

HARESTON STABLES
YEALMPTON
SOUTH HAMS
DEVON

HISTORIC BUILDING RECORDING



South West Archaeology Ltd. report no. 201023



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Hareston Stables, Yealmpton, South Hams, Devon

Historic Building Recording

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SUMMARY

South West Archaeology Ltd. was commissioned to undertake a programme of historic building recording in advance of conversion works for a former stable building to a residential dwelling at Hareston Farm, Yealmpton, South Hams, Devon.

Hareston Farm has undergone a number of significant changes during its history, but a settlement of this name dates back at least as far as the Domesday survey. In the past 200 years historic mapping shows that the settlement has been dramatically remodelled twice, before the conversion of all of its buildings, excluding Hareston Stables, to residential accommodation in the last five years. Historical documents trace the history of the landholding from its ownership by the Winter-Wood and Pollexfen-Bastard families at the end of the eighteenth centuries to its amalgamation to one farmstead, passing through a number of occupants and seemingly experiencing a decline in status before its purchase by the Plymouth Cooperative Society at the beginning of the twentieth century.

The Stables building, is a good quality, if small, range, exhibiting care and consideration in both the form and appearance of its stonework and in its build quality, with segmental stone lintels and quoins to openings. It survives well, although now displaying an interior which was updated significantly in the 1900s, when the rest of the farm was overhauled. Sitting at a marked oblique alignment to the rest of the rebuilt farm complex, the stables building displays a localised vernacular no longer found in the Edwardian barns and as such is a valuable representative for the narrative of this farmstead.



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ACKNOWLEDGEMENTS

THE CLIENT

DEVON COUNTY COUNCIL HISTORIC ENVIRONMENT TEAM

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1.0 INTRODUCTION

LOCATION: HARESTON FARM
PARISH: BRIXTON
DISTRICT: SOUTH HAMS
COUNTY: DEVON
NGR: SX 56649 53809
OASIS No: SOUTHWES1-404686
PLANNING REF: 3397/18/FUL
SWARCH REF: YPF20
DCHET REF: ARCH/DM/SH/33492A

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake Historic Building Recording for Hareston Stables, Yealmpton, Devon. A WSI was produced (Boyd 2020) which sets out the methodology for historic building recording and for related off-site analysis and reporting, prior to and conversion works commencing.

1.2 PLANNING CONTEXT

Works on this site are being undertaken as part of a conditional Planning Permission 3397/18/FUL to meet the conditions associated with the approved permission for conversion of the former stable building into a residential dwelling.

1.3 PLANNING CONDITION(S)

In accordance with paragraph 199 of the *National Planning Policy Framework* (2019), consent has been granted, conditional upon a programme of works being undertaken. Condition 9 states:

No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the historic building fabric that is affected by the development in accordance with local and national planning policies and guidance.

1.4 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the east side of the Hareston Farm complex, to the west of the road linking Yealmpton with the A38 at Hareston Cross. The proposed site lies adjacent to the current Hareston Farmhouse, with a complex of converted farm buildings to the west and agricultural land surrounding. The site lies at a height of approximately 50m AOD. The soils are recorded as the well drained fine loamy soils over deeply weathered rock of the Trusham Association (SSEW 1983), overlying the igneous bedrock of the Middle Devonian Slates (BGS 2020).

1.5 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Hareston Stables lies within the parish of Brixton (known also as Britricheston) and the hundred and deanery of Plympton (Lysons 1822). At Domesday two manors of 'Herestana' were recorded, thought to represent Higher and Lower Hareston Farms. They were held by Reginald of Vautortes from Robert, Count of Mortain, having been held by Edric and Svet or Sweet respectively prior to the conquest. It is thought that the two manors were under one owner by the 14th century. Risdon records the hamlet of Hareston passed from the 'Reignalds' to Walter Colaford before his descendant Hugh took the surname Harston. It then passed to the Silverlocks and Carslakes before descending through a daughter to the Wood family (Risdon 1811, 194). Following the death of John Wood in 1743 without issue it passed through his sister to John Winter and then to their son John Wood Winter (Risdon 1811, 392). Lysons records that in 1822 John Wood Winter was resident at Lower Hareston, the old mansion at Higher Hareston having partially been destroyed in an accidental fire at the beginning of the 18th century and the remaining part was occupied by a tenant farmer (Lysons 1822). In 1824 John Wood Winter apparently reversed the surname to Winter-Wood and his son Thomas Winter-Wood inherited the estate in 1838 at the age of 20 (Chessex 2020). A major reconfiguration of the buildings at (Lower) Hareston took place sometime between 1839 and 1862, presumably associated with it becoming the residence of Thomas Winter-Wood and his family at about this date. Winter-Wood sold the family estate at Hareston in 1868 as several lots and moved into Plymouth. The holding was occupied by Henry Eccles and his wife from c. 1870-1880s and by James Scoble and his children at the end of the nineteenth/beginning of the twentieth century. In 1903 the Plymouth Cooperative Society purchased the farm and demolished all of the structures with the exception of Hareston Stables, constructing a large dairy farm to produce food at reasonable rates for their members. The farm buildings, with the exception of the stables, were converted to residential occupation in 2019.

