

**WESTACOMBE COTTAGE  
HEANTON PUNCHARDON  
NORTH DEVON  
DEVON**

Historic Building Recording of the Roof



South West Archaeology Ltd. report no. 200623



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# Westacombe Cottage, Heanton Punchardon, North Devon, Devon

## Historic Building Recording of the Roof

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By E. Wapshott  
Report Version: **FINAL**  
Assessment issued: 27<sup>th</sup> November 2019  
Reissued with Roof Recording: 23<sup>rd</sup> June 2020

### SUMMARY

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*South West Archaeology Ltd. (SWARCH) was commissioned by Woodward Smith Architects (the Agent) on behalf of a private client to carry out Historic Building Recording (HBR) for the roof of a Grade II Listed cottage of Westacombe at Heanton Punchardon, North Devon. This work was undertaken in accordance with a Written Scheme of Investigation (WSI) and built upon the pre-application assessment of the building (Wapshott and Boyd 2019).*

*Westacombe Cottage is Grade II listed and is considered to be of architectural interest, being built of local materials and displaying historic features indicative of an involved development. It has its origins in the late medieval period and retains a significant proportion of complex phased historic built fabric. The cottage displays a wealth of obscured features, both structural and detailed, for example: the scarring and truncated beam in Room 3, the plastered jetty in Room 3, the plastered, closed 17<sup>th</sup> century ceilings in Rooms 1, 2, 3 and 4 and the blocked fireplaces in Rooms 2 and 4. Room 9 is the most sensitive space in the house, with the fragile, and least altered of the historic features: a plaster cornice dating to the later 17<sup>th</sup> century which survives to the south, east and west walls. This feature is in the worst condition and its loss is imminent without immediate intervention. The plaster ceiling to Room 9, being in a critical condition, requires support and repair but its fragile state implies inevitable loss of some historic fabric, despite the sensitivity. All care must be taken to save whatever possible of the plaster cornice and record it fully before works start.*

*The roof has three historic trusses and an additional truss blade; these are of neatly shaped and surprisingly lightweight plain A-frames, with face-pegged collars and are likely to be of 16<sup>th</sup> century date. The purlins are of much heavier scantling and there are a series of 17<sup>th</sup> and 19<sup>th</sup> century lath and plaster ceilings and evidence of earlier whitewashing of timbers for open roofs. The rafters across the first phase of the roof are of unusual 'peasant' quality, being little more than branches pulled from local hedges, but it of a sound construction being pegged to the trusses and ridge end purlins. There is an entire second phase of roof from the later 18<sup>th</sup> or early 19<sup>th</sup> century on the front south face, addressing the remodeled front wall and a further set of alterations around the rear lateral stack and kitchen block extension. The roof is interesting in that it contains the majority survival of two entire phases and elements which hint at lesser decorative phases. It encapsulates the narrative of the development of this building from Open Hall to in-town farmhouse, to picturesque cottage.*

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June 2020

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## ACKNOWLEDGEMENTS

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THE CLIENT  
WOODWARD SMITH ARCHITECTS (THE AGENT)  
NORTH DEVON COUNCIL  
DEVON COUNTY HISTORIC ENVIRONMENT TEAM (DCHET)

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**LOCATION:** WESTACOMBE COTTAGE  
**PARISH:** HEANTON PUNCHARDON  
**DISTRICT:** NORTH DEVON  
**COUNTY:** DEVON  
**NGR:** SS 50371 35626  
**SWARCH REF:** HPW19  
**PLANNING APPLICATION No:** 70858  
**OASIS NUMBER:** SOUTHWES1-380562

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client to undertake Historic Building Recording (HBR) for the roof of a Grade II Listed cottage of Westacombe in Heanton Punchardon, North Devon. This work was undertaken in accordance with a Written Scheme of Investigation (WSI) and built upon the pre-application assessment of the building (Wapshott and Boyd 2019).

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Westacombe Cottage lies on Eastacombe Lane, on the north side of Heanton Punchardon village, just north-east of the church. Heanton Punchardon is on the steep south-west facing slopes of the River Taw estuary, above Braunton, on the North Devon coast. The cottage lies within a small garden plot, at a height of c.62m AOD. The soils of the area are the well-drained fine loamy soils over rock of the Denbigh 1 Association (SSEW 1983). These overlie a border between the sandstones/conglomerates and mudstones/siltstones of the Upper Devonian Rocks (BGS 2019).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The village of Heanton Punchardon, *Hantone* is recorded in the Domesday Book as part of the Lands of the Sheriff Baldwin, held by Robert de Ponte Cardonis. Lysons (1822) records that the Manor was held by the Ponte Chardonis or Punchardon family from the time of William the Conqueror until the middle ages, running through the Beaumont and Basset families. Westacombe is a tenanted small in-town farm held directly from the Lord of the Manor within a hamlet just to the north-east of the core of the village.

The Historic Landscape Characterisation (HLC) records this area as Medieval enclosures based on strip fields and wraps around the village and farming hamlet with a further characterisation of Former orchards to the immediate north of Westacombe Cottage. Heanton is classified as a historic settlement. The Devon HER records Heanton Punchardon as the Manor of *Hantona*, with Saxon origins (MDV18659). A standing stone findspot near Wrafton House, supposedly recorded as a rectangular quartz stone block (MDV197), may indicate an earlier prehistoric use of this landscape.

The Grade I Listed 13<sup>th</sup> century St Augustine's church occupies the core of the churchtown, south-west of Westacombe Cottage, heavily remodelled in the 15<sup>th</sup> century and restored in the 19<sup>th</sup> century; this church has a fine tower (MDV939). A fire beacon is said to have occupied the high ridge just south-west of St Augustine's church in the late medieval and post-medieval periods (MDV931). To the north-west, the extensive medieval field systems of Braunton Down extend all the way up to the parish boundary.

## 1.4 METHODOLOGY

The historic building recording was conducted by Emily Wapshott in May 2020 in accordance with a Written Scheme of Investigation (WSI) drawn up in consultation with North Devon Council's Conservation Officer and the Devon County Historic Environment Team (Boyd 2020).

The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: LOCATION MAP.

## 2.0 DESK BASED ASSESSMENT (FROM WAPSHOTT AND BOYD 2019)

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### 2.1 DOCUMENTARY SOURCES

Lysons notes that Heanton Punchardon lies in the historic hundred of Braunton and deanery of Shirwell. It is approximately four and a half miles from Barnstaple. The Manor was held by the influential Punchardon family from the time of William the Conqueror and moved through the Beaumont and Basset families in the late medieval period. Colonel Arthur Basset of Heanton surrendered St. Michaels Mount to Colonel Hammond in 1646, during the Civil War. The Bassets continued as landowners until Francis Basset, Esq. died in 1802 and bequeathed his lands to his nephew John Davie, who later acquired the name of Basset.

In the Domesday Book, the Manor of Heanton (*Hantone*) is recorded as being held first by Brictrmer of Rillaton in 1066, then by Robert de Ponte Cardonis (later corrupted to Punchardon), in 1086, under Baldwin the sheriff; there were twenty-four villagers and eleven slaves.

### 2.2 CARTOGRAPHIC SOURCES

The first map available to this study is the 1840 Tithe Map, on which the cottage appears and shows Eastacombe and Westacombe as separate from Heanton, being an outlying satellite farming hamlet with four separate buildings marked as domestic, the rest barns and outbuildings.

