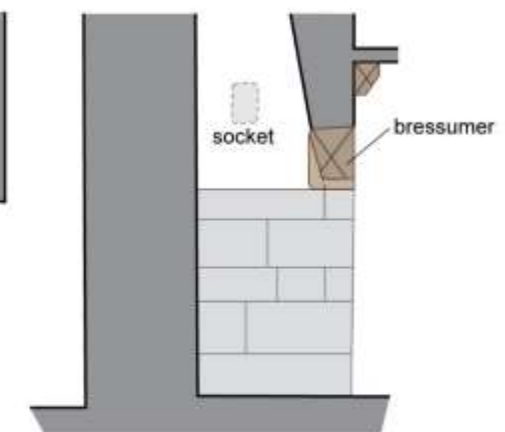
North-west facing cross-section through R2/R6 showing the C17 fireplaces



Left-hand jamb of the fireplace in R2



Base of the fireplace in R2



Right-hand jamb of the fireplace in R2

FIGURE 13: NORTH-WEST FACING PROFILE OF THE C17 GABLE STACK OF R2/R6.

Room 6

The larger upstairs bedroom, this room is accessed down two steps from the landing (R3) via a tall moulded doorframe (D8) in the south-western wall. A deep cupboard to the north of D8 has a moulded doorframe which forms a pair with that of D8. Another low moulded doorway (D9) to the southern end of the north-west interior wall leads through to the first-floor corridor and landing (R7). This frame has dropped and is angled to the north-east, where the floor has dropped.

The walls are plastered, paper lined and painted. The north-west wall is a heavy stud wall with cob infill over thick split battens; this wall rises to a collar between the upper purlins, with a gap above. D9 appears to have been forced through or widened, as to the east of the doorframe there is no cob and the void is spanned by plastered laths. To the eastern end of the wall is another gap spanned by laths and a diagonal set timber, possibly a second doorway, or merely now devoid of its cob. This wall has sagged and bulged out to the south as the weight of the roof has come to rest on this wall due to the failure of the truss (Cruck1). The north-eastern and south-eastern walls have deep beaded skirtings, with lower, more recent skirtings to the south-west wall.



FIGURE 14: THE FIREPLACE IN R6, AS VIEWED THROUGH THE FOREST OF ACRO-PROPS; VIEWED FROM NORTH (SCALE 2M).

The room is lit by a large three-light casement window (W8) in the north-east wall; it has modern plank replacement shutters and is a 20th century copy of the Victorian windows in the range. Below the window is a flat panelled beaded Victorian window seat. The south-eastern wall is lime plastered and painted with a small fireplace set with a small iron grate and wide plank timber surround and moulded mantle. This concealed a much larger 17th century open hearth with dressed stone jambs and a heavy bressummer and flagstone hearth similar in character to that on the ground floor. The underside of the bressummer had been hacked out to take a taller hearth, with a slight chamfer and simple runout stops surviving to either side. To the south side of the stack is a large alcove with a forced window (W7); the space has timber framing to the sides and may be the remains of a garderobe.

The lath and plaster ceiling had been partly taken down prior to the initial site visits to reveal the roof structure and failing truss. A high ceiling of lath and plaster had been carried on chunky irregular joists cut over the backs of the heavy oak purlins that span part of this room. The roof structure is discussed in more detail below.

Room 6 was created in the early 17th century when the original gable end of the medieval building was taken down and an extra bay added to the building incorporating a newly-fashionable stack. The room was closed by a ceiling at the upper purlin level. This room was heated and may have been used as either new reception space, or as a large heated bedroom, having a purpose-built wardrobe adjacent to the stack.

Room 7

R7 is the principal landing within the main range but was boxed off from the southern end of the range prior to works commencing. It provides access to R6 and R8 and the other rooms on the first floor. The walls to this room are plastered, papered and painted; and the southern wall has deep skirtings. The low sloping eaves to the south-west are enclosed and plastered; only the underside of the two massive medieval purlins that span the unusually wide bay of the former open hall are visible. The medieval roof extends across this room.

A small modern single-pane window (W9) has been forced into the south-western wall. To the south of this there is a section of medieval cob and masonry wall that was heavily altered during the 17th and 18th centuries and is abutted by the winder stair. Where the window has been forced the wall is very narrow over the cross passage. The plaster had been removed from the axial stack to reveal its build; at its south-west corner is a tall upright post pegged into the cruck. It had peg holes, iron pintles and several loop hooks set into it; this would suggest it was part of a former partition, screen or doorway here, between the stack and the west side of the large jointed cruck (Cruck2). The floor steps up here as well, suggesting that the former hall was floored in stages. This space is separated from R8 by a narrow lath and plaster partition wall, pierced by a narrow moulded doorframe (D10).

This space was floored in the 17th century and would have formed a single space with R8. In the 19th century a partition was inserted to create R8, and it is possible a partition was removed to open up R7 to create a larger and more fashionable landing/corridor.

Room 8

R8 is accessed from R7 via a narrow doorway in the 19th century lath and plaster partition wall that separates them. The south-eastern wall is the heavy stud and cob one that separates it from R6 (detailed above); where this wall bulged out the south the concave face in R8 was made good with laths fixed to timber fillets and plastered. The original surface of the wall is preserved in the void between the two surfaces; for the most part the timber studwork was visible, and both the timbers and the cob was whitewashed. The north wall is formed by the axial stack, which was lime plastered and painted. During the works the plaster was removed to reveal a deep alcove to the east of the stack; this was presumably a warm keeping place/cupboard for valued items.

The room is lit by a window in the north-eastern wall, set up into the eaves. It is a low three-light casement window with narrow moulded glazing bars (W10) of Victorian character. The underside of the heavy purlin is exposed, has visible been hacked back, and has failed as a result.

This room is a smaller bedroom used as a study and formed by the insertion of a Victorian partition to create a corridor.

3.2.3 ROOF STRUCTURE

The roof over this end of the building is relatively straightforward and divisible into three parts. The roof over the crosswing is the least interesting, and most recent, of the three. The thatched roof is supported by two replacement Victorian trusses, simple A frames with spiked collars and lapped and pegged at the apex. There are some re-used heavy 17th century purlins, but most elements (trusses, purlins, rafters) are sawn, and the timber and thatch are clean and unstained.



LEFT FIGURE 15: THE FAILED JOINT IN THE 17TH CENTURY JOINTED CRUCK; VIEWED FROM THE SOUTH-EAST.

RIGHT FIGURE 16: THE 17TH CENTURY JOINTED CRUCK, SHOWING THE CRUCK POST EXTENDING TO GROUND-FLOOR LEVEL; VIEWED FROM THE SOUTH-EAST.

There is an awkward joint and valley gutter linking the roof of the crosswing with that of the main range, with plenty of pegged braces supporting the angled structure. The roof over the crosswing is separated from the main range by a wattle and daub screen, of roundwood and withies, which retains its cob coating (smooth face to the crosswing side) with some limited evidence for smoke-blackening, perhaps leakage from the stack. This would indicate the original ceiling above R4/R5 was set up into the roof (as in R6), and this wattle and daub screen is probably 18th century in date.

The roof of the main range is carried on two heavy jointed cruck trusses. The cruck posts of the truss incorporated into the axial stack (Cruck2) are visible in the ground floor in the cross passage; the north-eastern cruck post of the truss in the middle of the R6 (Cruck1) was exposed during the works and demonstrated to rise from ground level. The south-western cruck post of Cruck1 has been sawn off at first-floor height and it is not clear how it is supported.

The roof of the main range is divisible into two by its heavily smoke-blackened elements. Cruck1 and the purlins, rafters and thatch to the south-east of Cruck1 are clean and unstained; north-west of Cruck1 the heavy purlins, rafters, battens, ties and thatch are very heavily smoke-

blackened, and there are the remains of a smoke louvre at the apex of the roof in R8. Cruck2 appeared fairly plain: the joint between the principal rafter and the cruck post in R8 was a mortise and tenon held by six pegs; the collar was largely plastered over, and the apex was not visible. The purlins spanned a bay c.5m wide and were very heavy (200×300mm). Crude chunky split rafters carry the thatch, which is tied to pegged battens, the rafters being pegged to both the purlins and the heavy diamond-set ridge pole. The top of the wall between R6 and R8 is a timber spanning the two uppermost purlins, with a single upright post inserted at a later date to support the ridge.



FIGURE 17: THE FAILED TRUSS BLADE IN THE 17TH CENTURY TRUSS IN R6; VIEWED FROM THE NORTH.

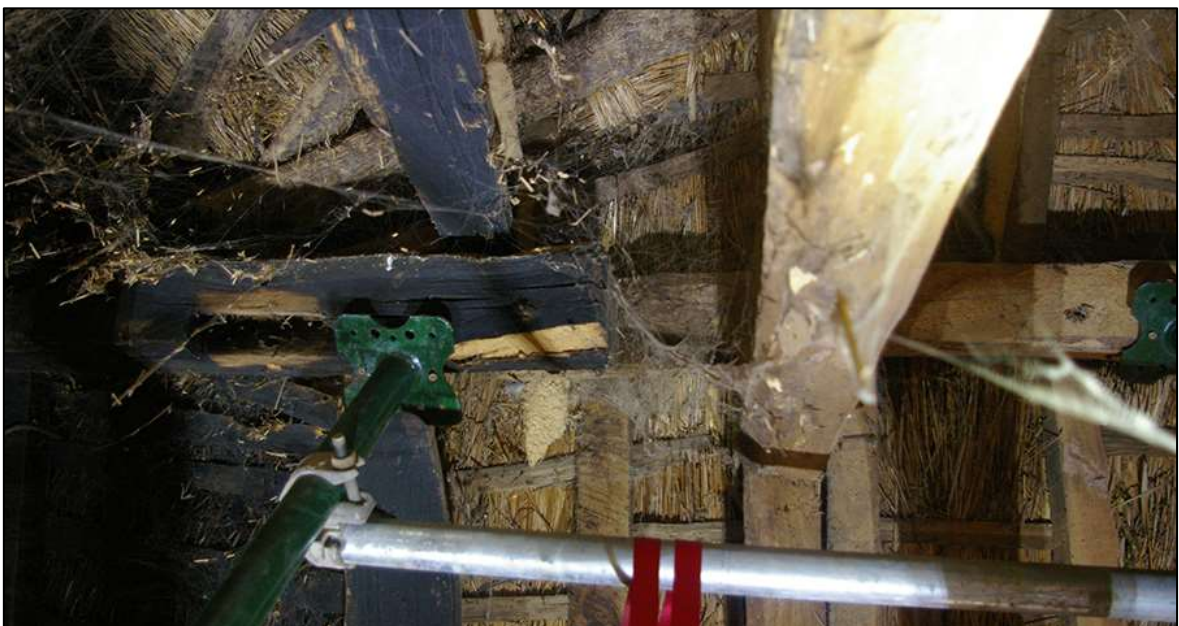


FIGURE 18: THE APEX OF THE SMOKE-BLACKENED MEDIEVAL ROOF (LEFT) ABUTTED BY THE 17TH CENTURY TRUSS AND THATCH TO THE RIGHT; VIEWED FROM BELOW.



FIGURE 19: VIEW ABOVE THE CEILING JOISTS IN R6 AND R7/R8 TO THE AXIAL STACK; VIEWED FROM THE SOUTH-EAST.



LEFT FIGURE 20: THE JOINTED CRUCK (CRUCK2) NEXT TO THE AXIAL STACK AND REVEALED ALCOVE; VIEWED FROM THE SOUTH-EAST.
RIGHT FIGURE 21: THE STUD AND COB WALL SEPARATING R8 FROM R6, SHOWING THE LATH AND PLASTER INFILL; VIEWED FROM THE ENE.

It is clear that this roof structure and thatch are associated with a former open hall, the thatch and beams being heavily blackened by smoke from an open central hearth. This roof was subject to a programme of dendrochronological dating; Cruck2 failed to date but the trees used for the purlins were felled in 1456 (Moir 2019 and see below).

Cruck1 in R6 was also a jointed cruck on a tall post, and one embedded in the cob wall. The mortise and tenon joint is held by five pegs, the apex was lapped and pegged, but unusually there is no evidence for a collar. This truss, the purlins and the mainly sawn rafters, battens and thatch to the south are clean and unstained, indicating they never formed part of the medieval hall. The north-eastern blade of Cruck1 cracked and failed where the medieval upper purlin was trenched into the back of the blade. This failure occurred because the truss was weakened by the lack of a collar, but also because the underside of the truss from the joint at the cruck post up to the upper purlin has been hacked out to provide more headroom and let more light into the room from W8.