Hareston Stables is located on the east side of Hareston Farm, approximately 350m from the Grade I Listed medieval house and chapel building and the Grade II Listed late eighteenth century shippon and barn at Higher Hareston. The Scheduled Monument Wasteberry Camp, an Iron Age hillfort, deer park and post medieval warren lies c. 350m to the east of the site. The Devon Landscape Characterisation records the landscape in which Hareston sits as largely Barton Fields, relatively large rectangular enclosures likely to have been laid out between the fifteenth and eighteenth centuries. Evidence for settlement within this area extends back to the Bronze Age, with a circular ditched enclosure just to the north of Hareston Farm and a possible barrow just west of Higher Hareston identified as part of geophysical surveys for the Sherford New Town development (Bartlett-Clark 2016; Cotswold Archaeology 2018). A rectilinear enclosure of possible Roman or Iron Age date was also identified c.650m to the north west of Hareston Farm (Bartlett-Clark 2016) and the Iron Age hill fort at Wasteberry Camp further highlights the significance of this area in the Iron Age. Within the land around Hareston Farm itself, the recorded archaeological remains are largely medieval and post medieval in date and include catch meadow systems, ridge and furrow ploughing and removed field boundaries.

1.6 METHODOLOGY

The building recording was conducted by Emily Wapshott in October 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 desk-based assessment follows the guidance as outlined in: Standard and Guidance for Archaeological Desk-Based Assessment (ClfA 2014, Revised 2017) and Understanding Place: historic area assessments in a planning and development context (English