Westacombe is named and marked as domestic, with another building at perpendicular angle to the west, also marked as domestic. This no longer survives, but the modern stone-built garage occupies the location of this former dwelling. To east and west are ranges of barns. Westacombe Cottage itself looks to be a linear range, possibly slightly longer than it is today, which may confirm evidence seen in this survey that the services end, west of the cross passage, may have been truncated. On the Tithe Apportionment, plot 124 is marked down as 'house and outhouses'. John Davie Basset is noted as the landowner, the lessee is Eleanor Hammond and the tenant is William Hammond. Small irregular-sized fields cluster the two farms but south and north of the main village are the classic long narrow strips of an adapted medieval field system.

By the 1<sup>st</sup> Edition OS Map of 1888, the house has achieved the complex plan it has today, with kitchen block and possible dairy to the north-east and north and a small outshut to the south-east corner. The west end has been truncated. There is a small detached square building off the north-east kitchen block. The perpendicular range to the west has been demolished.

By the 2<sup>nd</sup> Edition OS Map of 1904, the house has gained the long narrow north-eastern outbuilding but is otherwise the same. The landscape at this time has become more open but the long strip fields still survive in part on the shallow south-facing slopes below the village and the marked difference between Heanton village core and the farming hamlet is still very defined.

WESTACOMBE COTTAGE, HEANTON PUNCHARDON, NORTH DEVON, DEVON



FIGURE 2: EXTRACT OF THE 1840 HEANTON PUNCHARDON TITHE MAP.

TABLE 1: TRANSCRIPTION OF TITHE APPORTIONMENT FOR WESTACOMBE.

Joseph Davie Basset Esq.		Part of Westacombe		
Eleanor Hammond (lessee of)	William Hammond	124	Houses & Outhouses	Waste
		125	Gardens	Garden
		126	Orchard	Orchard
		127	Meadow	Pasture
		128	Orchard	Orchard
		129	Orchard Close	Arable
		130	Lane Head	Pasture
		131	Furze (?) Park	Arable
		132	Cornish Close	Arable
		133	Penny Gate	Arable
		134	Spilchardon	Arable



FIGURE 3: EXTRACT OF THE 1888 1ST EDITION OS MAP.



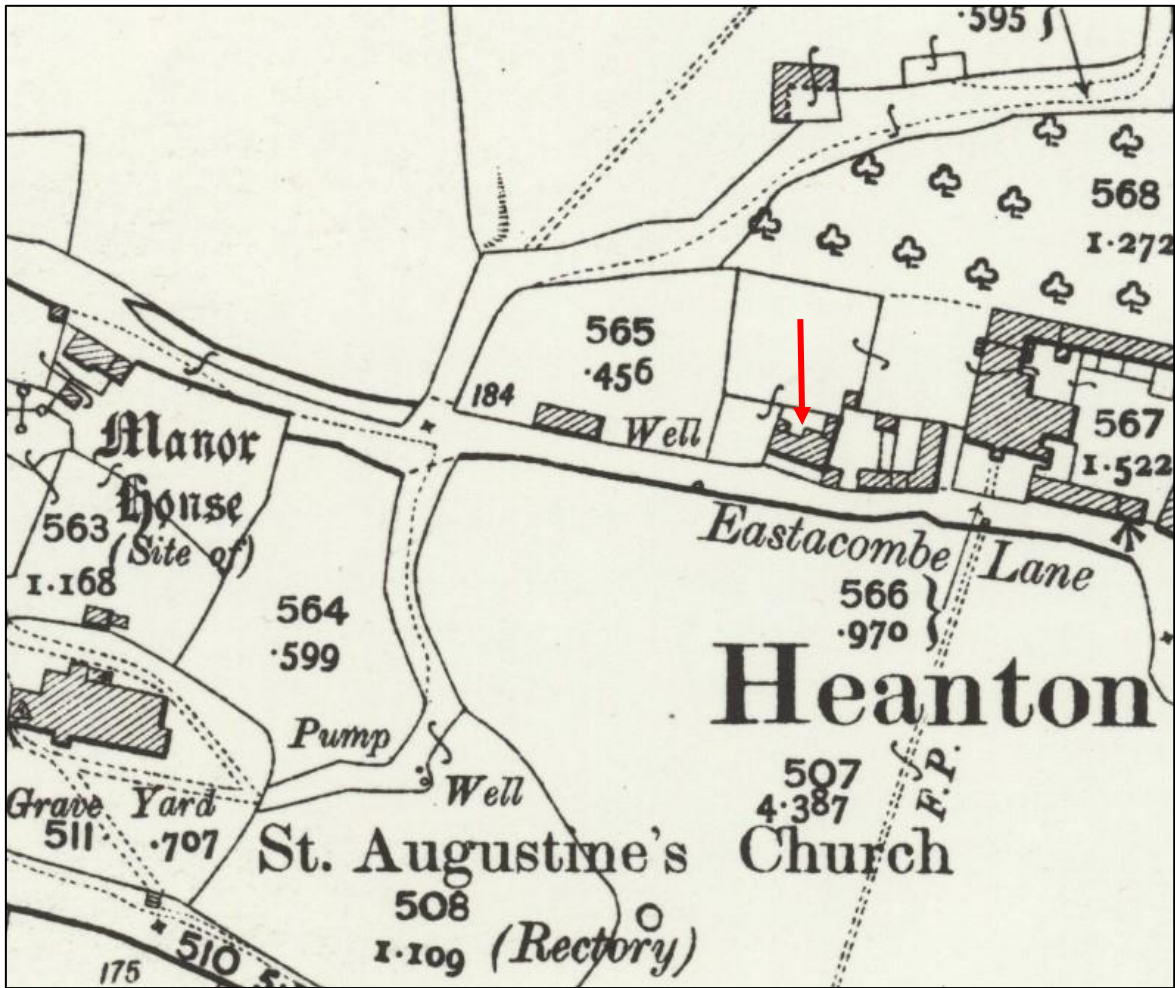


FIGURE 4: EXTRACT OF THE 1904 2ND EDITION OS MAP.

### 3.0 HISTORIC BUILDING RECORDING

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#### 3.1 SITE DESCRIPTION (FROM WAPSHOTT AND BOYD 2019)

Westacombe Cottage is to be found in Heanton Punchardon, along Eastacombe Lane, north-east of the church, on the outer, upper edge of the village. To the north-east of the cottage lies Eastacombe Farm, with historic 16<sup>th</sup> century farmhouse and extensive farmyard. Immediately east and west of the cottage are two 20<sup>th</sup> century houses which somewhat awkwardly cluster the cottage, its gardens stretching behind to the north, enclosed by a small walled garden to the south, between it and the road.

#### 3.2 BUILDING DESCRIPTION (WAPSHOTT AND BOYD 2019)

Westacombe Cottage survives as a one and a half storey range, lying at a slight oblique angle to the road. Its walls are rendered and painted, of varying thicknesses, its roof is of thatch with combed block ridge; east and west gable end brick stacks. The south front, facing the road, is shadowed by deep overhanging eaves. It is braced to east and west with a pantile coped cob buttress to east and a narrower, likely brick, buttress to west. This front wall may have had to be wholly rebuilt in the past, clearly having had structural issues and stepping out from the line of the historic roof. The cottage has an irregular four window frontage of small 21<sup>st</sup> century heritage style casement windows, with an off-centre to west thatched canopy to the front door serving the cross passage. The thick battered east gable of the house has clearly been extended by a massive stack topped with a modern brick shaft which has been hacked into on the north side to allow for a window to be inserted to light the winder stair, the window being of small squat pointed arched form. This shows the thick, truncated north kitchen stack being integral with the stair wall. The west gable may have been wholly replaced; it has an 18<sup>th</sup> or 19<sup>th</sup> century offset to north brick stack, with a hacked north-west corner, rebuilt in plastered rubble, where a small corner fireplace has been added and, to the south side, a forced pair of modern French windows. To the rear, north elevation, facing the garden, there is, to the east end and built onto the stack and north-east stack, a small gabled projecting low two storey extension. This extension is abutted by a long single storey outbuilding, running north. To the centre rear of the linear range is a squat one and a half storey modern square-plan extension.