3.2.4 NORTH-EASTERN END OF THE BUILDING

The other half of the building was not subject to any remediation works and is not therefore part of the full building record. However, an overview of the rest of the house is provided in order to contextualise the work that has been done. On the ground floor north of R2 is the cross passage R9; north of this are three large rooms: R10 historically part of the open hall; R11 an inner room at the end of the open hall; and R12 an 18th century dairy extension. The first floor consists of a lobby/landing (and forming part of R7) providing access to two bedrooms and a central bathroom (not viewed).

Room 9

The cross passage is located just south of the centre of the building, accessed from the north-east through a 20th century glazed porch with timber door, and from the south-west through an 18th century timber door with raised and fielded panels. Massive timber brackets carry timber lintels over both of these doorways, attached with pegged joints and brackets to the cruck posts (Cruck2). The south-eastern wall is a 17th century plank-and-muntin screen, the original doorway to the south blocked and set with glass panes forming an internal window. A later doorway has been forced into the centre of the screen accessing R2. The north-western wall is formed by the large 17th century axial stack of rubble stone with lime and re-pointed in cement. A doorway towards the south-western end provides access to R10. To the west of that door another doorway opens onto a wide stair of plank treads carried on carriage braces rising to the first floor (R7). Chunky joists carry the ceiling, nail staining indicating that this had formerly been covered with lath and plaster.

Room 10

This room currently acts as a snug and is accessed through a panelled door west of the axial stack in its south-eastern wall. The room is lit by a 19th century three-light casement window set into the blocking of a larger window at the western end of the north-east wall, itself reduced from a former doorway. There is one heavy medieval transverse ceiling beam running north-east to south-west with a deep chamfer and scroll cut stops. This may have been reset in this location as the associated joists and ceiling appear later in date. The snug is heated by the axial stack; it has an altered large open hearth, a brick bread oven having been forced into the rear right-hand side. The opening has dressed ashlar stone jambs and the remains of ashlar blockwork to the rear of the hearth. A heavy formerly chamfered bressummer beam has been hacked to the middle to form a shallow arched lintel above the fireplace. This fireplace is very similar in form to that in the southern gable end stack but *may* be earlier, i.e. late 16th century rather than early 17th century, to match the scrolled stops of the beams in R10 and R11. A large medieval plank and muntin screen with heavy chamfered muntins now forms the north-western wall of this room, though it appears reset here as the north-eastern end is awkwardly tied into a post and the base has been cut off and the screen set on several courses of handmade bricks. Mortise joints are also visible at

the north-eastern end of the screen, and there is a row of empty square joist sockets at a much lower ceiling height in the top rail, perhaps from an internal jetty. A door has been cut into the south-western end of the screen; a four-panelled door set in this opening leads into R11.

Room 11

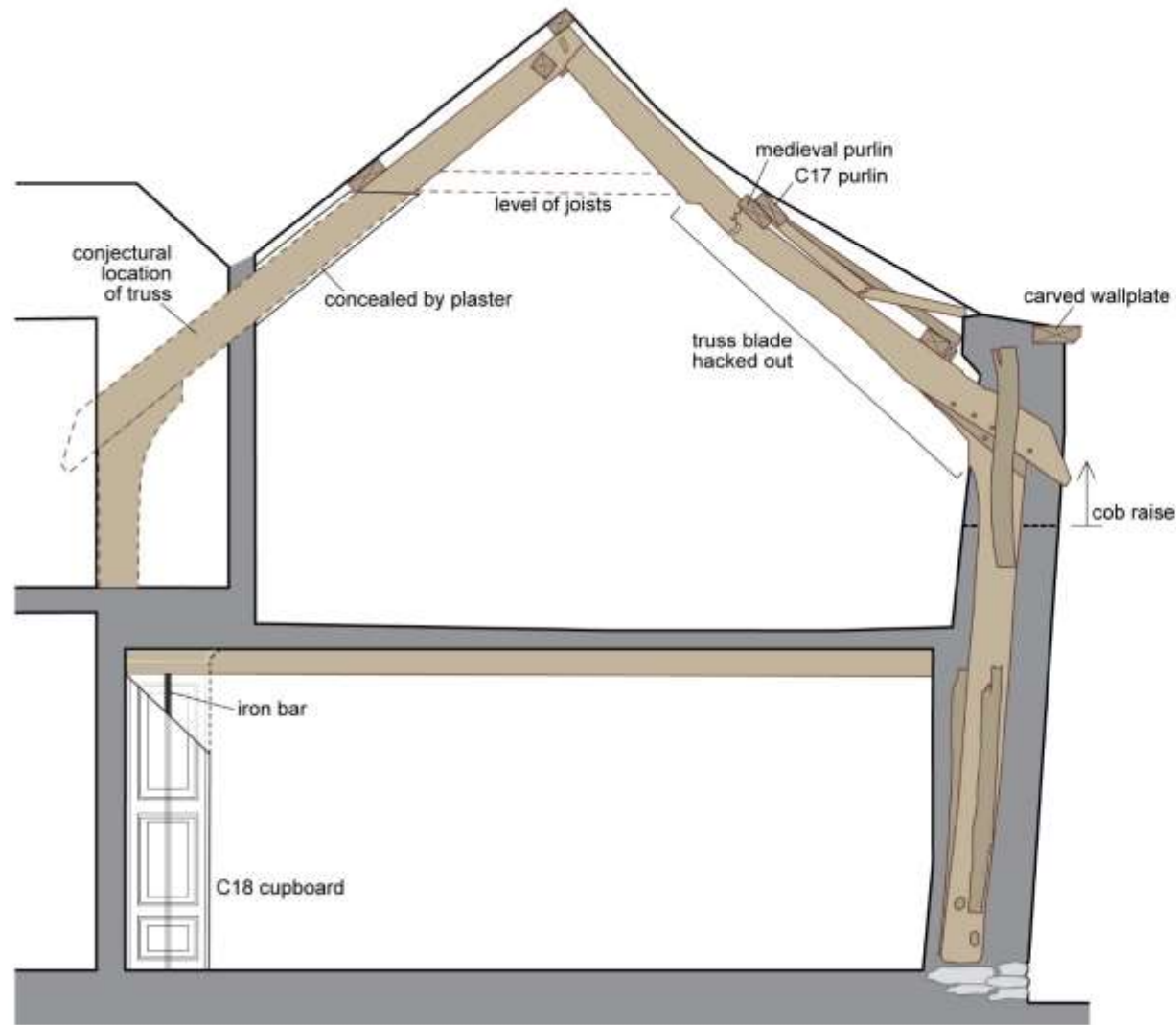
This room currently serving as a breakfast room. The room has an 18th century slate flagstone floor and is dominated by a massive cob stack, with brick lined hearth and bread oven built against the south-western wall. The medieval screen within the south-eastern wall has been plastered over, probably during the 18th century. The north-eastern wall is formed of brick with cob and covered in painted lime plaster; an off-centre plank boarded door lead into R12. A forced doorway to the exterior in the north-east wall is set with an 18th century ledged plank door. The room is lit by a 19th century three-light casement window. Two heavy transverse beams with deep chamfers and scroll stops appear to be *in situ* and indicate that this space was ceiled at an early date, possibly as part of the original open hall structure, functioning as an inner room.

Room 12

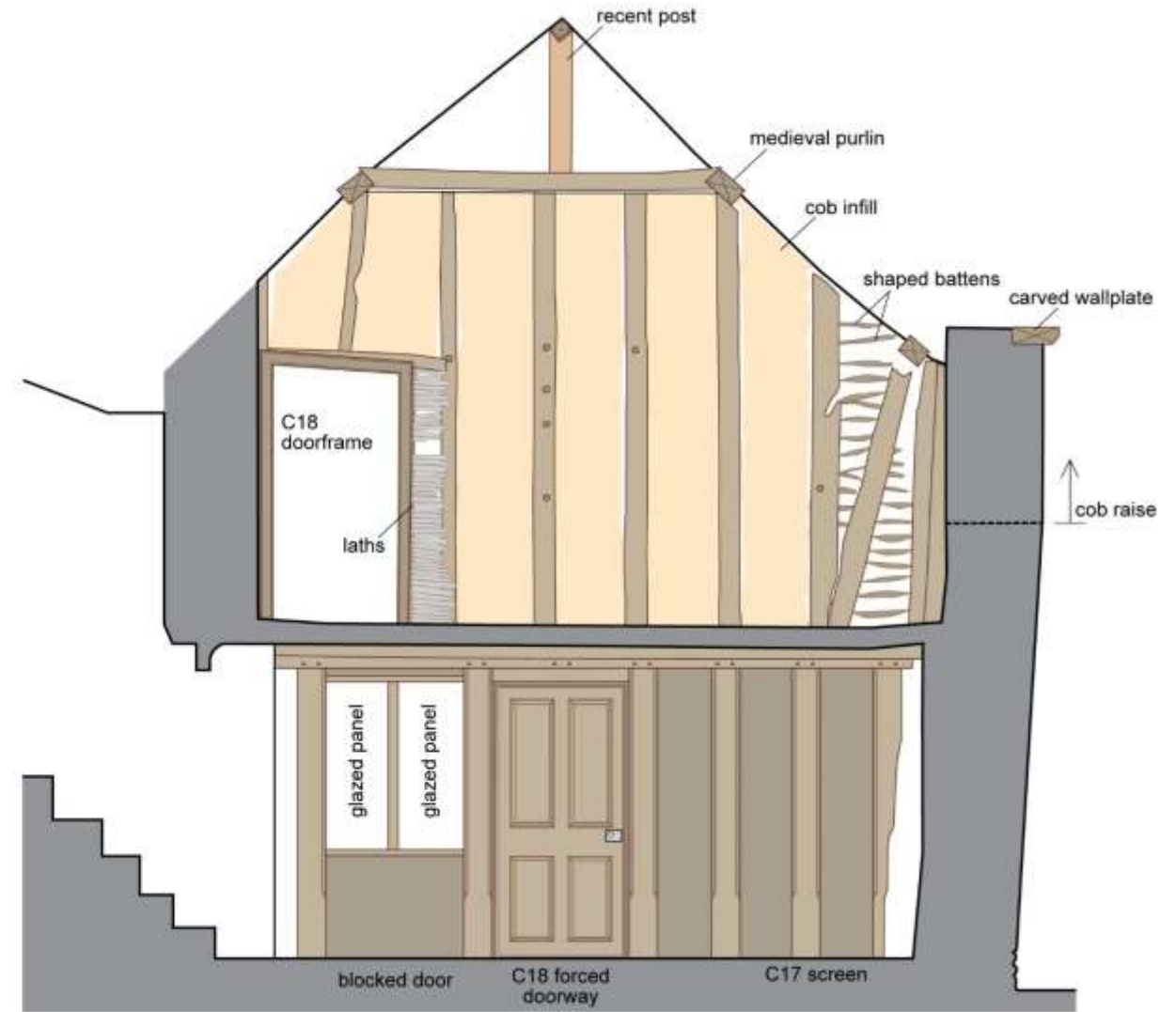
The current kitchen is located within an extension at the northern end of the building and accessed from R11. An original large doorway in the north-eastern wall has been partly blocked and replaced with a smaller modern glazed door. The room is lit by a three-light casement window in the south-west wall. This room was formerly a dairy extension but has been thoroughly modernised as a fitted kitchen. A projecting block of masonry may be an infilled creamer or the remains of the medieval gable wall. There are three fairly lightweight and crudely chamfered transverse beams.