Heritage 2012). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

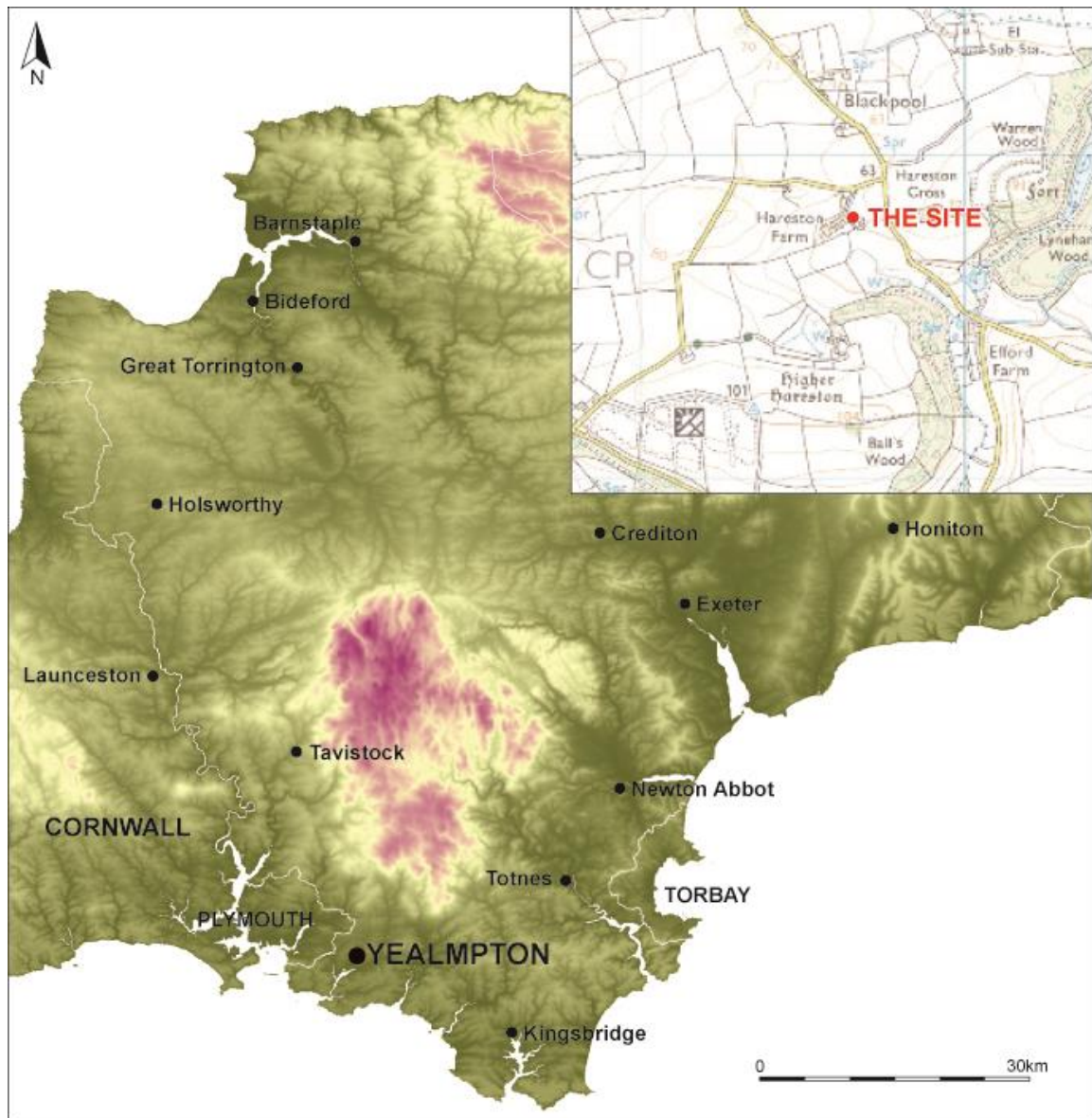


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY HISTORY

The documentary history of Hareston Farm dates as far back as Domesday when it was recorded as one of two manors of 'Herestana', thought to represent Higher and Lower Hareston Farms. It was held by Reginald of Vautortes from Robert, Count of Mortain having been held by Svet or Sweet prior to the conquest. It is thought that the two manors were under one owner by the 14th century. Risdon records the hamlet of Hareston as passing from the 'Reignalds' to Walter Colaford before his descendant Hugh took the surname Harston. It then passed to the Silverlocks and Carslakes before descending through a daughter to the Wood family (Risdon 1811, 194). Following the death of John Wood in 1743 without issue it passed through his sister to John Winter and then their son John Wood Winter (Risdon 1811, 392). Lysons records that in 1822 John Wood Winter was resident at Lower Hareston, the old mansion at Higher Hareston having partially been destroyed in an accidental fire at the beginning of the 18th century, and the remaining part occupied by a tenant farmer (Lysons 1822). In 1824 John Wood Winter apparently reversed the surname to Winter-Wood and his grandson Thomas Winter-Wood inherited the estate in 1838 at the age of 20 (Chessdevon 2020). Thomas Winter-Wood was born Thomas Winter Parrott (his mother was Elizabeth, daughter of John Wood Winter and his father was Thomas Parrott; he took the name Wood by Royal License in 1844). Thomas became an avid chess player, as well as being an author and poet, and founded a chess club in Plymouth, becoming known as 'the father of Devon chess' (Chessdevon 2020). Winter-Wood sold the family estate at Hareston in 1868 as several lots and moved into Plymouth.

It is unclear exactly how at the date of the tithe survey (1839) part of the eastern side of the Hareston Estate seems to have been owned by the Pollexfen Bastards; this part of the estate borders the Lyneham Estate which the Pollexfen Bastards purchased by the start of the 20th century however at the date of the Tithe it was still in the ownership of the Crocker Bulteel family who are recorded as the landowner of much of the land to the south of Hareston at this date. The tithe survey records Mary Winter (widow of John Winter-Wood) as the major landholder of much of the Hareston estate and resident at Lower Hareston. The house at Higher Hareston is let to Andrew Willing, a farmer.