The house is accessed via the wide and generous cross passage, Room 1, with plastered partitions to east and west, both with good renovated and reset plank doors. The ceiling in here is very low and, as can be seen in profile form within Room 3, contains a void with potentially interesting and indicative historic structural ceiling beams. Room 2, the services end of the original range, was historically unheated, this has a good central transverse narrow-chamfered ceiling beam, which shows evidence of having been plastered. A small round arched corner fireplace of slate and tiles, of arts and crafts style occupies the north-west corner. The thinner west gable may have been rebuilt and may contain an earlier blocked inline stack. There is a blocked doorway to the rear north wall, with a paneled cupboard inset under a window.

Room 3, the former hall, has a large lateral stack that has been heavily and inappropriately renovated in the past, lined with brickwork, with a raised hearth. To the left of this is a deep cupboard, possibly a blocked doorway, with good beaded frame and this appears associated with a brace-beam to the ceiling and significant scarring on the wall and a truncated beam, possibly the position of a small dogleg earlier stair, accessing lofts to the west when this hall was open? There is another narrow-chamfered ceiling beam here and to the east a thick plastered lower section of ceiling, which may contain a former jetty to the open hall. The window to the south has a hacked out window seat with reset linen fold paneling, architectural salvage. There is a thick cob partition to Room 4, to the north-east corner there is a forced doorway to the kitchen and a raised doorway to Room 4, both with renovated pine doors.

Room 4 is of a higher floor level, with a step of c.0.2m. It has a large gable end stack, with blocked fireplace, there being a large blocked/forced doorway to the south-east corner. The window has a good low plastered shelf with a slate slab. The north side of the room has had a winder stair inserted, with a good beaded doorframe leading to a blocked doorway now a cupboard beneath. The stair is partly plastered but glimpses suggest it may be carried on carriage-braces.

Room 5 was formerly accessed from both Rooms 3 and 4, the doorway to Room 4 now blocked. It has a very good open hearth to the east side, with chunky timber lintel and tall pyramidal opening partly infilled to a cloam oven with clay door. The kitchen has been truncated at the west end and knocked through to link with the large modern extension. A comprehensive set of pine fitted kitchen units and dressers have been inserted to make a kitchen/diner space. To the north-east is a small doorway under a thin timber lintel carried on a crudely hacked rubble pier with corbel; this leads to the outbuilding, Room 6. Room 6 has a steep monopitch roof with good plank door to north-west, leading to the garden and a small casement window. It has been divided with a downstairs toilet inserted to north and a row of fitted kitchen units forms a utility/laundry room space.

The first floor is accessed via the winder stair, Room 8, the walls hacked out and lined with modern pine plank boarding, with a modern handrail, the stairs rising steeply up under the north angled eaves, a low purlin having been removed. This has been forced into the bedroom over the inner room, a thick cob partition dividing the space. A renovated pine door leads into Room 9 to the south. Room 9 is the most sensitive and significant historically in the building, having a good surviving 17<sup>th</sup> century plaster cornice and ceiling, in critical condition and sagging considerably. The cornice is of foliate and fruit repetitive motifs, banded by reeding and ovolo mouldings; it is cut by the thick cob partition and by repairs or alterations to the stack to the east and a cupboard to the south-east. There is a blocked doorway in the thick cob partition which forms the west wall of this space. This doorway appears to have a thick chamfered wooden doorframe in situ, wallpapered over.

Room 10 is the bathroom, raised over the kitchen block, which has been completely modernized, the walls tiled or boarded. Room 11, the hallway, is an open and underused space, formed by modern partitions to the south, lit by an internal window in the south wall from Room 12. There is a significant step in floor level to the west end, where the hall was floored over, it being lower to the west end by c.0.2m. The base of the trusses of the roof are exposed here to the north, of lightweight scantling, quite rustic and unshaped. The lateral stack tapers back here forming a boxier profile, plastered and wallpapered.

Rooms 12 and 13 are formed and divided by plasterboard modern partition from the large first floor room formed by the flooring of the hall. There is a good part-exposed heavy purlin to the low eaves to the south in Room 12, and the blocked doorway from Room 9 formerly entered here, although it is not visible on this western face of the chunky cob partition, which has been re-skimmed with plaster on this side. This partition lies over that below which encloses the inner room. In Room 13, the purlin has been replaced, the eaves raised. Room 13 contains the level change which marks the floored in former Hall. The west wall of Room 13 is a chunky cob partition in line with that below which forms the cross passage.

Room 14 is open to the roof structure, exposing heavy purlins socketing into the west gable end, it has a good plank door. Rooms 15 and 16 to the rear modern extension, were photographed but not assessed for value.





FIGURE 5: THE EAST GABLE OF WESTACOMBE COTTAGE; FROM THE EAST-SOUTH-EAST.



FIGURE 6: ROOM 2, THE FORMER SERVICE END OF THE COTTAGE; FROM THE SOUTH-SOUTH-EAST.

### 3.3 FUNCTION OF THE BUILDING (WAPSHOTT AND BOYD 2019)

Domestic dwelling, of historic rural village character. The edge of settlement location and proximity of adjacent Eastacombe Farm would suggest it is likely this may have been a small intown farm at one stage, having been sold away from its land.

TABLE 2: FUNCTION OF ROOMS WITHIN THE BUILDING.

Room No:	Current Function	Historic Function
<b>Ground Floor</b>		
1	Entrance Hall	Cross passage
2	Snug	Service End
3	Sitting Room	Hall
4	Second Reception/Playroom	Inner Room
5	Kitchen	Kitchen
6	Utility Room	19 <sup>th</sup> century outshut/services
7	Dining Room	N/A – modern extension
<b>First Floor</b>		
8	Corridor	Bedroom space (no corridor)
9	Bedroom	Bedroom space (no corridor)
10	Bathroom	Loft/store or servants space over kitchen
11	Bedroom	Bedroom space (no corridor)
12	Bedroom	Bedroom space (no corridor)
13	Bedroom	Bedroom space (no corridor)
14	Lobby - extension	N/A – modern extension
15	Bathroom - extension	N/A – modern extension



FIGURE 7: THE FORMER HALL, ROOM 3, WITH PLASTERED OVER POTENTIAL JETTY TO THE EAST; FROM THE SOUTH-WEST.



FIGURE 8: THE KITCHEN BLOCK, NOW OPEN TO THE EXTENSION; FROM THE WEST.

### 3.4 RELATIONSHIPS WITHIN THE BUILDING (WAPSHOTT AND BOYD 2019)

The service room (Room 2), cross passage (Room 1), hall (Room 3) and inner room (Room 4) all work as a cohesive late medieval space, the hall obviously being of the highest status, the main living space and the focus of all activity. The service room is directly related to both the hall and inner room, providing stores/domestic space or even animal housing; the cross passage merely a convenient divider, weather porch and thoroughfare; the inner room, limited private space for the house's owner (an office/study-style space) and secure storage of goods or belongings. The rear post medieval kitchen block extension of later date (Room 5) directly serves the hall, Room 3, but addresses the hall and inner room (the 'upper' end of the main range). The 19<sup>th</sup> century outshut to the rear (Room 6) directly serves and addresses the kitchen.

The Hall had a jetty with first floor chamber to the east end and may well have had an enclosed space to the west over the cross passage and services. This is indicated by the thick plastered in beams and lower ceiling to the east end of the hall and the scar of the small dogleg corner stair and heavy cut off floor beams to the north-west corner of the hall. Both rooms, Room 9, over the inner room and the space now occupied by Rooms 12 and 13 to the west would have directly served the hall, with internal first floor partitions facing into this open one and a half storey space. The plastered and still whitewashed partition can be seen within the roof, closing Room 9 off from the once open Hall.