First Floor

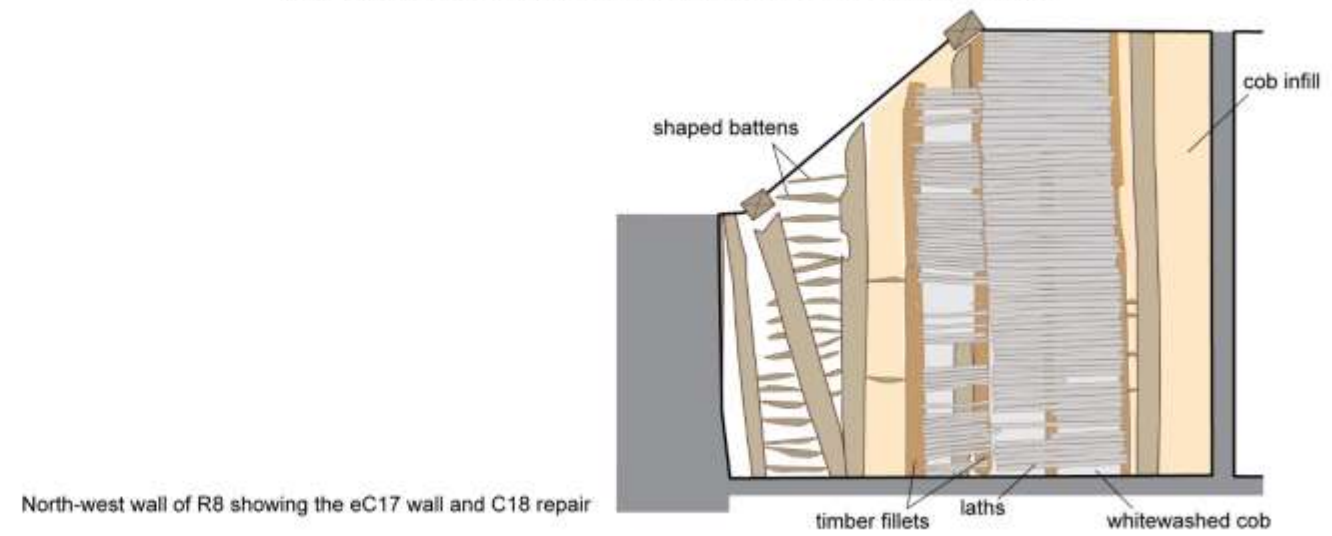
The first floor is accessed from the stairs that rise from the cross passage (R9). These lead to a lobby/ landing area, currently boarded off from R7 because of the repair work. The rest of the first floor was divided in the 18th century into three large bedrooms separated by chunky cob and lath lime plastered partitions with good doors with raised and fielded panels. The central room has been converted into a bathroom by a series of modern partitions. The roof structure over the dairy extension is an 18th century hipped structure; the rest of the roof is boxed in but is reputedly also 18th century in date with 19th and 20th century alterations.



South-east facing cross-section through R2/R6 showing the C17 failed truss

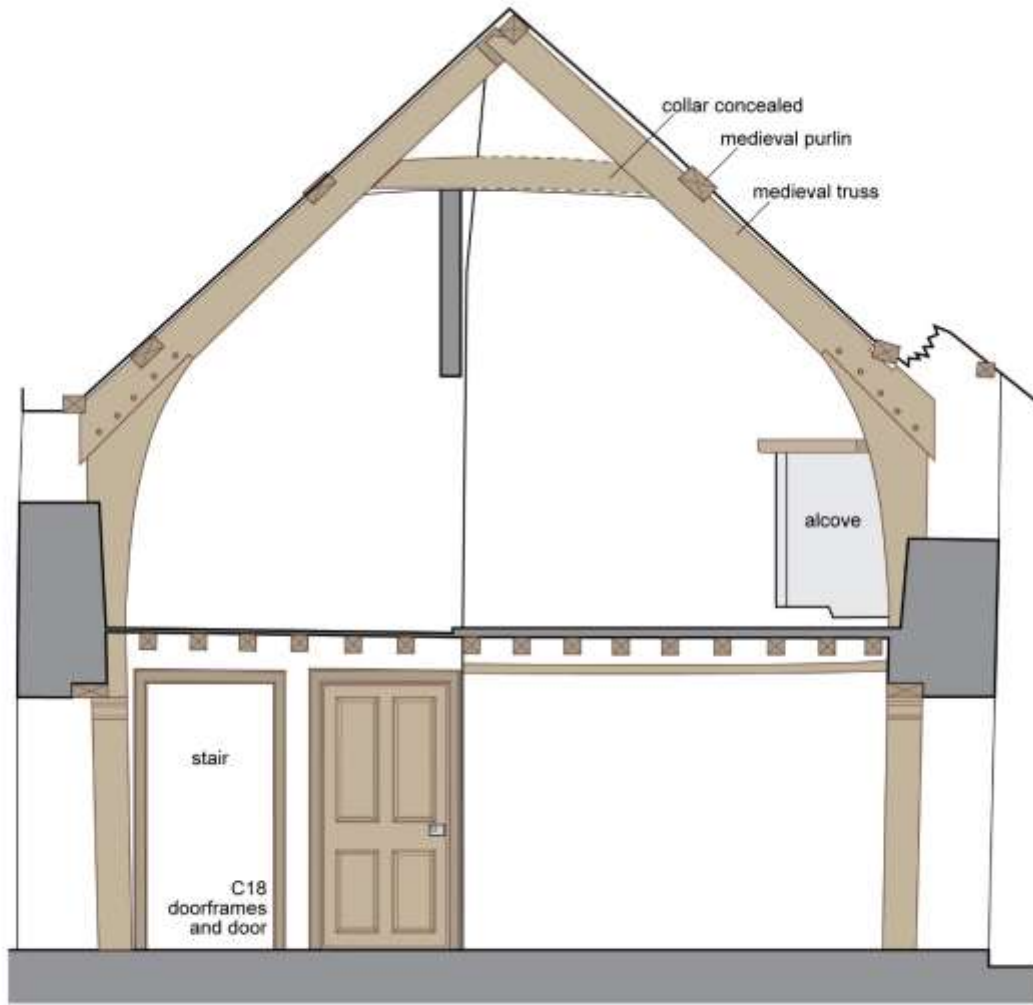


South-east facing cross-section through R2/R6 showing the eC17 wall and screen



North-west wall of R8 showing the eC17 wall and C18 repair

FIGURE 22: SOUTH-EAST FACING PROFILES THROUGH R2/R6 SHOWING THE C17 TRUSS, WALL AND SCREEN, WITH THE NORTH-WEST FACING PROFILE OF THE PARTY WALL BETWEEN R6 AND R8.



South-east facing cross-section through R9/R7/R8 showing the medieval truss and eC17 axial stack

0 2m

FIGURE 23: SOUTH-EAST FACING PROFILE THROUGH R9/R7/R8 SHOWING THE MEDIEVAL TRUSS.

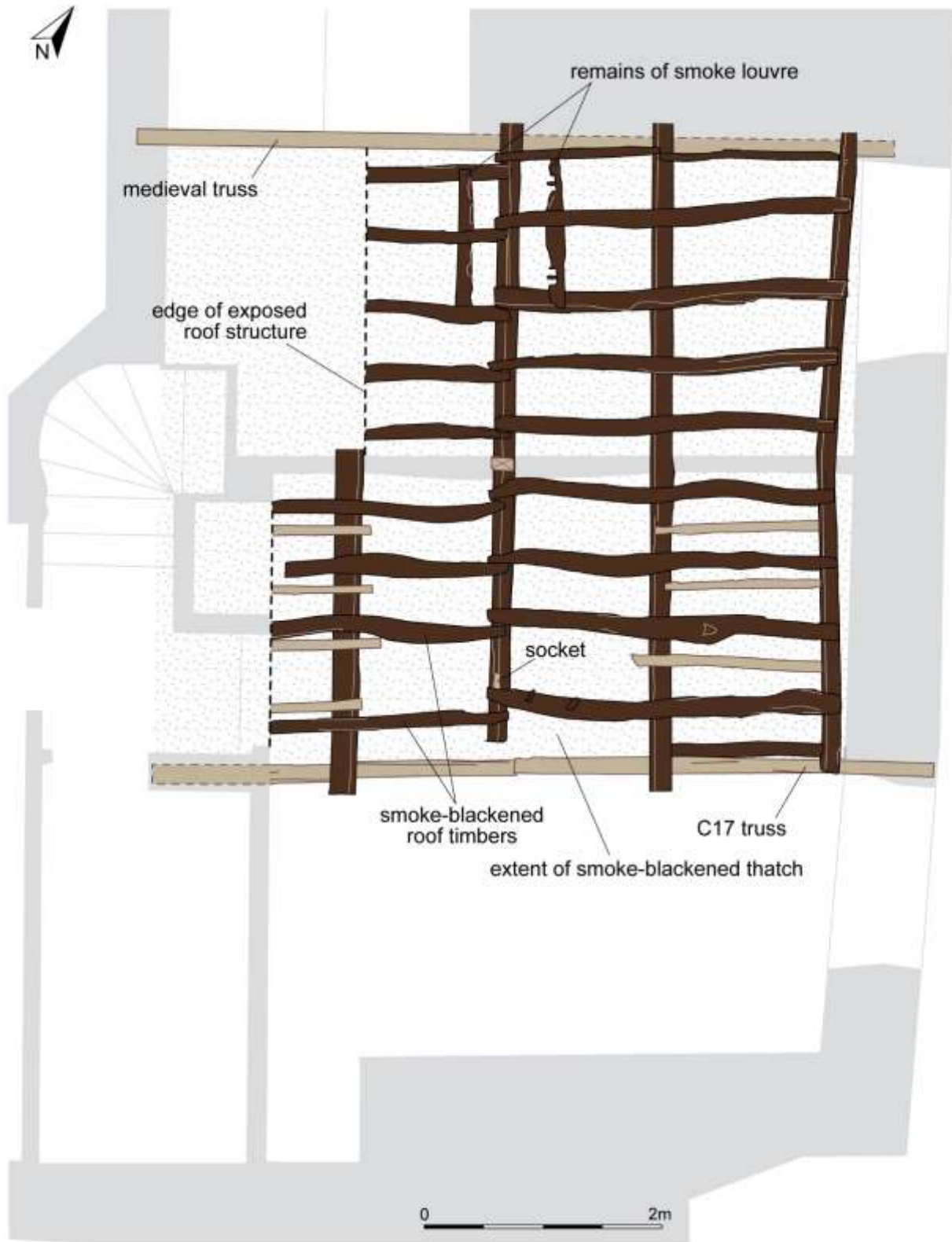


FIGURE 24: PLAN SHOWING THE OBSERVED STRUCTURE OF THE SMOKE-BLACKENED ROOF.

3.3 HISTORIC PHASING OF THE BUILDINGS

There are four broad phases of development within the structure of Clyst William Barton farmhouse, with a fifth phase of slight alteration and repair reflecting the historic use of the building. Clearly, this phasing remains provisional as only the southern end of the building was studied in any great depth, and elements within the building (i.e. the chamfered/carved beams and the medieval screen) appear to have been moved around and reset. In particular, the beams with the scroll stops would imply there was a late 16th century phase of alteration, the evidence for which appears to have been swept away in the 17th and 18th century.

3.3.1 PHASE 1 – MEDIEVAL PERIOD – OPEN HALL

The earliest identified building fabric is probably coeval with the smoke-blackened roof and thus dates to c.1450. The building at this time would have been an open hall with a central hearth, probably of three wide bays. The roof would have been carried on two pairs of jointed crucks, with pegged split rafters and battens, and a louvre in the roof venting the smoke from the open hearth. Although the purlins are very strong, the bays seem very wide and this may have been motivated by a desire to avoid the cost of a third pair of trusses, or indeed a source of pride.

The building is likely to have been divided into two rooms of unequal size. To the south was a large open hall with central hearth, open to the roof. To the north was a smaller ceiled inner room with either a store or solar above, the first floor carried on the heavy chamfered transverse ceiling beams in R11. This room is now separated from the hall by a heavy plank and muntin screen.

Both the north-western and south-eastern gable ends of the medieval building have since been lost, the surviving fabric comprising: the central portion of the front north-east wall with the carved wall plate; the two ceiling beams in the R11; the plank and muntin screen between R10 and R11 (although this may have been moved or otherwise altered); the thatched roof structure over R6 and R7/R8; and one surviving jointed cruck truss.

South-west of the hall was a separate detached block, probably a kitchen, although only the thick north-west wall and part of the truncated south-east wall survive. It is probable that this detached block was also open to the roof, but the evidence here is very limited.