A number of documents in the Plymouth Archives relate to the ownership and tenancies of Hareston including manorial records (1/638; SC2/168/46, SC2/168/47, SC2/168/48, SC2/168/51 held at National Archives Kew not Plymouth); a 'rental agreement 1791 between Honour Bickford of Plymouth and Silas Winter lease for 40 years Messuage, farm and estate called Lower Hareston (70 acres) for £70pa' (108/5) and leases in 1829 and 1843 between the Edmund Pollexfen Bastard and Robert Scoble, Yeoman for Lower Hareston, Taylor's Cames and Whitmore tenements at £140pa (74/502/2) increasing to £147pa in 1843 (74/477/1). Documents held at Plymouth Archives also suggest that 54 Acres of Hareston Farm was sold from the estates of the late E. P Bastard in 1847 (107/329). A conveyance to 'Thomas Parrott' of Hareston (also known as Thomas Winter Parrott, later Thomas Winter-Wood) dated 1849 (74/163/86) shows that the Winter-Wood family purchased land from the trustees of the Bastard Estate. Devon Heritage Centre hold 'sale particulars of the Freehold estate known as Higher Hareston, about 124 acres for sale by auction, 7 May 1868' (Z18/30), relating to the sale of the Winter-Wood holding. Further documents relating to this land holding may exist within the family archives of the Pollexfen Bastard's of Kitley and the Wood family of Hareston (46/1) at Plymouth Archives. Documents relating to the 1903 purchase of Hareston by the Plymouth Co-operative Society are held at Plymouth Archives (1096/36; 274/267).

Historic mapping (below) shows that Hareston Farm has been extensively remodelled at least twice in the past 200 years of its existence, between the 1840s-1860s and again between 1903-

1908. The census data reflects some of these changes. In 1841 Mary Winter (56) is recorded at 'Herston' living with Mary Scoble (15) female servant and William and Sarah Fisher. At least 3 other properties are recorded as being part of Lower Herston along with a separate property identified as being the residence of Robert Scoble and his family. The property occupied by Robert Scoble is presumably part of the Pollexfen Bastard Estate while the remainder of properties are likely to have been owned by the Winter-Wood's. By the 1851 census Herston House is documented as the residence of Thomas Winter-Wood (landed proprietor) with his family including his aunt Mary Winter and their servants (two of the female servants have the surname Scoble). Hareston village is recorded as having three other properties. There is no reference to Robert Scoble but William Fairweather (farmer of 75 acres) and his family and servants are recorded at Lower Herston Farm. He presumably replaced Robert Scoble as the tenant. Documents in the Plymouth Archives suggest that the 54 acre Hareston Farm sold by the Trustees of the Bastard Estate had been acquired by the Winter-Wood family by 1849, providing a possible motivation for this change of tenancy. This is also likely to be the reason for the major remodelling of the farm and its buildings c.1840-1860.

The 1861 data records Thomas Wood (land holder), his family, servants and Aunt, Mary Winter at Hareston House. Hareston Farm is also recorded as the residence of William Fairweather, a farmer of 80 acres with family and servants. Three cottages at Hareston are documented. Higher Hareston Farm is also recorded on this census so clearly has a different tenant (Lewis Parsons, a farmer of 125 acres). By 1871 the holding appears to have been amalgamated into one and the Winter-Wood family are no longer resident (they appear to have had a residence in Shropshire where Thomas was Master of the Wheatland Foxhounds, as well as spending time in Guernsey and France (Chessdevon 2020)). Hareston House and Farm is recorded as the residence of Henry Jenner Eccles, a farmer of 226 acres employing 5 men and 1 boy, his wife and servants. Henry appears to have been the son of a Plymouth Surgeon. His wife Catherine was born in Brazil and was thirty years his senior. Their marriage took place in Paddington in 1869 and her father was Admiral Sir Manley Dixon, Knight Commander of the Bath, a prominent officer in the Royal Navy in the late 18th and early 19th centuries whose career included the French Revolutionary Wars, the blockage of Cartagena and the siege of Malta (Urban 183, 205-206). As Catherine's father had died prior to her marriage it is likely she would have had an inheritance which may have facilitated the purchase of Hareston from the Winter-Woods, rather than being tenants. In 1871 three houses are still recorded in Hareston hamlet and Higher Hareston farm has a new occupant: Christopher Lethbridge, a farmer of 124 acres, matching the size of the Higher Hareston holding auctioned in 1868.