The main range, with services, cross passage, Hall and inner room (R1, 2, 3, 4) is an altered linear range. The kitchen block (R5) to the rear abuts this on its north-east corner. In turn the kitchen block (R5) is abutted on its north wall by the outbuilding (R6).



### 3.5 ROOF RECORDING 2020

During the renovation works on this roof the thatch was stripped off and a site visit was made by E. Wapshott in June 2020. Additional photographs of the roof can be seen in Appendix 4 and detailed bay descriptions in Appendix 2.

The roof is of four bays and has three trusses and one additional timber to the east end, bracing the south side of the gable stack. The trusses are of neatly shaped and surprisingly lightweight tapering blades, of almost square profile. There are mortice and tenon joints to each truss at the ridge with two narrow timber pegs. High chunky and roughly chamfered collars are also face-pegged to the east face of each truss. There are two purlins to each pitch; the lower base purlins are fairly massive, much heavier in scantling than the blades, in comparison. The lower purlins exhibit careful shaping and chamfering and many are whitewashed or partly whitewashed, evidence of having been intended to be seen, whereas the upper purlins are much lighter weight and are more irregular. The purlins sit in very shallow trenches set into the back of the truss blades, overlap in the sockets and are pegged to the back of the blades. The ridge is a roughly squared diamond set pole with split stick rafters, six to each bay, which are pegged to the purlins and over the ridge to each other. Some bays also retain thick split battens. The ridge has failed in at least three places along the roof. The embarked rafters and some of the slit battens appear to be hedgerow species branches and were likely easily available, quite different in character to the well-crafted trusses, but certainly appear to be of the same phase.

The current lathe and plaster ceilings to Bays 1, 2 and 3, to the west and centre of the roof are spiked or clench nailed to split stick struts which brace them off the rafters. The lathe and plaster vault over Room 9 is pegged to sticks braced directly off the lower purlins. The south side of the roof has an entire second layer of rafters, extended out to the newly raised and re-modelled front wall. These are clench nailed to the ridge and rafters and spiked to the wall plate. The third truss to the east end is closed right up to the apex by a lathe partition and cob plaster with lime, the truss is also whitewashed on its eastern face and the east gable is plastered and painted to the apex above the vaulted plaster ceiling of Room 9, with its surviving frieze. This shows this chamber on the first floor was once open to the roof and the central 2<sup>nd</sup> and 3<sup>rd</sup> bays of the house were also once open, presumably over an open Hall. The third truss is largely obscured by its cob and plaster coating but where visible it appears slightly heavier in scantling which may be associated with its role as a jetty support. There is an additional timber on the south side at the east end of the roof and a stone and cob gable can be seen surviving within the stack, which is a clear addition. The roof is only accessed from the west end via a small hatch.



FIGURE 9: BAY 4 OF THE ROOF, WHICH HAS RETAINED ITS 17<sup>TH</sup> CENTURY INSERTED VAULT AND PLASTER FRIEZE, AS CAN BE SEEN THE CHAMBER WAS ORIGINALLY OPEN TO THE ROOF, HENCE THE PLASTERED AND PAINTED APEXES; FROM THE SOUTH.

TABLE 3: TRUSS DESCRIPTIONS.

TRUSS NUMBER (FROM WEST)	DESCRIPTION	DATE/PHASE
1	A-frame truss. Plain unadorned blades, but finely shaped and planed smooth. Mortice and tenon joint to ridge, two pegs; south blade set into north. Blades almost square in profile, thick, taper slightly to ridge. Heavy, crudely chamfered collar, face pegged to east face of truss blades, one peg. Abutted by raised ceiling vault on west face.	16 <sup>TH</sup> CENTURY.
2	A-frame truss. Plain unadorned blades, but finely shaped and planed smooth. Mortice and tenon joint to ridge, two pegs; south blade set into north. Blades almost square in profile, thick, slightly tapered to ridge. Heavy, crudely chamfered collar, face pegged to east face of blade, partly obscured by raised ceiling vault on east face.  Base of truss blades at base and collar whitewashed. Infill partition under collar, staves, crude and unshaped, spiked and clench nailed to collar, carrying lathe and lime plaster, whitewashed. East face at same level partly obscured but not painted. Plaster and lime rises above base purlin to both north and south face of roof, suggesting a much higher ceiling vault here previously.	16 <sup>TH</sup> CENTURY.
3	A-frame truss. Completely obscured on the west face by cob hair plaster on laths with lime plaster fine white coating. Partition is whitewashed right up to the apex. Truss blades are topped by cob on their top face, infilling right up to the former thatch and sealing the chamber beyond.  On the east face the timbers of the truss are exposed, but whitewashed right up to the apex, further cob plaster on laths infills the apex of the truss carried on a narrow kingpost, pegged to the underside of the south blade and plaster and post are whitewashed.	16 <sup>TH</sup> CENTURY.

	<p>Only the top of the collar is visible, also whitewashed.</p> <p>The base of the truss is obscured by the adjacent raised vaulted ceiling, obviously secondary as it closes what was obviously an open roof space.</p>	
4	<p>There is an additional truss blade to the south on the east gable, bracing a curving slightly projection which may have been a winder stair to the chamber. It is of the same form and scantling as the other truss blades and the rafters of the original roof and wall plate are cohesive with it. It is pegged to the ridge and cohesive with the stone and cob plastered and whitewashed gable, which is abutted on its outer face by the large stack. The ridge sockets into this original wall, not the stack, which is offset to the north side.</p>	16 <sup>TH</sup> CENTURY.

### 3.6 REVISED HISTORIC PHASING

#### 3.6.1 PHASE 1 – LATE MEDIEVAL/16<sup>TH</sup> CENTURY HALL

The house in its first inception appears to be a late medieval Hall range, with a central Open Hall with lateral stack, an inner room, with jettied chamber above, which projected into the Hall and services to the west end, possibly with closed stores above. The first floor chamber was open to the roof and the timbers of the roof here were whitewashed, intended to be seen. The partition forming the jetty was carried on a heavier truss and beam, plastered and painted to the apex on the Open Hall side; the exposed trusses over the Hall however are unpainted, and appear to have been plain and simple. Possibly this is a sign the building was of fairly middling status when first built, with no extraneous decoration. Unpainted plaster to the west gable at the apex may suggest a first floor space which was not accommodation but was sealed to be waterproof, for storage or similar over the service end as well.

It is interesting that on the Tithe Map another domestic range is noted so close, at a perpendicular angle, considering the multi-building complexes of the medieval period and proximity of the Manor House site; it is not impossible that we have lost, from the site, a further domestic range contemporary with the Hall range. None of the roof timbers show any evidence of being smoke-blackened, so the building was presumably purpose-built with the heavy but much altered lateral rear stack. We cannot rule out at this early stage that a much earlier more vernacular structure hasn't been adapted into the linear range we see today, a fragment encapsulated in a partition, highlighting the potential evidential value of this house, as there is a distinctive scar to the north-west corner of the Hall, Room 3, which, in its angled rising curve and heavy side-set structural timber, as well as possible associated purlin, does at a glance appear to mimic a low cruck, but this may well also be a heavy framework rising to carry a ladder stair to a shelf over the passage and a store room beyond.