3.3.2 PHASE 2 – POST-MEDIEVAL PERIOD – EXPANSION AND ADAPTION, CLOSING OF THE HALL

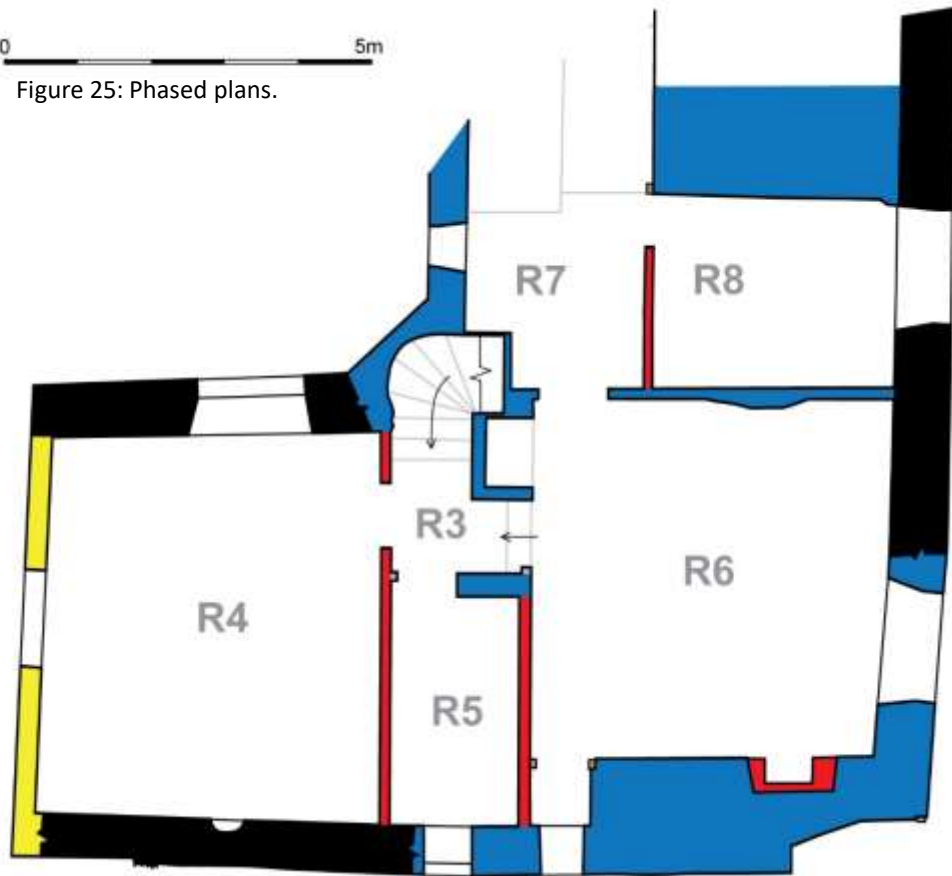
The documentary evidence (above) suggests part or all of the Clyst William estate was acquired in c.1615 by John Salter, a yeoman of Plymtree, whose family had connections to the property from at least 1529. Despite the likelihood this sale refers to Little Clyst William, the dated bressumer beam over the fireplace in R2 indicates this was also a period of significant change and aggrandizement for Clyst William Barton.

The south-east gable of the medieval hall was demolished and replaced by a new jointed cruck truss, extending the building to the south by a further short bay. A new gable was built, including a large stack with oven, which the ground-floor bressumer beam dates to 1621. The north-east wall of the detached block was also demolished, two ranges linked together, and a fashionable winding stair built into the angle between the hall and former kitchen block. The south end of the hall and the new bay were floored, forming a kitchen on the ground floor and heated space on the first floor. The walls of the medieval structure were raised to facilitate the use of the new first floor. It seems likely the stud with cob wall between R6 and R7/R8 is contemporary with this phase, creating two rooms. Pintle hooks and peg holes suggest there was some kind of partition or screen between the axial stack and the cruck post to the west, which may have had a door or indeed may have been closed off from the north end of the house.



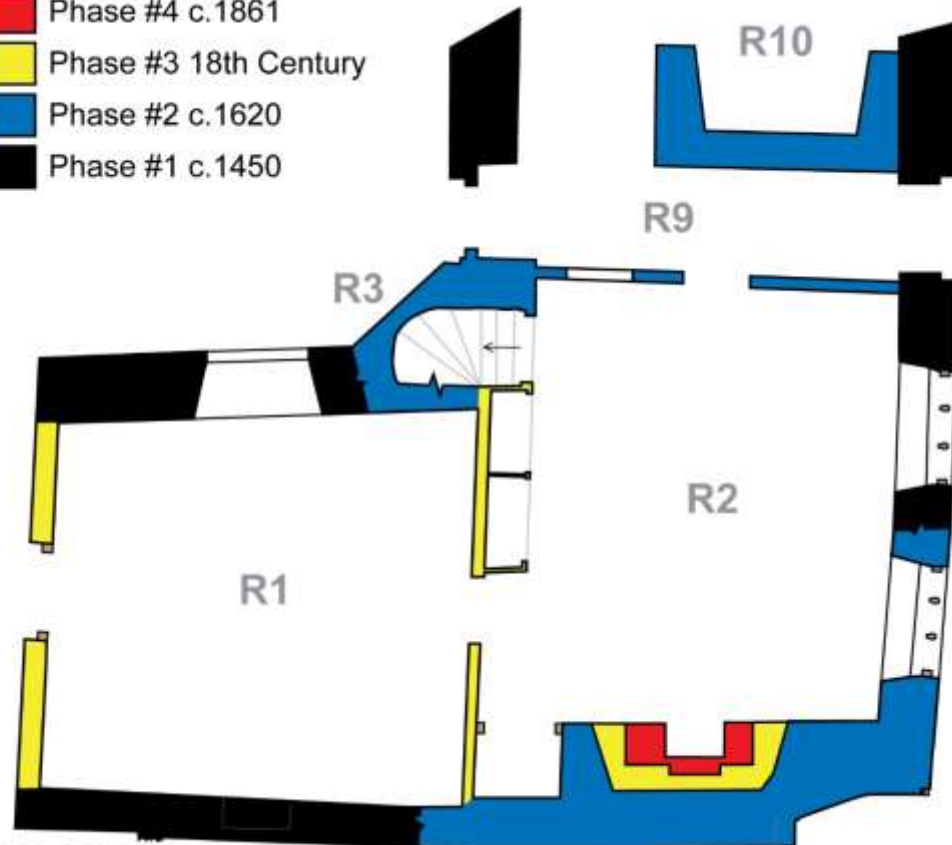
0 5m

Figure 25: Phased plans.



FIRST FLOOR

-  Phase #4 c.1861
-  Phase #3 18th Century
-  Phase #2 c.1620
-  Phase #1 c.1450



GROUND FLOOR

Other stud with cob walls were inserted to subdivide the first floor to the north of the axial stack. The formerly detached block was also floored at this time, providing additional service space for the new kitchen.

The medieval hall was subdivided and a large axial stack inserted next to the cross passage (R9). A new lighter weight and fashionable plank and muntin screen was inserted on the other side of the cross passage R9, separating it from the new kitchen R2 which was accessed through a doorway in the west end of this screen. The similarity in build between the axial stack and the south gable stack – both featuring fine ashlar stonework and dressed jambs – indicates they were contemporary or close contemporaries (the axial stack *may* belong to the lost late 16th century phase) although the stonework of the axial stack has suffered more weathering and alteration.

3.3.1 PHASE 3 – 18TH CENTURY – AGGRANDISEMENT OF THE FARMHOUSE

The 18th century saw the functions of the house inverted. The kitchen and service rooms to the south of the axial stack were modified to become the parlour, dining rooms and heated first-floor bedrooms, while the rooms to the north of the axial stack were adapted to service functions. The recovery of artefacts (specifically the clay tobacco bowl) by the conservation builders might indicate this work took place c.1690-1720.

On the ground floor, R2 was transformed into an elegant parlour. The large fireplace was reduced in size and a smaller box hearth created; the oven at the back was demolished and the space infilled in brick, and a new brick stack built. A new door was cut into the screen separating R2 from the cross passage and the old opening blocked up. A panelled cupboard was built up against the south-west wall. On the first floor above, the fireplace in R6 was similarly reduced, and skirting boards fitted.

The south-western wall of the crosswing may also have been demolished and rebuilt at this time, perhaps replacing a failing gable-end stack. This indicates the house was ‘turned’ to face the south-east, away from the farmyard, in a phase of gentrification for the structure.

At the northern end of the house, the other medieval gable wall was demolished and the building extended again, but only by a single narrow bay to form a dairy with room above. A new narrow partition wall was built to divide the new extension from the rest of the house. R11 was modified through the insertion of a large lateral stack to create a new kitchen. The first-floor spaces were perhaps remodelled, with partitions inserted or altered to create separate bedrooms.

Throughout the house, new moulded doorframes and four-panel doors were fitted.

The 18th century works were significantly more intrusive at the northern end, suggesting that it may not have received much attention in the 17th century; the roof appears to have been replaced at this point. This work may have taken place after 1778 when the Salters cease to be associated with the properties, or perhaps when it came into the possession of the Kennaways of Escot House.

3.3.2 PHASE 4 – 19TH CENTURY – RENOVATIONS AND REPAIR

The 19th century phase of work focused on the crosswing. The roof structure was replaced and on the first floor the current partition walls between R4, R5 and R6 were inserted and R8 subdivided from R7; these walls are of sawn timber covered with lath and plaster. The first- and ground-floor openings were enlarged and fitted with new sash windows, with a glass panelled door to the ground floor. This formed a new smarter drawing room on the ground floor (R1) and light bedroom (R4) with adjacent servant’s room (R5) on the first floor.

All of the windows on the north-east front elevation of the main range were replaced with three-light casements with chunky mullions between the lights. Interestingly, these windows were very different from the sashes installed in the crosswing. The low and long rectangular shapes possibly echo the

17th century mullioned timber windows they are likely to have replaced. To allow more light into the first-floor rooms the underside of the purlin in R8 and the underside of the truss in R6 were hacked back, ultimately leading to the failure of both these timbers.

This phase of works is likely to date to 1861 (date plaque) and were undertaken during the long tenancy of the Prouse family.

3.3.3 PHASE 5 – 20TH CENTURY – MINOR ADAPTATIONS

Later alterations during the 20th century were limited, and comprised only a small number of forced openings in the west wall of the main range; the addition of a fitted kitchen; and conversion of some of the open spaces to bathrooms (such as on the ground floor against the gable stack in R2). The current programme of remediation works is of a different order – the demolition and replacement of the 17th century stack – but does not alter the use of the spaces.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

Clyst William was a Domesday manor which, by the mid-16th century, was in the possession of Polsloe Priory. Three medieval hall houses had been built here in the mid-15th century, of which Clyst William Barton was one. The dating of the roof to 1450 would imply the three farmhouses at Clyst William were all built at a similar time and represent a major phase of investment, be that under monastic or secular ownership. In 1529 one of the houses was leased to the Salter family, and in 1615 they bought the estate from the then landowner. The Salters remained in possession until the late 18th century, whereupon it formed part of the estate of Sir John Kennaway of Escot, and later John Fortescue Pierce; the Prouse family leased the property for much of the 19th century.

The Listing states the building is early 16th century in origin with significant later 16th century, 17th century, 18th century and 19th century phases. The major remediation works undertaken here – while regrettable in many ways – have afforded a unique insight into the development of this building in a way standard building recording is rarely able to achieve. It has demonstrated this was a mid-15th century medieval hall with detached (kitchen) block, linked together in the early 17th century to form a single range through the construction of a new kitchen. The functions of the rooms were inverted in the 18th century, with the former service rooms elevated to polite use as the house was turned away from the farmyard to overlook its gardens. The work undertaken in the 19th century completely renovated the former detached block in a further phase of gentrification.

The modifications made to this house over the centuries have affected the structure profoundly, and it is remarkable how sturdy the structure has remained, despite its structural integrity being so comprehensively undermined by successive changes. Indeed, it is remarkable that the structure has survived the replacement of a gable wall with a relatively lightweight truss, a raise to the walls, the insertion of unsupported partitions on the first floor, the removal of a truss post, the damage done to the roof structure to allow more light into the first-floor rooms, and the application of Portland cement render to the exterior. The fact that the conservation contractors had to use Kango-hammers to demolish the gable-end stack is testament to the solidity of the 17th century build.

The development of the house from a medieval open hall to a modern farmhouse is, for the most part, unremarkable in a Devon context where many farmhouses are of similar antiquity. However, the building retains significant surviving medieval fabric, most obviously the surviving bay from its medieval roof, associated jointed cruck, and smoke-blackened thatch; the remains of its smoke louvre is also notable. In addition, the 17th century, 18th century and 19th century phases of development are particularly well evidenced and understood.

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- Ordnance Survey 2nd edition 25 inch Devon sheet LVII.16, revised 1903, published 1905.*

APPENDIX 1: LISTING TEXT

CLYST WILLIAM BARTON FARMHOUSE
 ST 06928 02822
 PLYMTREE ST 00 SE 3/120 CLYST WILLIAM BARTON FARMHOUSE
 GV II

Farmhouse. Early C16 with major later C16, C17 and early C18 improvements, modernised and enlarged in 1861 according to the date plaque. Plastered cob on stone rubble footings; cob, stone rubble and brick stacks topped with C19 and C20 brick; thatch roof. Plan and development: L-plan farmhouse. The main block faces south-west and has a 4-room-and-through-passage plan. The small unheated left (north-west) end room is now used as the kitchen but was formerly a service room, probably a dairy or buttery. Next to it is the inner room, the former kitchen, with projecting front lateral cob stack. (In fact the left end of the house is built out flush with the front of the stack.) The hall has an axial stack backing onto the passage. At the right (south-east) end is a lower end parlour with an end stack. A second parlour was added in 1861 projecting forward in front of the old parlour; it has an outer lateral stack. This is a multi-phase farmhouse. Part of the original roof survives over the passage and lower end parlour and it indicates that the original house was open to the roof for the most part, divided by low partitions and heated by an open hearth fire. The inner room end may have been floored from the beginning but it has been rebuilt since. The hall chimneystack was inserted in the mid - late C16 and the lower end was probably floored over at the same time. The hall was floored over in the mid C17. Also the inner room end was rebuilt and enlarged to provide kitchen and dairy/buttery in the mid C17 and the lower end was probably converted to a parlour at the same time. There is some evidence of modernisation in the early C18 and more modernisation associated with the building of the 1861 parlour cross wing. The farmhouse is 2 storeys. Exterior: irregular 2:1 - window front. The main block has C20 casements without glazing bars and the front end of the cross wing has a first floor C19 6-pane sash (there are more on the side) over a C19 French window with a hood on shaped brackets. The passage front doorway is alongside the cross wing and it contains a C19 6-panel door behind a C20 gabled porch. The main roof is hipped each end and the cross wing roof is also hipped. The 1861 date plaque is set in the cross wing chimney shaft. Interior: the cross wing has no features earlier than 1861. The lower end parlour was refurbished at the same time; the beams are boxed in and the fireplace has a C19 chimneypiece. However a cupboard here is probably C18; it has fielded panel doors on H-hinges. The hall fireplace has Beer stone ashlar panelled cheeks and an oak lintel with its soffit hacked back a little. The crossbeam here and the former kitchen axial beam both have deep chamfers with scroll stops. The kitchen fireplace has been relined with C19 brick and has a plain oak lintel. The former dairy/buttery has 2 chamfered axial beams. The original roof survives over the passage and lower end parlour. It is carried on side-pegged jointed crucks. The whole structure including the purlins, common rafters and underside of the original thatch is smoke-blackened from the open hearth fire. The rest of the main block roof is carried on C18 A-frame trusses with pegged and spiked lap-jointed collars and X-apexes. These trusses also have carpenter's assembly marks. There are 3 farmhouses close to one another here, this one, Middle Clyst William Farmhouse (q.v) and Little Clyst William Farmhouse (q.v), and all are well-preserved and have late medieval origins.

Listing NGR: ST 0692802822

APPENDIX 2: RECORDING TABLES

EXTERIOR		North-East Elevation (south-east end only)
Main Range		Description
Walls:		Rendered in hard Portland cement, brittle and cracked in places. Most obviously, strong vertical cracks running from ground level to the eaves between W2/W3 and W8/W10 where there is a change of build. The cob walls appear to be built on a very low dwarf wall of clay-bonded stone rubble, mainly of river pebbles. North of the build line the cob is darker in colour, heavier and more irregular in consistency and external finish, mixed with river pebbles, shale fragments and organic matter. South of the build line the cob is a smoother, red-brown cob of a denser consistency. The original wall was only one-and-a-half-storey, raised to a full two-storey height in the smooth red-brown dense cob. There is a moulded wooden wallplate; this extends the full length of the medieval wall but has been replaced over W8.
Roof structure:		Pitched thatched roof carried on one medieval (1456) and one early 17 th century (1621) jointed cruck truss.
Opening – Doors:		GF door to R9. Early to mid-20 th century glazed porch and timber door, with glazed panel.
Opening – Windows:	W2	GF window to R6. Wide low window. Deep sloping embrasures and reused chunky timber lintels with sockets/peg holes. 18 th century wide moulded surrounding window casement for shutters; shutters themselves removed and replaced with plain modern shutters. 18 th century raised and fielded panelled window seats beneath. 19 th century replacement three-light casement windows. The window sits within a larger opening, narrowed slightly in brick.
	W3	GF window to R6. Wide low window opening. Deep sloping embrasures and reused chunky timber lintels with sockets/peg holes. 18 th century wide moulded surrounding window casement for shutters; shutters themselves removed and replaced with plain modern shutters. 18 th century raised and fielded panelled window seats beneath. 19 th century replacement three-light casement windows. The opening is cut into the cob and patched with brick.
	W8	FF window to R6. Early 20 th century three light casement, a copy of the other 19 th century windows. Plank seat and flat panel with chunky bead moulding beneath and sides. Modern plank shutters to sides. Chunky timber lintel, a reused timber with socket. Reused timbers infill around the window, opening reduced in brick to the sides.
	W10	FF window to R8. Long low 19 th century three light casement. Chunky timber lintel, cob sides hacked, plank sill.

EXTERIOR		South-East Elevation
Main Range & Wing		Description
Walls:		The wall is of two storeys to the west, rising to a gable topped with a brick chimney stack to the east. The gable appears asymmetric, with a longer north-east pitch and shorter, steeper south-west pitch. The brick stack in the gable steps in six times to the north-east and south-east; this stack is internal, but at its south-east corner the wall has been hacked back (truncating an oven) to facilitate access into the yard. Rendered in hard Portland cement, brittle and cracked in places. Most obviously, strong vertical crack running at first-floor level between the stack and the wall to the east. Cob walls, a smooth dense red-brown cob. To the east of the stack the cob wall appears to be built on a very low dwarf wall of clay-bonded stone rubble, mainly of river cobbles. To the rear of the stack there is a better rubble stone wall of large, very crudely coursed stone 1.8m tall. Poorly sorted mix of stones 0.45m to 0.15m long and 0.05m to 0.25m wide. In the angle between this wall and the cob to the east, an oven has been removed and the opening infilled in mortared 18 th century brick. West of the stack, a stone wall similar to that of the stack rises to 0.6m in height with cob above. West of R6 the render was not removed. This section of the wall features a tall brick(?) stack serving FP1/FP3, which rises from the thickness of the wall. The 1861 date plaque is set into this stack.
Roof structure:		Gable end, with pitched hipped thatched roof carried on two 19 th century A-frame trusses over the wing.
Opening – Windows:	W6	FF window to R5. One modern window forced into wall. 20 th century fixed single pane below, hopper casement above. Plank sill.
	W7	FF window to R6. Late 20 th century fixed pane window set into a forced opening west of the stack. This has a small stained-glass hopper opening above. This window is set into the back of the former garderobe. Once the plaster had been removed one could see that there were timbers set into the cob here and a timber frame, possibly for supporting the garderobe.

EXTERIOR		South-West Elevation
Wing		Description
Walls:		Rendered in Portland cement, but the thickness of the wall (c.0.4m) would indicate it has been rebuilt in brick.
Roof structure:		Hipped thatched roof.
Opening – Doors:	D1	GF door to R1. 19 th century chunky bead-moulded French doors, with two glazed panes to each, narrow bead moulded doorframe, brass doorknobs and iron lock and bolts to top bottom and middle.
	W5	FF window to R4. 19 th century large hornless sash window. Very large 3x3 panes to each sash, chunky wide beaded window frames.

EXTERIOR		North-West Elevation
Wing		Description
Walls:		Rendered in Portland cement, but the thickness of the wall (c.0.75m) would indicate it is cob. The angle between this wall and the main range is angled where the internal stair is located (R3).

CLYST WILLIAM BARTON, PLYMTREE, DEVON

Roof structure:		Pitched hipped thatched roof carried on two 19 th century A-frame trusses.
Opening – Windows:	W1	One wide splayed window opening in the north-west wall, horned sash window.
Opening – Windows:	W4	19 th century large hornless sash window. Very large 3x3 panes to each sash, chunky wide beaded window frames. This window is set into a larger forced full-height opening; once set for a larger former kitchen window in the 17 th century?

EXTERIOR		South-West Elevation (south-east end only)
Main Range		Description
Walls:		Rendered in Portland cement, but the thickness of the wall (c.0.4m-0.6m) would indicate it is cob.
Roof structure:		Pitched thatched roof carried on one medieval (1456) and one early 17 th century (1621) jointed cruck truss.
Opening – Doors:	x	Later 18 th or early 19 th century external front door, raised and fielded panels, L-H hinges, later 19 th century brass door furniture. Small late timber framed porch with pitched thatched roof.
Opening – Windows:	W9	FF window to R7. One small modern single pane window set into a small square window in the south-west wall.

INTERIOR		ground floor
Room 1		Description
Current Function:		Drawing Room
Historic Function:		Medieval detached kitchen block. Floored in the 17 th century. Converted in 18 th century to reception space. Renovated and remodelled in the 19 th century to drawing room space.
Walls:		Plastered and painted walls. Deep beaded skirting boards to north-east wall. East end of south-east wall tall plain skirting board, to west end of south-east wall, low plain skirting board. Stepped ogee skirting boards to south-west wall The north-east wall is a chunky cob and lath and plastered partition wall.
Floor:		The room is carpeted, poured concrete floor beneath.
Ceiling:		Lath and plaster ceiling, painted.
Opening – Doors:	D1	Door to exterior. 19 th century chunky bead-moulded French doors, with two glazed panes to each, narrow bead moulded doorframe, brass doorknobs and iron lock and bolts to top bottom and middle.
	D2	Door to R2. 18 th century tall wide moulded doorframe with left-hand hinge scars. The raised and fielded panelled door has been temporarily removed for the building works (not seen).
Opening – Windows:	W1	One wide splayed window opening in the north-west wall, horned sash window.
Fireplaces:	FP1	Fireplace on south-west wall. Slight stack of handmade bricks, stone rubble and cob, inserted into thickness of wall. Open box hearth, enlarged and hacked on ground floor, reset with 19 th century bricks in lime mortar. Later 19 th century (1861) elaborate pine surround, mock-bolection mould-style, stripped and restored.
Comments:		This room now has a very 19 th century Victorian 'garden room' character, obscuring its complex development.
Room 2		Description
Current Function:		Dining Room
Historic Function:		South end of medieval open hall. Extended in the 17 th century, forming a kitchen. Converted in the 18 th century to a parlour.
Walls:		Lime plaster over cob and stone walls. 17 th century plank and muntin screen to north-west, chamfered narrow styles, with lambs' tongue stops. The south-east wall has 19 th century half-height narrow plank panelling with a plain beaded top rail. Deep stepped ogee skirting boards to north-east wall. Once the plaster was removed the north-east wall could be seen to be of two phases. Between the two windows was a heavy upright post, part of the timber frame which supported the structure following the removal of the medieval gable wall. This post is potentially upside down as it has a pegged joint at the floor, with empty sockets and its current top is crude and unshaped. It is likely this post may have been reused from one of the medieval crucks within the building or possibly the detached block. To the north of the post the cob is darker in colour, heavier and more irregular in consistency and external finish, mixed with river pebbles, shale fragments and organic matter. South of the post, the wall is built in a smoother, red-brown cob of a denser consistency.
Floor:		Solid floor (not seen).
Ceiling:		Lath and plaster ceiling, lime plastered, painted. Massive central transverse ceiling beam, north-east to south-west. Narrow chamfers, plain cut stops. Beam is marked with scarring from lath and plaster, showing it was formerly plastered over.
Opening – Doors:	D2	Door to R1. 18 th century tall wide moulded doorframe. Door removed.
	D3	Door to niche to west of FP2. 18 th century tall, wide, moulded doorframe, dramatically dropped to the right-hand corner, where structural pressures are being applied. Raised and fielded panelled door, on left-hand hinges.
	D4	18 th century low narrow moulded doorframe, set into 17 th century plank and muntin screen. Four panel door, raised and fielded panels, on LH hinges.
	D5	Opening to stair in north-west corner, wide beaded moulding, no door.
Blocked Opening:	BO1	Former doorway at the western end of the 17 th century screen; set with two glazed panels.
Opening – Windows:	W2	Wide low window opening in the north-east wall. Deep sloping embrasures and reused chunky timber lintels with sockets/peg holes. 18 th century wide moulded surrounding window casement for shutters; shutters themselves removed and replaced with plain modern shutters. 18 th century raised and fielded panelled window seats beneath. 19 th century replacement three-light casement windows. The window sits within a larger opening, narrowed slightly in brick.