The evidence for a Hall with jetty, constructed with an integral lateral stack and incorporating a more modern set of plain A-frames would strongly suggest a time when changing fashions and development of buildings is in flux; 'modern' and old fashioned methods used together. A date in the later 16<sup>th</sup> century for this structures original construction is most likely

#### 3.6.2 PHASE 2 – 17<sup>TH</sup> CENTURY

The unheated services end, Room 2, has a typical 17<sup>th</sup> century ceiling beam with wide chamfers, it may be that this end was more substantially floored in this phase, creating a proper first floor. The vaulted ceiling here above Room 14, whilst altered and re-plastered internally, does echo that of the end, Bay 4, which is also from this phase. The cross passage, Room 1, is very wide, the low ceiling may enclose structural timbers, as seen in profile in the west wall of Room 3.

The Hall was closed with a new first floor, forming a new chamber; the painted base of Truss 2, surviving plaster to the eaves to south-east and north-east corners against Truss 3 which would have been over this room and the whitewashed lower purlins, suggests a ceiling was inserted over the chamber which was higher than the current lath and plaster ceiling; it may be this too had a smart frieze or similar decoration as seen surviving in Room 9. The presence of decorative ceilings would suggest considerable investment in how the house presented and possibly a rise in status.

The inner room for this Hall, Room 4, was to the east end, was unheated in its first form, but had a very large gable end stack added, abutting the existing gable, the fireplace forced through to heat the room, incorporating within the roof part of an end truss of the earlier gable. A smaller integral winder stair or ladder space, on the south-east corner was likely removed and a larger winder stair added to the north side, accessing the chamber above. The chamber itself, Room 9 was aggrandized with the addition of a fine plaster ceiling, closing the roof, with a frieze. A door, with heavy chamfered frame was cut into the jetty partition to access the new space over the

closed Hall. Other plasterwork noted on the Listing has since been lost, but working on the details of the closing of the Hall and the existing frieze and additions of stack, a broad date of the 17<sup>th</sup> century can be applied to this phase of development.

### 3.6.3 PHASE 3 – 18<sup>TH</sup> OR EARLY 19<sup>TH</sup> CENTURY

The front wall of the building was remodeled in the post medieval period to serve the first floor better, with larger windows, better placed, with an aim of making a more symmetrical façade. The building now presents its character from this change, as a picturesque cottage. The roof was altered, rafters added to reach out to the newly raised and remodeled frontage. Both the gable end stack and lateral stack were altered in this period, fireplaces closed and made smaller; small grates were forced into the stacks on the first floor, to heat the rooms. The small pointed window was forced into the wall on the north-east corner, to light the winder stair, which was closed off from Room 9 with a lathe and plaster partition, forming a corridor and private bedroom beyond. The door to the north-west corner of the Hall, Room 3 was blocked as a cupboard with beaded surround and the door from the services, Room 2, to the rear north was also blocked and fitted instead with a paneled cupboard. The first floor chambers were divided with a corridor, Room 11 being formed on the rear north side. A brick stack was added to the west services end, heating both ground and first floor rooms, Room 2 and 14. This work is likely to be later 18<sup>th</sup> century in date, or very early 19<sup>th</sup> century, broadly late Georgian or Regency.

The range still presented as a simple linear building on the Tithe Map of 1840. A ‘modern’ kitchen block was added to the north-east in the early-mid 19<sup>th</sup> century period, presumably just after the Tithe. This was built in an unusual archaic style, with boxy stack serving an open hearth, with timber lintel, more akin to a 17<sup>th</sup> century structure. The bread oven was also a more traditional style, of cloam, clay form, eschewing the metal doors and engineered brickwork of other ‘ovens’ being inserted into buildings in this area at the time. A small additional building was built onto the south-east corner of the main range, link-detached on its corner. This was accessed through the large forced doorway, now re-blocked in the south-east corner of the inner room, Room 4. This may have been a washhouse or scullery. The new kitchen was accessed both from the old kitchen, under the stairs via a newly forced door, and from the Hall.

### 3.6.4 PHASE 4 – C.1900

In the later 19<sup>th</sup> century, or early 1900s, a long low outshut was added onto the north wall of the kitchen block, forming a dairy/wash-house outbuilding. The kitchen block was extended upwards to low second storey height, with a shallow gabled roof, presumably for stores and for servants accommodation. Buttresses were added bracing the front wall of the cottage. In a slight sub-phase of the early 1900s/1910s a corner fireplace and angled flue was added to the service room with a good Arts & Crafts-style fireplace. This became a second reception room in this period.

### 3.6.5 PHASE 5 – MODERN CHANGES

In the 20<sup>th</sup> or early 21<sup>st</sup> century a large extension was built onto the rear of the cottage, rationalizing several other later 19<sup>th</sup> century or early 1900s lean-to extensions, as noted on the Listing text.





FIGURE 10: PHASED PLAN (BASED ON PLANS PROVIDED BY ARCHITECTS AT TIME OF SURVEY).



FIGURE 11: THE SOUTH WALL AND FAILING PURLIN AT THE EAVES IN ROOM 9, WITH FINE PLASTER CORNICE; FROM THE NORTH-WEST.



FIGURE 12: THE WEST WALL OF ROOM 9, WITH PLASTER CORNICE TRUNCATED BY THE COB PARTITION TO THE STAIRS AND WITH THE GOOD BLOCKED DOORWAY TO ROOM 12; FROM THE SOUTH-EAST.

## 4.0 CONCLUSION

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Westacombe Cottage, is listed at Grade II and is of architectural interest, being built of local materials and displaying historic features indicative of an involved development. It has its origins in the late medieval period and retains a significant proportion of complex phased historic built fabric. The building has received two significant phases of remodeling, one in the 17<sup>th</sup> century, flooring the Hall, one in the later 18<sup>th</sup> or early 19<sup>th</sup> century, providing a corridor and separate bedrooms on the first floor and a purpose-built kitchen block.

The roof has three historic trusses and an additional truss blade; these are of neatly shaped and surprisingly lightweight plain A-frames, with face-pegged collars and are likely to be of 16<sup>th</sup> century date. The purlins are of much heavier scantling and there are a series of 17<sup>th</sup> and 19<sup>th</sup> century lath and plaster ceilings and evidence of earlier whitewashing of timbers for open roofs. The rafters across the first phase of the roof are of unusual 'peasant' quality, being little more than branches pulled from local hedges, but it of a sound construction being pegged to the trusses and ridge end purlins. There is an entire second phase of roof from the later 18<sup>th</sup> or early 19<sup>th</sup> century on the front south face, addressing the remodeled front wall and a further set of alterations around the rear lateral stack and kitchen block extension. The roof is interesting in that it contains the majority survival of two entire phases and elements which hint at lesser decorative phases. It encapsulates the narrative of the development of this building from Open Hall to in-town farmhouse, to picturesque cottage.

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APPENDIX 1: LISTING TEXT

2/87 WESTACOMBE COTTAGE - II

ID: 1107739

SS5036835637

Westacombe Cottage, Heaton Punchardon is listed at Grade II for the following principal reasons: \*Architectural interest: it demonstrates well the use of local materials and building tradition, with added interesting architectural embellishments; \*Historic interest: the C17 house retains a significant proportion of original building fabric; \* Legibility: the original form of the main range and the later phases are clearly legible; \*Group value: with a number of nearby listed buildings including the C16 Eastacombe Farmhouse (Grade II).

Westacombe Cottage was built in the C17 as a three-room, through-passage house. It appears on the Heanton Punchardon Tithe Map (circa 1840) as a long range running parallel to the road. In the later half of the C19 a single-storey rear wing was added. A second storey was added to part of this rear wing in the mid-C20. A further extension was added to the main rear elevation in the late C20. A number of the internal features, recorded as surviving in the late C20, have since been removed including the C17 carved acanthus-decorated panels flanking one of the fireplaces, a low stone hall fireplace with four-centred arch, and panelling on the walls of one of the ground-floor rooms (the panelling was said to come from a house in Bideford). The front elevation windows were replaced with early C21 replica frames.

A C17 house with C19 and C20 additions to the rear.

MATERIALS: whitewashed and rendered rubble-stone and cob walls, thatch roof, and brick gable-end and lateral off-centre stacks.

PLAN: the original three-room building runs east-to-west, with a later rear wing at a right angle to the north.

EXTERIOR: the gable-ended cottage is two storeys with a pitched thatch roof. The front elevation is flanked by tile-topped buttress walls and has four bays with ground and first floor two-light, three-paned windows, with the exception of a single-light first-floor window at the west end. The off-centre plank door is covered by a thatch canopy supported by slender chamfered posts. The west elevation has a pair of timber French windows. The east elevation has a first-floor Gothic-style, pointed-arched window and a large projecting chimney. To the rear is the two-storey, pitched roof cross wing with a cat-slide single-storey addition. A later single-storey lean to has been added to the centre of the rear range and includes a set of French windows. At the west end of the elevation, the original rear wall is visible and has a two-light, three-paned window.

INTERIOR: the ground floor has been subject to refurbishment in the late C20/ early C21. The fire surrounds in the main range are modern replacements. The fragment of timber panelling with linenfold detailing beneath the window in the central room appears to be a C19 /early C20 copy. On the ground floor of the rear wing is a fireplace with a bread oven and a timber bressemer. Some of the C17 joinery survives including the winder-stair treads and square newel post (the panelling is a modern addition that replaces an earlier banister), some of the door frames and chamfered ceiling beams. The west end, first-floor bedroom has a plaster cornice with a double band of intertwined foliated design on three sides. The collar-beam roof survives well, including the timber-pegged principal trusses which have undergone some re-engineering, particularly at the bases.

## APPENDIX 2: ROOF BAY RECORDING TABLE

BAY OF ROOF (COUNTED FROM WEST)	DESCRIPTION OF ROOF BAY – SOUTH SIDE	DESCRIPTION OF ROOF BAY – NORTH SIDE
1	<ul style="list-style-type: none"> <li>• Later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extend the roof to the raised front wall. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall plate. Some new timbers.</li> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss. Back of lower purlin shows evidence of being whitewashed.</li> <li>• Cob unpainted plaster on gable above current roof vault would suggest roof was open to rafters and thatch at some stage but unpainted so therefore possibly a store or service space, not accommodation.</li> <li>• Cob and lime mix plaster and split laths; vaulted roof rises above lower purlin.</li> <li>• Ridge pole broken and fallen to west end.</li> <li>• Modern MDF and new tantalised pine timber to wall plate.</li> </ul>	<ul style="list-style-type: none"> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Some surviving long split battens on the back of the stick rafters.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss. Back of lower purlin shows evidence of being whitewashed.</li> <li>• Cob unpainted plaster on gable above current roof vault would suggest roof was open to rafters and thatch at some stage but unpainted so therefore possibly a store or service space, not accommodation.</li> <li>• Cob and lime mix plaster and split laths; vaulted roof rises above lower purlin.</li> <li>• Ridge pole broken and fallen to west end.</li> <li>• Stack offset to north side of gable, clearly inserted into the wall.</li> </ul>
2	<ul style="list-style-type: none"> <li>• Later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extend the roof to the raised front wall. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall plate. Lots of new bracing struts and planking to wall late and at eaves.</li> <li>• Only four stick rafters pegged to both purlins survive whole, two are broken. All are pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss. Lower purlin braced with new additional timbers and planks, a bodged repair.</li> <li>• Flat, later lathe and plaster ceiling, lime</li> </ul>	<ul style="list-style-type: none"> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches. There are some split battens still attached to the rafters on this side.</li> <li>• There are some later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extending the roof to the raised rear wall and out of the altered lateral stack. There are also some modern rafters added for strength when the kitchen extension was added. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall plate.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss.</li> <li>• Flat, later lathe and plaster ceiling, lime</li> </ul>

	<p>plaster, smaller narrower more even laths. Evidence of whitewash to truss 2 and plaster rising above lower purlin with whitewash to east end of bay, to north and south; ceiling is a later insertion, this bay also had a vaulted roof of some kind previously.</p> <ul style="list-style-type: none"> <li>• Rafters to front carried on small upright posts with v-notch joints sat on back of ridge, this is to counteract where the roof has dropped to the centre of the building.</li> <li>• Modern MDF and new tandalised pine timber to wall plate.</li> <li>• Ridge cracked and fallen.</li> </ul>	<p>plaster, smaller narrower more even laths. Evidence of whitewash to truss 2 and plaster rising above lower purlin with whitewash to east end of bay, to north and south; ceiling is a later insertion, this bay also had a vaulted roof of some kind previously.</p> <ul style="list-style-type: none"> <li>• Ridge cracked and fallen.</li> </ul>
<p>3</p>	<ul style="list-style-type: none"> <li>• Later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extend the roof to the raised front wall. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall plate. Lots of new timbers and rafter extensions to front addressing the raised wall.</li> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge, one is cracked and an extra brace stick added. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss. Back of lower purlin shows evidence of being whitewashed.</li> <li>• Raised lathe and plaster ceiling here closes against the plastered partition and Truss 3, which rises to the apex and is whitewashed, showing this roof to be secondary.</li> <li>• Rafters to front carried on small upright posts with v-notch joints sat on back of ridge, this is to counteract where the roof has dropped to the centre of the building.</li> <li>• Ridge cracked to centre of the bay.</li> <li>• Chamfered thick oak plank wall plate pegged to cob.</li> </ul>	<ul style="list-style-type: none"> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Heavy base purlin and lighter weight upper purlin, both shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss.</li> <li>• There are some later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extending the lower part of the roof to the raised rear wall and out to the altered lateral stack. There are also some modern rafters added for strength when the kitchen extension was added. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall plate.</li> <li>• The lateral stack sits within the roof here. There are more batten and lathe and plaster surviving around the eaves here, which is of post medieval date and abuts the stack. A large section of the ceiling has fallen in, east of the stack.</li> <li>• Ridge cracked to centre of the bay.</li> <li>• Raised lathe and plaster ceiling here closes against the plastered partition and Truss 3, which rises to the apex and is whitewashed, showing this roof to be secondary.</li> </ul>
<p>4</p>	<ul style="list-style-type: none"> <li>• Later 18<sup>th</sup> or 19<sup>th</sup> century pine rafters extend the roof to the raised front wall. Rafters are carried on narrow timbers braced off original purlins and rafters, spiked joints and rafters spiked to wall</li> </ul>	<ul style="list-style-type: none"> <li>• Seven stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Ridge in place, but sagging.</li> </ul>