	W3	Wide low window opening in the north-east wall. Deep sloping embrasures and reused chunky timber lintels with sockets/peg holes. 18 th century wide moulded surrounding window casement for shutters; shutters themselves removed and replaced with plain modern shutters. 18 th century raised and fielded panelled window seats beneath. 19 th century replacement three-light casement windows. The opening is cut into the cob and patched with brick.
Fireplaces:	FP2	<p>The south-east gable wall has a small open hearth, lined with bricks. Wide plank surround with inset carved fillet and wider beaded moulded edge. Additional timber fillet added above to carry later mantle shelf. Later chunky mantle shelf on scroll brackets. Subsequent works revealed a series of earlier fireplace openings:</p> <p>Phase 1: 17th century. Large open hearth, dressed ashlar stone jambs to sides and ashlar fireback, raised in rubble above. Repair to the base of the stonework to the back of the fireplace in brick (Phase 2). Flagstone hearth. Massive bressummer beam over, chamfered with cut stops, but the underside hacked out when the open hearth was blocked (Phase 2). The beam has a carved date to the west end of 1621. Tapering stone-framed entrance to massive stone and cob bread oven to east of stack, the rear of this has been truncated and blocked with cob, rubble and brickwork (Phase 2). There is a slot to the rear of the hearth, set high in the wall for a beam to sit over the fire, presumably to support a cauldron and other cooking equipment.</p> <p>Phase 2: 18th century. The open hearth was reduced in size in the 18th century. A brick lining was inserted to each side and the void behind filled with loose cob packing and river pebbles. The back of the hearth was plastered over in cob, creating a deep slope up into the chimney flue. A narrower timber beam was inserted which sat on the bricks and the brick and stone original hearth was all plastered over in lime. The wide timber surround which now frames the current hearth may represent an altered version of a simple timber frame that enclosed the external opening of the new smaller open hearth. The south-east corner of the building was truncated at this point and the back of the bread oven infilled and rebuilt in brick, stone rubble and cob packing, mortared in lime.</p> <p>Phase 3: 19th century. The open box hearth was again reduced and brick plinths built to the sides to carry a hob grate or register grate. This brickwork was mortared in hard white lime and had an iron bar lintel across the top. The mantle shelf and fillet and carved band were all added to the simple timber surround making it more Victorian in character.</p> <p>Phase 4: 20th century. The Victorian hearth was expanded slightly and new side walls of brick built, leaving ragged reveals.</p>
Features:		The south-west wall between D2 and D5 is fitted with a fine panelled cupboard. It has two large upper doors, each with four raised and fielded panels, on left-hand hinges. This accesses a shelf unit. Beneath are three smaller panelled doors for cupboards below. Within the cupboard is concealed the moulded iron post which supports the transverse beam in R2.
Comments:		This room now has a strong 18 th century polite appearance (a parlour), obscuring its 17 th century heritage as a kitchen.
INTERIOR		First Floor
Room 3		Description
Function:		17 th century winding stair and landing to first floor.
Walls:		Lime plaster over cob and stone rubble walls, hacked to provide a wider turning space part way up. Covered in a lining paper and painted.
Ceiling:		Lime plaster over laths, altered in the 18 th century.
Opening – Doors:	D5	Beaded stepped moulded opening to ground floor. Door not seen.
	D6	Door to R4. 19 th century wide stepped beaded doorframe. Unusual butterfly style hinges. Door not seen.
	D7	Door to R5. One wide stepped beaded doorframe, with ogee mouldings. Door not seen.
	D8	Door to R6. Wide moulded doorframe from stairs, part of a pair of attached doorways, one for a cupboard north of the doorway. Both have scars for left-hand hinges. Door not seen.
Features:		The stairs are formed by chunky planks, treads and risers spiked and nailed to timbers underneath; most of the structure is obscured by the cupboard and plastered over.
Room 4		Description
Current Function:		Guest Bedroom
Historic Function:		Medieval detached kitchen block. Floored in the 17 th century. Converted to a bedroom in the 18 th century. Modernised and remodelled in the 1860s when the partitions were created and two large sash windows were inserted.
Walls:		Plastered and covered with lining paper, painted. The north-east wall a stud wall with lath and plaster. The north-west and south-east walls are cob. The south-west wall is of brick. Low beaded skirting boards.
Floor:		Uneven width plank floorboards, mixture of 18 th and 19 th century.
Ceiling:		Lath and plaster ceiling, painted. Set higher into the eaves, exposing the base of large truss blades.
Opening – Doors:	D6	Door to R3. 19 th century wide stepped beaded doorframe. Unusual butterfly style hinges. Door not seen.
Opening – Windows:	W4	19 th century large hornless sash window. Very large 3x3 panes to each sash, chunky wide beaded window frames. This window is set into a larger forced full-height opening; once set for a larger former kitchen window in the 17 th century?
	W5	19 th century large hornless sash window. Very large 3x3 panes to each sash, chunky wide beaded window frames.
Features:	FP3	Mid-19 th century small fireplace in south-east wall. Former brick open hearth, now retrofitted with a cast iron round-arched surround of Carran Foundry-style, with inset hob grate, foliate and floral decoration. 18 th century plain wide plank timber surround, with chunky bead moulding to centre and stepped cavetto moulding to edge. Carved fillet and plank added to top of surround, chunky mantle shelf added later in the 19 th century, chunky and quite crude scroll brackets.
Roof Structure:		Extends over R3 and R5. The thatched roof is supported by two replacement Victorian trusses, simple A frames with spiked collars and lapped and pegged at the apex. There are some re-used heavy 17 th century

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		purlins, but most elements (trusses, purlins, rafters) are sawn, and the timber and thatch are clean and unstained.
Comments:		Whilst this first-floor room was probably formed in the 17 th century and first modernised in the 18 th century it now feels very 19 th century, after the whole south-west wall was rebuilt and the sash windows formed.
Room 5		Description
Current Function:		Bathroom
Historic Function:		Room partitioned off in the 19 th century to form a servants' bedroom for new guest suite.
Walls:		Stud with lath and plaster partitions to south-west and north-east, plastered and covered in lining paper, painted. Lath and plaster partition to the north-west, set the base of the 17 th century truss blade. Cob wall to the south, plastered. Low modern skirting, boarding over the pipes to the south wall. Tiled in places.
Floor:		Plank floorboards.
Ceiling:		Lath and plaster, whitewashed. Enclosed steeply sloping eaves to the south.
Opening – Doors:	D7	Door to R3. One wide stepped beaded doorframe, with ogee mouldings. Door not seen.
Opening – Windows:	W6	One modern window forced into south wall. 20 th century fixed single pane below, hopper casement above. Plank sill.
Features:		Modern bathroom fittings.
Comments:		This room has been wholly modernised as a bathroom, obscuring earlier details.
Room 6		Description
Function:		Bedroom
Walls:		Lath and plaster over cob to north-east and south-east, lining papered and painted. The north-west wall is a chunky stud and cob, covered in lining paper and painted. The timber framing in this partition rises to a joist spanning the upper purlins in the roof, with an upright post inserted above to support the ridgepole. The south-west wall is partly 19 th century stud with lath and plaster. Deep ogee skirting to north-east wall and north-west wall, the former fixed by chunky in-the-round pegs driven into the cob. Low modern skirting to south-west wall.
Floor:		Mixture of very wide oak boards, chunky pine plank boards and later narrower floorboards.
Ceiling:		Lath and plaster ceiling attached to tall narrow irregular joists in a raised ceiling set up into eaves. The joists are cut over and sit on the backs of the medieval and 17 th century purlins of the roof structure above. The 17 th century truss and purlins of the roof have been plastered over as part of the 18 th century modernisation of the space.
Opening – Doors:	D8	Door to R3. Wide moulded doorframe from stairs, part of a pair of attached doorways, one for a cupboard north of the doorway. Both have scars for left-hand hinges. Door not seen.
	D9	Door to R7. Wide low doorway, with stepped ogee mouldings, dropped lintel to east side. Scars for left-hand hinges. Door not seen.
Opening – Windows:	W7	Late 20 th century fixed pane window set into a forced opening west of the stack. This has a small stained-glass hopper opening above. This window is set into the back of the former garderobe. Once the plaster had been removed one could see that there were timbers set into the cob here and a timber frame, possibly for supporting the garderobe.
	W8	Early 20 th century three-light casement, a copy of the other 19 th century windows. Plank seat and flat panel with chunky bead moulding beneath and sides. Modern plank shutters to sides. Chunky timber lintel, a reused timber with socket. Reused timbers infill around the window, opening reduced in brick to the sides.
Fireplaces:	FP4	Small fireplace in the south gable, set within a larger blocked opening. Cast iron grate, the fireplace is boarded over. Wide plain plank surround, with ogee moulded edge. Small projecting ogee moulded mantle. Subsequent works revealed a series of earlier fireplace openings: Phase 1: 17 th century. A large open fireplace, identical in character to FP2 and the axial stack fireplace, with dressed stone ashlar jambs and fireback and a flagstone hearth. A chunky bressummer with narrow chamfers and cut stops. The bressummer was hacked to take a brick arch (Phase 2), again, as seen in FP2 and the axial stack fireplace. The stone jambs are very neatly chamfered with runout stops. Phase 2: 18 th century. The open hearth infilled in brick forming a smaller hearth. Arched with a low segmental brick arch with a curving iron lintel bar. The sides of the hearth are lime plastered. The bricks are large, handmade, with a rough attempt at English bond pattern, set in a cob and lime mix. The bricks show the scars of the lath and cob plaster which obscured it. Phase 3: 19 th century. Fitted with the cast iron grate.
Roof Structure:		Divisible into two parts. Straddling the centre of R6 is a single 17 th century jointed cruck truss (Cruck1). The north-east cruck post rises from ground level, as demonstrated when the cob wall was removed. The south-west cruck post has been sawn off below first-floor height and it is unclear how it is supported. The truss was boxed in with lath and plaster. The base of the north-eastern truss blade, at the joint, was hacked back to allow more light into the room. The upper medieval purlin is trenched into the back of this truss blade. As a result of this weakening the blade has failed at the joint and below the purlin and dropped, transferring the weight of the roof into the stud and cob partition between R6 and R7/R8. The truss now lacks a collar, and half-lapped sockets are also lacking. Possibly without a collar from the start, or perhaps the tall narrow joists between the upper purlins functioned as a collar? South of Cruck1 the purlins and the mainly sawn rafters, battens and thatch to the south are clean and unstained, indicating they never formed part of the medieval hall. North of Cruck1 heavy purlins, rafters, battens, ties and thatch are very heavily smoke-blackened, and there are the remains of a smoke louvre at the apex of the roof in R8. Cruck2 appeared fairly plain: the joint between the principal rafter and the cruck post in R8 was a mortise and tenon held by six pegs; the collar was largely plastered over, and the apex was not visible. The purlins spanned a bay c.5m wide and were very heavy (200x300mm). Crude chunky split rafters carry the thatch, which is tied to pegged battens, the rafters being pegged to both the purlins and the heavy diamond-set ridge pole. The top of the wall between R6 and

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		R8 is a timber spanning the two uppermost purlins, with a single upright post inserted at a later date to support the ridge here.
Features:		18 th century cupboard, good set of 18 th century handmade pegs on a plank. Timber posts, with notched joints and pegged joints, iron pintles and hooks, enclose the plastered remains of the garderobe, west of the FP2.
Comments:		This room has a distinctly 18 th century appearance now, forming a polite bedroom/heated space. A good 17 th century fireplace indicates it was of some status in the earlier 17 th century as well.
Room 7		Description
Current Function:		Corridor
Historic Function:		Medieval open hall. Floored in the 17 th century, divided from R6 to form a narrow room up against the axial stack. Space divided again in the 19 th century to form R8, to create a larger landing/corridor.
Walls:		Stud and cob partition with doorway to south-east, lime plastered and covered in lining paper, painted. Low beaded skirting boards. 19 th century lath and plaster partition to north-east. Cob wall to south-west.
Floor:		Plank floorboards.
Ceiling:		Lath and plastered, steeply sloping eaves, painted. Partly exposed medieval purlins.
Opening – Doors:	D9	Door to R6. Wide low doorway, with stepped ogee mouldings, dropped lintel to east side. Scars for left-hand hinges. Door not seen.
	D10	Door to R8. 19 th century narrow doorframe. Door not seen.
Opening – Windows:	W9	One small modern single pane window set into a small square window in the south-west wall.
Significant Features:		Exposed jointed cruck, now boarded over for building works. Step up in floor to north end of house, change in floor height on line of rubble axial stack. Tall wooden post set into side of stack and jointed into cruck, pegged joints and iron pintles and hooks, indicates screen or partition, possible doorway against stack.
Room 8		Description
Current Function:		Study
Historic Function:		Medieval open hall. Floored in the 17 th century. Created in the 19 th century to form a corridor and smaller bedroom.
Walls:		The north-west wall is the stone rubble and cob stack, lime plastered over and wallpapered. The south-east wall is a stud and cob partition, covered in lime plaster and lining paper, painted. Its concave surface, caused by the weight of the roof structure dropping on the wall, was made good by timber fillets, covered with laths and plastered. The original surface of the stud and cob partition was whitewashed. The north-east wall is a cob wall, lime plastered and painted. The south-west wall is a lath and plaster partition, covered in lining paper and painted.
Floor:		Plank floorboards.
Ceiling:		Lath and plastered, steeply sloping eaves, painted. Partly exposed heavy medieval purlins, the underside of the lower purlin has been hacked back and the purlin has failed. Above this is the medieval smoke-blackened thatched roof.
Opening – Doors:	D10	Door to R7. 19 th century narrow doorframe. Door not seen.
Opening – Windows:	W10	Long low 19 th century three light casement to east wall, chunky timber lintel, cob sides hacked, plank sill.
Roof Structure:		As discussed, above. The remains of a smoke louvre survive at the apex of the roof here, close to the axial stack.
Significant Features:		To the north, east side abutted by the stack is part of the medieval jointed cruck. A large curving cruck post rises with a deep mortise and tenon joint, pegged to a heavy oak truss blade. This blade rises to a heavy mortise and tenon joint at the ridge. The ridge sits in a through-and-through socket in the top of the blades. Saw marks at a 45° angle indicates trestle cut.

Name	Features
Ground Floor	
Room 9 Cross passage	<ul style="list-style-type: none"> Massive timber brackets carry timber lintels over forced doorways to each end of the cross-passage, pegged joints and brackets to cruck posts. 17th century plank and muntin screen to south side, narrow chamfers and lambs tongue carved stops to upright styles/muntins. Blocked original doorway to west end of screen, now set with glass panes, forming an internal window. Chunky joists carry ceiling of passage, nail staining indicating formerly covered by lath and plaster ceiling. Back of 17th century axial stack, rubble exposed some lime mortars and some repointed in cement mortar. Later 18th or early 19th century external front door, raised and fielded panels, L-H hinges, later 19th century brass door furniture. 18th century door R2, cut into 17th century screen. The door has four raised and fielded panels and LH hinges. 18th century moulded double door frame, opening to stairs and 18th century door to hall (snug). Four raised and fielded panels, LH hinges. Early to mid-20th century glazed porch and timber door, with glazed panel to east end of passage.
Room 10 North end of hall Hall room in C17 Snug	<ul style="list-style-type: none"> 18th century raised and fielded four panel door from cross passage. Left-hand hinges. 18th century staircase projects into southwest corner of room, upright posts and carriage braces, spiked joints to treads and risers. Large early 17th century rubble stack with dressed Beer stone jambs, dressed stone block fireback and massive timber lintel, chamfered with stops but later hacked/relieved. 18th century brick break oven forced into rear of fireplace. Massive ceiling beam, east-west alignment, medieval in date. Deep chamfer, and wide cut scroll stops. Joists to either side

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	<p>much lighter probably 17th or 18th century and levels of ceiling alters across width of room. Lath and plaster ceiling between joists. Large infilled sockets to beam, plugged with cut timber, suggests beam reset or reused here.</p> <ul style="list-style-type: none"> • Heavy medieval plank and muntin screen to north, massive wide chamfered styles, pegged joints. The screen has been cut off at the bottom, being sat on several courses of bricks. There is an exposed mortise joint at the east end. There is a row of large square sockets, all empty within the top rail of the screen (from a jetty?). Above the top rail of the screen is a further massive chamfered medieval beam, which looks to be <i>in situ</i>. • 18th century raised and fielded four panel door cut into screen, to the west end, leads into former inner room, now breakfast room R11. LH hinges. • 17th century heavy timber lintel braces opening in east wall, lambs tongue cut stops to chamfer. with sloping reveal to south, showing opening has been reduced in size. Probably originally a door, now a window with beneath a plank seat. • 19th century three light casement window.
<p>Room 11 Breakfast Room Medieval inner room; C18 kitchen</p>	<ul style="list-style-type: none"> • Four panelled door from hall, raised and fielded panels to hall side, probably later 18th century. • North face of medieval screen plastered over, obscured in the 18th century. • 18th century brick stack and bread oven, large irregularly sized handmade bricks, lime mortars, some clay bonding. Cob stack structure behind. Heavy bressumer, iron bar lintel. Iron chain and cooking attachment apparatus to rear of fireplace. • 18th century slate flagstone floor. • 18th century uneven width chunky plank boarded door, with narrow chunky ledging bars and strap hinges on chunky pintles. Door to dairy extension, in north wall. • 18th century cob and lath partition, covered in lime plaster, painted, to dairy extension to north, replaces north gable end of original building. May have some handmade brick also in the partition, particularly at the base. • Two massive medieval ceiling beams, north-south alignment, deeply chamfered, rough unshaped ends to north exposed by removal of north gable end and putting up of narrower partition wall. Cut scroll stops to south. • Forced window to east wall, set with three light 19th century casement window. • Forced doorway to east wall, leading to yard, ledged plank door, probably 18th century, reset on more modern hinges.
<p>Room 12 Kitchen C18 dairy</p>	<ul style="list-style-type: none"> • Three narrow quite crude narrow chamfered ceiling beams, north-south alignment, plain cut stops or run out stops, different to each. Lath and plaster ceiling. • Projecting block of masonry to south-west, may be infilled 'creamer' or similar, or remains of medieval former gable end wall. • Large original doorway to east to yard, now blocked with a modern glazed door and narrow single pane tall window.
<p>First Floor</p>	
<p>Room 13 Stairs and landing Open hall</p>	<ul style="list-style-type: none"> • 18th century stairs. Held on carriage braces and additional posts to east side on ground floor. Plank treads and risers, spiked to braces. • 18th century water pump beam arm, used as handrail. • Medieval jointed cruck (Cruck2) in roof. • 18th century brick lath and plaster chunky partition wall to north-west. • 18th century raised and fielded panelled door in partition wall to north-west. • 19th century partition and door to north-east, enclosing bedroom.
<p>Room 14 Bedroom C18 bedroom</p>	<ul style="list-style-type: none"> • 19th century door in north-west partition wall. • 19th century three light casement window in north-east wall.
<p>Room 15 Corridor C18 bedroom</p>	<ul style="list-style-type: none"> • 18th century raised and fielded panelled door in partition wall to north-west. • 18th century raised and fielded panelled door in partition wall to south-east. • 18th century raised and fielded panelled door to cupboard to alcove north of stack, to south-west wall.
<p>Room 16 Bathroom Medieval store or solar; C18 bedroom</p>	<ul style="list-style-type: none"> • 19th century three light casement window in north-east wall.
<p>Room 17 Bedroom C18 bedroom</p>	<ul style="list-style-type: none"> • 18th century raised and fielded panelled door in partition wall to south-east. • 18th century exposed timber hipped roof structure. • 19th century three light casement window to north-east.

APPENDIX 3: ARCHAEOLOGICAL FINDS

A selection of finds was recovered from the cob by the conservation contractors during the demolition works. These included the following finds:

×1 clay pipe bowl, 18g, a large heavy heel-bowl form, half-milled and bottered rim with internal trimming. Stem bore diameter 8/64". Undecorated save for a single dot to each side of the heel. Comparable forms in Higgins (2010) can be dated to c.1690-1720 and may indicate an Exeter or possible Crediton origin.

×1 neck of a clear glass vessel, 25g, probably from a decanter.

×16 pins, <1g, Cu alloy dressmakers pins with traces of tinning. All but one have stamped coiled wire heads; the exception is the single largest pin which appears to have an affixed spherical head. Divisible into ×8 28mm pins; ×5 25mm pins; ×2 22mm pins; and ×1 16mm pin. Thickness ranges from 1mm to 0.4mm.

×1 small circular horn token, <1g, 23mm diameter and 1.2mm thick. Scoring indicates it was turned. On both the obverse and the reverse (shown below) an incised letter Z, uppercase and lower case, infilled with a green paint (Cu sulphate?).



APPENDIX 4: PHOTOGRAPHIC ARCHIVE



1. THE NORTH-EAST ELEVATION OF THE HOUSE; VIEWED FROM THE YARD.



2. AS ABOVE.



3. AS ABOVE; VIEWED FROM THE NORTH-NORTH-EAST.



4. THE SOUTH-EAST ELEVATION OF THE MAIN RANGE; VIEWED FROM THE SOUTH-EAST (PHOTO CREDIT: COB SOLUTIONS)



5. DETAIL OF THE MOULDED WALLPLATE ALONG THE NORTH-EAST ELEVATION; VIEWED FROM THE SOUTH.



6. AS ABOVE; DETAIL OF THE MOULDING.



7. AS ABOVE, SHOWING W8; VIEWED FROM THE NORTH.



8. DETAIL OF THE STRUCTURAL CRACK DOWN THE SIDE OF THE GABLE END STACK; VIEWED FROM THE EAST.



9. THE 18TH CENTURY BRICK STACK ABOVE FP2/FP4; VIEWED FROM THE EAST-SOUTH-EAST.



10. AS ABOVE.



11. THE SOUTH-WEST ELEVATION OF THE WING AND MAIN RANGE; VIEWED FROM THE SOUTH-SOUTH-WEST.



12. LEFT: DETAIL OF D1 WITH W5 ABOVE; VIEWED FROM THE SOUTH-WEST.



13. RIGHT: THE ANGLE BETWEEN THE MAIN RANGE AND THE WING; VIEWED FROM THE WEST.



14. LEFT: THE NORTH-WEST ELEVATION OF THE WING, SHOWING W1 AND W4; VIEWED FROM THE WEST.

15. RIGHT: DETAIL OF THE FRONT DOOR, LEADING ONTO THE CROSS PASSAGE R9; VIEWED FROM THE SOUTH-WEST.



16. THE SOUTH-WEST ELEVATION OF THE MAIN RANGE; VIEWED FROM THE SOUTH-WEST.



17. THE 17TH CENTURY SCREEN ON THE SOUTH-WEST SIDE OF THE CROSS PASSAGE R9; VIEWED FROM THE WEST-SOUTH-WEST.



18. THE 17TH CENTURY AXIAL STACK IN R10; VIEWED FROM THE NORTH-WEST.



19. DETAIL OF THE CHAMFERED CEILING BEAM IN R10; VIEWED FROM THE SOUTH-WEST.



20. THE MEDIEVAL SCREEN IN R10; VIEWED FROM THE SOUTH. NOTE THE JOIST SOCKETS BELOW THE BEAM CARRYING THE JOISTS.



21. R1; DETAIL OF D1. VIEWED FROM THE NORTH-EAST (SCALE 2M).



22. R1; DETAIL OF FP1. VIEWED FROM THE NORTH.



23. R1; VIEW THROUGH TO R2 VIA D2. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



24. R2; SHOWING D2, WITH THE OPEN D3 TO THE LEFT AND 18TH CENTURY CUPBOARD TO RIGHT; VIEWED FROM THE NORTH-EAST (SCALE 2M).



25. R2; VIEWED FROM THE EAST. SHOWING THE 18TH CENTURY CUPBOARD AND STAIRS (R3) RISING TO THE FIRST FLOOR (SCALE 2M).



26. LEFT: R2; INSIDE THE 18TH CENTURY CUPBOARD SHOWING THE MOULDED IRON BAR SHOWING THE AXIAL BEAM.

27. RIGHT: R2; THE STAIRS LEADING UP TO THE FIRST FLOOR (R3); VIEWED FROM THE EAST (SCALE 2M).



28. R2; DETAIL OF THE DOOR CATCH ON D3; VIEWED FROM THE NORTH-WEST.



29. LEFT: R2; DETAIL OF THE 19TH CENTURY SURROUND TO FP2; VIEWED FROM THE WEST-SOUTH-WEST.



30. RIGHT: R2; THE DOORWAY INTO THE TOILET. VIEWED FROM THE NORTH-WEST (SCALE 2M).



31. R2; FP2 PRIOR TO WORK COMMENCING. VIEWED FROM THE WEST (SCALE 2M).



32. R2; DETAIL OF THE CHAMFERED BEAM ABOVE FP2; VIEWED FROM THE SOUTH-WEST.



33. R2; VIEWED FROM THE SOUTH-WEST. SHOWING W2 AND W3 (SCALE 2M).



34. R2; DETAIL OF W2; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



35. AS ABOVE, DETAIL OF THE WINDOW SEAT; VIEWED FROM THE NORTH (SCALE 2M).



36. R2; DETAIL OF W3. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



37. R3; VIEW DOWN THE STAIRS. VIEWED FROM THE SOUTH.



38. LEFT: AS ABOVE; VIEWED FROM THE SOUTH.



39. RIGHT: AS ABOVE; VIEWED FROM THE SOUTH-SOUTH-EAST.



40. R4; LOOKING BACK THROUGH D6 INTO R3 WITH R6 BEYOND. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



41. R4; VIEWED FROM THE SOUTH (SCALE 2M).



42. R4; VIEWED FROM THE WEST. SHOWING FP3 AND THE TWO TRUSS FEET (SCALE 2M).



43. R4; VIEWED FROM THE EAST. SHOWING W4 AND W5 (SCALE 2M).



44. LEFT: R4; THE GRATE IN FP3. VIEWED FROM THE EAST.

45. RIGHT: R3; VIEW THROUGH THE DOORWAY INTO R5; VIEWED FROM THE NORTH-WEST (SCALE 2M).



46. LEFT: R5; VIEWED FROM THE NORTH-WEST.

47. RIGHT: R3; VIEW THROUGH D8 INTO R6. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



48. LEFT: R6; SHOWING D8 (LEFT) AND D9 (RIGHT) WITH CUPBOARD BETWEEN. VIEWED FROM THE SOUTH-EAST (SCALE 2M).
49. RIGHT: R6; DETAIL OF D8 AND FLANKING CUPBOARD. VIEWED FROM THE NORTH (SCALE 2M).