	<p>plate.</p> <ul style="list-style-type: none"> <li>• Chamfered thick oak plank wall plate pegged to cob.</li> <li>• Six stick rafters pegged to both purlins and pegged together at the ridge. These are still embarked and are hazel or possibly ash or similar, typical local hedgerow branches.</li> <li>• Heavy base purlin and lighter weight upper purlin, which has failed and is significantly sagging. Both sets are shaped and crudely chamfered. Purlins sit in shallow trenches in the back of the truss blades, pegged to truss. Back of lower purlin shows evidence of being whitewashed.</li> <li>• Ridge in place, but sagging.</li> <li>• Rafters to front carried on small upright posts with v-notch joints sat on back of ridge, this is to counteract where the roof has dropped to the centre of the building.</li> <li>• Heavy truss blade to south, square in profile, similar in character to trusses, set against east gable, integral to stone and cob gable end, appears to brace the corner and a slight projection, seemingly a possibly first winder stair, as the profile of the wall from above is rounded on the inner face.</li> <li>• Clearly abutted by the later stack, which has merely been slapped up against the first gable. Hence the seeming weight of this wall in plan.</li> <li>• Thick split lathes and stick joists brace, with cob and lime mixed plaster are supported off the base purlins and are supported off the rafters, this vaulted roof is similar to that in Bay 1 to the west, it carries the plaster lime ceiling with fine frieze, dated to the 17<sup>th</sup> century. This ceiling closes the formerly open bay, as both sides are plastered and whitewashed up to the ridge.</li> </ul>	<ul style="list-style-type: none"> <li>• Rafter extensions clenched nailed to the lower purlin extend over the winder stair alterations to the rear.</li> <li>• More rafters and supports added to carry the perpendicular roof over the kitchen block.</li> <li>• Some thick split battens to the north side of the roof, even plastered into the cob over Truss 3.</li> <li>• East end gable is also plastered and whitewash up to the apex, offset from later added stack.</li> <li>• Thick split lathes and stick joists brace, with cob and lime mixed plaster are supported off the base purlins and are supported off the rafters, this vaulted roof is similar to that in Bay 1 to the west, it carries the plaster lime ceiling with fine frieze, dated to the 17<sup>th</sup> century. This ceiling closes the formerly open bay, as both sides are plastered and whitewashed up to the ridge.</li> </ul>
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APPENDIX 3: PHOTOGRAPHIC ARCHIVE (2019)



1. THE WEST GABLE, WITH 18<sup>TH</sup> OR 19<sup>TH</sup> CENTURY BRICK STACK AND MODERN FORCED FRENCH WINDOWS; FROM THE WEST.



2. THE REAR OF THE COTTAGE, SHOWING THE SMALL GABLED KITCHEN EXTENSION, LONG OUTBUILDING AND LARGE MODERN EXTENSION TO THE WEST; FROM THE NORTH-WEST.





- 3. LEFT: THE CROSS PASSAGE, ROOM 1, FROM THE SOUTH.
- 4. RIGHT: THE CROSS PASSAGE, ROOM 1, FROM THE NORTH.



- 5. ROOM 2, SHOWING THE 17<sup>TH</sup> CENTURY CHAMFERED CEILING BEAM; FROM THE NORTH-WEST.



6. THE FORMER HALL, ROOM 3, WITH REMODELLED LATERAL STACK, LATER CEILING BEAM, EARLIER STAIR AND POTENTIAL PLASTERED JETTY; FROM THE SOUTH-WEST.



7. THE WINDOW IN ROOM 3, WITH LINEN FOLD PANNELLING RESET FORMING A WINDOW SEAT; FROM THE NORTH-WEST.





8. SCARRING SEEN IN THE WEST WALL OF ROOM 3, WITH TRUNCATED CEILING BEAM, ASSOCIATED WITH A BRACE TO THE CEILING AND A CHANGE IN FLOOR HEIGHT ON THE FIRST FLOOR, A STAIR (?) FROM THE FORMER OPEN HALL; FROM EAST.



9. ROOM 4, WITH WINDOW WITH SLATE SHELF BELOW AS WINDOW SEAT AND LARGE FORCED/BLOCKED DOORWAY TO THE SOUTH-EAST CORNER; FROM THE NORTH-WEST.



10. THE EAST GABLE STACK IN ROOM 4, WITH WINDER STAIR INSERTED TO THE NORTH END; FROM THE SOUTH-WEST.



11. ROOM 4, THE THICK COB PARTITION AND WINDER STAIR, WITH BLOCKED DOORWAY BENEATH TO KITCHEN BLOCK; FROM THE SOUTH-EAST.





12. THE PAIRED DOORWAYS TO THE MAIN RANGE FORM ROOM 5, THE KITCHEN BLOCK, ONE ORIGINAL DOORWAY, NOW BLOCKED, ONE MORE MODERN FORCED DOORWAY; FROM THE NORTH-NORTH-EAST.



13. THE BOXY STACK ON THE EAST WALL OF THE KITCHEN BLOCK, ROOM 5; FROM THE WEST.



14. THE BREAD OVEN, WITH INFILLED PYRAMIDAL OPENING AND CLAY-CLOAM OVEN WITH CLAY DOOR, ROOM 5; FROM THE NORTH-WEST.



15. ROOM 5, LOOKING INTO ROOM 6, WITH LARGE FORCED OPENING AND INSERTED TIMBER LINTEL CARRIED ON CRUDE CORBEL; FROM THE SOUTH.





16. ROOM 6; SINGLE STOREY OUTBUILDING EXTENSION; FROM THE SOUTH-EAST.



17. LEFT: THE WINDER STAIRS AS THEY RISE TO A SMALL LANDING FORMED BY A COB PARTITION TRUNCATING ROOM 9; FROM THE EAST-SOUTH-EAST.

18. RIGHT: VIEW BACK TO THE POINTED GOTHIC WINDOW INSERTED INTO THE NORTH-EAST CORNER OF THE MAIN RANGE TO LIGHT THE STAIR; FROM THE WEST-SOUTH-WEST.





19. THE THICK COB PARTITION WHICH ENCLOSES THE STAIR AND TRUNCATES ROOM 9; FROM THE SOUTH-SOUTH-WEST.



20. THE EAST WALL OF ROOM 9, WITH TRUNCATED CORNICE TO CUPBOARD AND TO COB PARTITION; FROM THE SOUTH-WEST.



21. ROOM 10, THE BATHROOM OVER THE KITCHEN; FROM THE SOUTH-WEST.



22. ROOM 11, THE CORRIDOR, SHOWING FLOOR LEVEL RAISE OVER FORMER HALL AND ANGLE CHANGE TO INSERTED PARTITIONS; FROM THE WEST.





23. ROOM 11, THE NARROWER UPPER PART OF THE LATERAL STACK, SEEN WITHIN THE CORRIDOR BUT DESIGNED TO HEAT THE NEW FLOORED ROOM ON THE FIRST FLOOR; FROM THE SOUTH-EAST.



24. ROOM 13, WITH REPLACED PURLIN AND RAISED FLOOR OVER FORMER HALL AND POSSIBLE STAIR FABRIC, LEFT WITHIN CEILING VOID; FROM THE NORTH-NORTH-WEST.



25. ROOM 14, THE GOOD PURLIN AND LOW EAVES TO THE SOUTH; FROM THE NORTH-NORTH-EAST.



26. LEFT: ROOM 14, OPEN TO THE ROOF STRUCTURE; FROM THE EAST-NORTH-EAST.

27. RIGHT: THE BATHROOM IN THE MODERN EXTENSION, ROOM 16; FROM THE WEST-SOUTH-WEST.



APPENDIX 4: ROOF PHOTOGRAPHIC RECORDING 2020



28. LEFT: WESTACOMBE ROOF, STRIPPED OF THATCH FROM THE WEST END, NORTH SIDE.  
29. RIGHT: WESTACOMBE ROOF, STRIPPED OF THATCH FROM THE WEST END, SOUTH SIDE.



30. WESTACOMBE COTTAGE, WITH THE THATCH STRIPPED OFF; VIEWED FROM THE CORNER OF THE SCAFFOLDING; FROM THE WEST-SOUTH-WEST, SHOWING THE FRONT OF THE COTTAGE.





31. WESTACOMBE COTTAGE, WITH THE THATCH STRIPPED OFF; VIEWED FROM THE CORNER OF THE SCAFFOLDING; FROM THE EAST-SOUTH-EAST, SHOWING THE FRONT OF THE COTTAGE.