50. R6; VIEWED FROM THE NORTH-WEST. SHOWING W8 AND FP4 (SCALE 2M).



51. LEFT: R6; DETAIL OF FP4. VIEWED FROM THE WEST-NORTH-WEST (SCALE 2M).

52. RIGHT: R6; DETAIL OF W7. VIEWED FROM THE NORTH-WEST.



53. R6; DETAIL OF W8. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



54. AS ABOVE; SHOWING THE FOOT OF THE FAILED TRUSS BLADE. VIEWED FROM THE SOUTH.



55. R6; VIEWED FROM THE WEST. SHOWING THE FAILED TRUSS BLADE (SCALE 2M).



56. R6; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



57. R6; THE PARTY WALL WITH R8 SHOWING ITS DEFORMATION. VIEWED FROM THE SOUTH-WEST.



58. R7; SHOWING THE DISTORTED ANGLE OF D9. VIEWED FROM THE NORTHWEST (SCALE 2M).



59. AS ABOVE.



60. LEFT: R7; VIEWED FROM THE NORTH-WEST (SCALE 2M).

61. RIGHT: AS ABOVE; SHOWING D10.



62. R7; SHOWING W9. VIEWED FROM THE EAST (SCALE 2M).



63. LEFT: R8; THE NORTH-WEST WALL (BACK OF THE AXIAL STACK); (SCALE 2M). VIEWED FROM THE EAST (SCALE 2M).
64. RIGHT: AS ABOVE; SHOWING THE BASE OF THE JOINTED CRUCK TRUSS. VIEWED FROM THE SOUTH (SCALE 2M).



65. R8; DETAIL OF W10 AND THE FAILED PURLIN ABOVE. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



66. R8; DETAIL OF PART OF THE SMOKE-BLACKENED ROOF STRUCTURE ABOVE W10. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



67. R6; FP2 STRIPPED OF PLASTER AND SHOWING THE SEVERAL PHASES OF BLOCKING. VIEWED FROM THE NORTH-WEST (PHOTO CREDIT: COB SOLUTIONS).



68. AS ABOVE; AS THE BLOCKING MATERIAL IS REMOVED.



69. LEFT: AS ABOVE; VIEWED FROM THE NORTH-EAST.

70. RIGHT: AS ABOVE; VIEWED FROM THE SOUTH-WEST.



71. R2; DETAIL OF THE LOOSELY-MORTARED RIVER PEBBLES IN THE BACK OF THE 17TH CENTURY HEARTH; VIEWED FROM THE WET-NORTH-WEST.



72. LEFT: R2; DETAIL OF THE BLOCKED OVEN OPENING IN THE SIDE OF FP2. VIEWED FROM THE WEST.
73. RIGHT: R2; FP2 UNDER EXCAVATION. VIEWED FROM THE WEST (SCALE 2M).



74. AS ABOVE (SCALE 2M).



75. R2; SHOWING FP CLEARED OF ALL LATER BLOCKING MATERIAL. VIEWED FROM THE NORTH.



76. AS ABOVE; VIEWED FROM THE WEST-NORTH-WEST (SCALE 2M).



77. LEFT: AS ABOVE; VIEWED FROM THE WEST (SCALE 2M).

78. RIGHT: AS ABOVE; VIEWED FROM THE EAST (SCALE 2M).



79. R2; THE BASE OF FP2. VIEWED FROM THE WEST-NORTH-WEST (SCALE 2M).



80. R2; DETAIL OF THE DATE (1621) SCORED INTO THE BRESSUMER BEAM OVER FP2; VIEWED FROM THE NORTH-WEST.



81. THE EXTERIOR ELEVATION OF FP2, SHOWING THE STONE RUBBLE BUILD; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



82. AS ABOVE; VIEWED FROM THE WEST-SOUTH-WEST.



83. LEFT: AS ABOVE; DETAIL OF THE TRUNCATED AND BLOCKED OVEN. VIEWED FROM THE SOUTH-EAST (SCALE 2M).



84. RIGHT: AS ABOVE; DETAIL OF THE REAR SIDE OF THE BLOCKED OVEN. VIEWED FROM THE EAST.



85. THE BASE OF THE NORTH-EAST ELEVATION FOLLOWING THE REMOVAL OF THE RENDER (W2); VIEWED FROM THE NORTH (SCALE 2M).



86. AS ABOVE.



87. AS ABOVE; DETAIL OF THE BASAL STONE WALLING. VIEWED FROM THE NORTH.



88. AS ABOVE; DETAIL OF THE LINTEL OVER W2; VIEWED FROM THE NORTH.



89. LEFT: THE NORTH-EAST ELEVATION, SHOWING THE BRICK INFILL AROUND W2; VIEWED FROM THE NORTH-EAST.

90. RIGHT: THE NORTH-EAST WALL OF R6 DURING DEMOLITION; VIEWED FROM THE SOUTH-EAST.



91. LEFT: R5; THE NORTH-EAST WALL DURING WORKS. VIEWED FROM THE NORTH-WEST.

92. RIGHT: R5; THE SOUTH-WEST WALL DURING WORKS. VIEWED FROM THE NORTH-WEST.



93. R6; DETAIL OF THE UNCOVERED 18TH CENTURY FIREPLACE (FP4). VIEWED FROM THE NORTH-EAST.



94. R6; DETAIL OF THE NORTH-EAST WALL SHOWING THE RAISE IN THE COB. VIEWED FROM THE SOUTH-WEST (SCALE 2M).



95. LEFT: AS ABOVE; VIEWED FROM THE SOUTH.
96. RIGHT: R6; DETAIL OF THE PEGS USED TO FIX THE SKIRTING BOARDS (*EX-SITU*).



97. THE BACK OF THE SKIRTING IN R6 FOLLOWING THE DEMOLITION OF THE NORTH-EAST WALL; VIEWED FROM THE SOUTH-SOUTH-WEST.



98. R6; THE TOP OF THE BRESSUMER BEAM OVER FP2 AND THE BACK OF THE CHAMFERED BEAM ABOVE; VIEWED FROM THE SOUTH-EAST.



99. AS ABOVE.



100. R6; THE HANGING FLOOR OF THE ALCOVE (GARDEROBE?) TO THE WEST OF THE GABLE STACK, VIEWED FROM THE EAST.



101. AS ABOVE; VIEWED FROM THE SOUTH-EAST.



102. R6; THE PARTY WALL WITH R7/R8 STRIPPED OF PLASTER. VIEWED FROM THE SOUTH-EAST (SCALE 2M).



103. LEFT: AS ABOVE; DETAIL OF THE EXPOSED PEGS WITHIN THE COB PANELS. VIEWED FROM THE SOUTH-EAST.



104. RIGHT: R8; THE SAME WALL VIEWED FROM THE WEST.



105. LEFT: AS ABOVE; DETAIL OF THE SHAPED PEGS.

106. RIGHT: AS ABOVE.



107. LEFT: R8; THE PARTY WALL WITH R6. DETAIL OF THE LATH AND PLASTER INFILL. VIEWED FROM THE NORTH (SCALE 2M).

108. RIGHT: R8; DETAIL OF THE ALCOVE EXPOSED TO THE EAST OF THE LATERAL STACK. VIEWED FROM THE SOUTH-EAST.



109. R6; SHOWING THE ROOF STRUCTURE AND FAILED TRUSS (INDICATED); VIEWED FROM THE WEST.



110. LEFT: R6; THE BROKEN JOINT IN THE RAISED CRUCK TRUSS NEXT TO W8; VIEWED FROM THE SOUTH-EAST.



111. RIGHT: R6; VIEW UP THE FAILED TRUSS BLADE TO THE BREAK (INDICATED); VIEWED FROM THE NORTH-EAST.



112. AS ABOVE; VIEWED FROM THE SOUTH.



113. AS ABOVE; DETAILED OF THE FAILED TRUSS. VIEWED FROM THE SOUTH-SOUTH-EAST.



114. AS ABOVE.



115. R6; DETAIL OF THE JOISTS AND THE ROOF STRUCTURE ABOVE CEILING LEVEL; VIEWED FROM THE SOUTH.



116. R6; THE UNDERSIDE OF THE FAILED TRUSS SHOWING THE JUNCTION WITH THE SMOKE-BLACKENED ROOF (LEFT) AND LATER, UNSTAINED ROOF (RIGHT); VIEWED FROM THE SOUTH-WEST.



117. AS ABOVE; FOLLOWING THE REPAIR TO THE TRUSS BLADE. VIEWED FROM THE WEST. NOTE THE HEAVY MEDIEVAL PURLIN.



118. R6; THE APEX OF THE 17TH CENTURY TRUSS. VIEWED FROM THE SOUTH-EAST.



119. R6; THE NORTH-EAST PITCH OF THE 17TH CENTURY (UNSTAINED) ROOF; VIEWED FROM THE SOUTH-WEST.



120. R6; THE APEX OF THE ROOF ABOVE THE GABLE END STACK. VIEWED FROM THE NORTH-WEST.



121. R6; THE SOUTH-WEST PITCH OF THE 17TH CENTURY (UNSTAINED) ROOF SHOWING THE RELATIONSHIP WITH THE ROOF OF THE WING. VIEWED FROM THE NORTH-EAST. NOTE THE CRUDE WITHY-WITH-COB INFILL.



122. ABOVE R4; VIEW THROUGH TO THE 1860S ROOF STRUCTURE OF THE WING. VIEWED FROM THE NORTH-EAST.



123. ABOVE R6/R7/R8; VIEW ABOVE CEILING LEVEL OF THE MEDIEVAL SMOKE-BLACKENED ROOF; VIEWED FROM THE SOUTH-EAST.



124. R8; THE MEDIEVAL ROOF ABOVE W10; VIEWED FROM THE SOUTH-WEST.



125. R8; THE APEX OF THE MEDIEVAL ROOF AND CRUCK TRUSS. VIEWED FROM THE SOUTH-EAST. THE REMAINS OF THE SMOKE LOUVRE ARE INDICATED.



126. R7/R8; THE MEDIEVAL SMOKE-BLACKENED ROOF ABOVE CEILING LEVEL. VIEWED FROM THE NORTH-EAST.



127. R8; THE MEDIEVAL ROOF ABOVE CEILING LEVEL. VIEWED FROM THE NORTH.



128. LEFT: R6; DETAIL OF THE FAILED JOINT IN THE RAISED CRUCK AND ITS CRUDE REPAIR. VIEWED FROM THE SSE.

129. RIGHT: R2/R6; DETAIL OF THE CRUCK POST EMBEDDED IN THE EXTERNAL WALL. VIEWED FROM THE SOUTH-EAST.



130. LEFT: R6; THE BASE OF THE CRUCK POST. VIEWED FROM THE SOUTH.

131. RIGHT: AS ABOVE; VIEWED FROM THE SOUTH-EAST.



132. LEFT: R6; VIEW SHOWING HOW THE TRANSVERSE BEAM IN R6 IS *NOT* JOINTED INTO THE CRUCK POST. VIEWED FROM THE SOUTH-WEST.
133. RIGHT: R6; SHOWING THE VOID WHERE THE TRANSVERSE BEAM IS SUPPORTED BY ANOTHER POST (INDICATED); VIEWED FROM THE ESE.



134. R6; VIEW OF FP2 AFTER REMEDIAL WORKS HAD BEEN COMPLETED. VIEWED FROM THE NORTH-WEST.



135. AS ABOVE; VIEWED FROM THE WEST.



136. R6; VIEW OF THE GABLE AND FP4 AFTER REMEDIAL WORKS HAD BEEN COMPLETED. VIEWED FROM THE NNW.



137. AS ABOVE; DETAIL OF THE RESTORED FP4.



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