32. WESTACOMBE ROOF STRIPPED OF THATCH, FROM THE EAST END, NORTH SIDE.





33. WESTACOMBE ROOF, STRIPPED OF THATCH, FROM THE EAST END, SOUTH SIDE.



34. THE REAR LATERAL STACK, REBUILT IN POST-MEDIEVAL PHASE, LIKELY THE 19<sup>TH</sup> CENTURY IN BRICK AND LIME MORTAR; FROM THE EAST.



35. THE EASTERN GABLE END STACK, SHOWING THE SHAFT REBUILT IN THE POST MEDIEVAL PHASE, LIKELY THE 19<sup>TH</sup> CENTURY, BUT THE UPPER SECTION AGAIN REPLACED IN THE LAST TEN YEARS; FROM THE SOUTH.



36. THE WESTERN CORNER GABLE STACK, SHOWING THE SHAFT REBUILT IN THE EARLY 20<sup>TH</sup> CENTURY, C.1910-1920; FROM THE SOUTH.





37. THE LATER 18<sup>TH</sup> OR 19<sup>TH</sup> CENTURY ROOF EXTENSION WHICH RESPECTS THE RE-FRONTING OF THE COTTAGE ARE SPIKED TO THE EARLIER CARVED WALL-PLATE/EAVES BOARD, WHICH HAS BEEN RE-SITED, PEGGED TO THE COB WITH LARGE SQUARE WOODEN PEGS; FROM THE SOUTH-WEST, SOUTH SIDE OF THE HOUSE.



38. THE WALL-PLATE WHICH WAS REFITTED TO THE SOUTH SIDE OF THE HOUSE AFTER THE COTTAGE WAS RE-FRONTED WAS RE-ATTACHED USING CLENCH NAILS IN THE PEG HOLES; FORM THE SOUTH.





39. THE NORTH SIDE OF BAY 1 OF THE ROOF (AT THE WEST END); FROM THE NORTH.



40. THE SOUTH SIDE OF BAY 1 (AT THE WEST END OF THE ROOF); FROM THE SOUTH-WEST.





41. BAY 1 OF THE ROOF (FROM THE WEST END); FROM THE SOUTH-EAST.



42. LEFT: TRUSS 1 FROM THE NORTH.

43. RIGHT: TRUSS 1 FROM THE SOUTH.





44. BAY 2 OF THE WESTACOMBE ROOF (IN THE CENTRE); FROM THE NORTH SIDE.



45. TRUSS 1, SHOWING IN DETAIL THE FACE PEGGED COLLARS AND DIFFERENCES IN HEIGHTS BETWEEN THE LATHE CEILINGS OF BAY 1 AND BAY 2: FROM THE SOUTH SIDE.





46. BAY 2 OF THE ROOF (TO THE CENTRE) FROM THE SOUTH, SHOWING A LATER FLAT CEILING.



47. VIEW INTO THE ROOF OVER BAY 2, SHOWING THE WHITEWASH ON THE LOWER PART OF TRUSS 2 AND THE INFILL PARTITION, SUGGESTING A HIGHER PREVIOUS CEILING OVER BAY 2; FROM THE SOUTH-SOUTH-WEST.





48. TRUSS 2 FROM THE NORTH SIDE OF THE ROOF; FORM THE NORTH-WEST.



49. TRUSS 2, FROM THE SOUTH SIDE OF THE ROOF; FROM THE SOUTH-WEST.





50. THE NORTH SIDE OF BAY 3, WITH THE REAR LATERAL STACK AND A SECTION OF SURVIVING LATER ROOF, PROJECTING OFF THE OLDER STICK RAFTERS; FROM THE WEST-NORTH-WEST.



51. LOOKING ALONG THE NORTH SIDE OF THE ROOF, FROM THE WEST GABLE END, SHOWING THE PROFILE OF THE LATERAL STACK AND SMALL SURVIVING SECTION OF SECONDARY ROOF COVERING PROJECTING OVER THE RAISED COB WALL; FROM THE WEST.





52. BAY 3, FROM THE SOUTH, PHOTO TAKEN FROM WITHIN THE ROOF, SHOWING THE STICK RAFTERS AND ROUGH PURLINS OF THE OLDER, INNER ROOF STRUCTURE; FROM THE SOUTH-EAST.



53. VIEW ALONG BAY 3-1 OF THE ROOF, FROM THE EAST END, SHOWING HOW THE LATER ROOF PROJECTS OUT TO THE RAISED FRONT WALL FROM THE OLDER ROOF LINE; FROM THE EAST-SOUTH-EAST.





54. BAY 4 OF THE ROOF; FROM THE NORTH SIDE; FROM THE NORTH-WEST.



55. TRUSS 3 FROM THE NORTH, SHOWING IT PLASTERED OVER AND SEALED ON THE WEST FACE; FROM THE NORTH-NORTH-WEST.





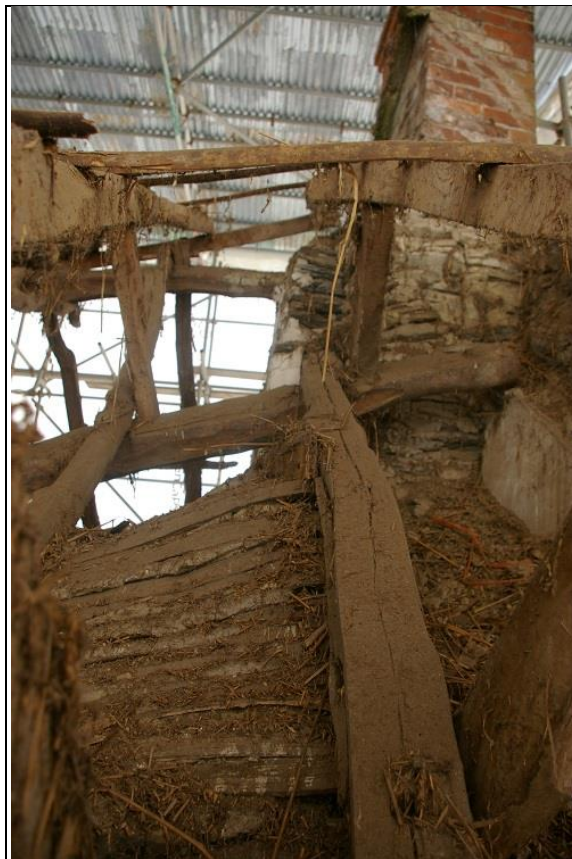
56. TRUSS 3; FROM THE SOUTH SIDE; FORM THE SOUTH-SOUTH-WEST SHOWING THE SEALED SIDE, COVERED BY LIME HAIR PLASTER, WITH COB BENEATH.



57. TRUSS 3 FROM SOUTH SIDE, THE EAST FACE; FORM THE SOUTH-SOUTH-EAST, SHOWING THE EXPOSED TIMBERS WHITEWASHED AND THE INFILL PARTITION SEALING THE APEX, SUPPORTED ON A KINGPOST CENTRAL POST/BRACE.



58. THE EAST GABLE STACK ADDED TO THE BUILDING RANGE, WITH PLASTERED APEX OF ORIGINAL TRUSS SURVIVING WITHIN THE BAY; FROM THE SOUTH SIDE OF THE ROOF; FORM THE SOUTH-WEST.



59. THE SOUTHERN TRUSS BLADE PROJECTING OVER A POSSIBLE FORMER WINDER STAIR AND ORIGINAL STONE GABLE OF THE BUILDING, ABUTTED ON ITS EAST SIDE BY THE ADDITION OF THE GABLE END STACK; FROM THE SOUTH.





60. THE NORTH SIDE OF BAY 4; FROM THE EAST GABLE; FROM THE EAST-NORTH-EAST, SHOWING THE HIGHLY FRAGILE SUSPENDED VAULTED CEILING OVER ROOM 9.



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