By 1881 only one cottage at Hareston is recorded as occupied (by a gardener) and one is noted as uninhabited. Hareston House and Lower Hareston Farm are still documented as one holding and continued to be occupied by Henry Eccles, by this date a farmer of 148 acres, along with his wife and servants. Henry Jenner Eccles appears to have died in Bayswater, London in 1889 and was buried in the West of London and Westminster Cemetery at Earls Court. His burial record notes he was a 'dissenter'. His wife Catherine died in Cheltenham in 1890. In the 1891 census one cottage in Hareston Hamlet is occupied (by a gardener) and two are recorded as unoccupied. Lower Hareston Farm is the residence of James Scoble (farmer, no acreage specified), two sons and daughter. It is unclear whether James Scoble owned or rented the farm however the lack of servants may suggest a decline in the status of the farm holding. By the 1901 the decline appears to have continued. At Higher Hareston two farm labourers and their families are documented and at Lower Hareston William Scoble (farmer; employer), his wife and family are resident in one property, Henry Snow (living on own means), his wife and daughter occupy another, Robert Damerell (farmer; employer), his wife and three children occupy a third property while a fourth is occupied but uninhabited at the date of the census and a fifth is recorded as 'not in occupation'. This suggests that the farm has again divided into smaller land

holdings or properties and since no servants are recorded at any property it is likely that these are less affluent families than the residents of previous decades.

The 1911 census reflects the purchase and subsequent rebuilding of Hareston Farm by the Plymouth Co-operative Society. Three properties are recorded at this date, (the roadside cottages having disappeared during the early 20th century reconstruction) occupied by William Sargent (farm labourer) and family, Silas James (farm labourer) and family and Frederick French (farm bailiff) and family. The final available historical data is from the 1939 register which records four properties at the farm. 1 Hareston Cottages is occupied by Frank Adams (general farm labourer) and his wife; 2 Hareston Cottages by Harold Old (cowman) and family; 3 Hareston Cottages is occupied by Noah Haley (cowman) and family and 4 Hareston cottages by Walter Coker (cowman) and family.

2.2 CARTOGRAPHIC SOURCES

The first map available to this study is the 1809 Ordnance Survey First Series map (Figure 2) which appears to show a collection of buildings on the east and west side of the trackway through the settlement at 'Hearston'. The settlement at High Hearston is also depicted to the south.



FIGURE 2: THE 1809 ORDNANCE SURVEY FIRST SERIES MAP. THE APPROXIMATE LOCATION OF HARESTON STABLES IS INDICATED. (VOB)

The 1839 Tithe Map for Brixton (Figure 3) shows a structure in the approximate location of the Hareston Stables building. This structure appears to have a smaller footprint than the present building. Hareston appears to be a small settlement at this date with four small properties with associated gardens located along the road to the north of the modern farmstead and a number of buildings arranged on the east and west sides of the road to Higher Hareston. The tithe apportionment (Table 1) shows the land ownership of Hareston to be split between Edmund Pollexfen Bastard (executors of) and Mary Winter. The Hareston Stable building lies within plots owned by Pollexfen Bastard at this date. Edmund Pollexfen Bastard of Kitley (to the south west of Hareston) was a major local landowner descended from the Pollexfen and Bastard families.

He was MP for Dartmouth (1812-1816) and Devon (1816-1830). He died in 1838 and was survived by his sons Edmund Rodney Pollexfen Bastard and Rev. William Pollexfen Bastard. The trustees of the Bastard estate are documented as having sold 54 acres of Hareston Farm in 1847, with their share being purchased by the Winter-Woods who consolidated the holding into one farmstead.

TABLE 1: EXTRACTS FROM THE C.1839 TITHE APPORTIONMENT. THE RELEVANT PLOT IS HIGHLIGHTED IN GREEN.

Plot No	Owner	Occupier	Name	Cultivation	
838	Executors of Edmund Pollexfen Bastard Esq	Robert Scoble	Bear Garden	Arable	
839	Mary Winter	Thomas Liddon	Cottage and Orchard	Orchard	
840			Cottage and Garden	Garden	
841			Cottage and Garden	Garden	
842			Cottage and Garden	Garden	
861		Mary Winter	The Bull Waste	Plantation	
862			Orchard	Apple Orchard	
863			Garden	Fruit Garden	
864			Plantation Barn and Shrubbery	Plantation	
865			House, Yard and Building	Homestead	
866			Garden behind the yard	Apple Orchard	
867			Garden Plot	Kitchen Garden	
868		Executors of Edmund Pollexfen Bastard Esq	Robert Scoble	Garden Plot	Kitchen Garden
869				Orchard	Apple Orchard
870				Barn Park (waste 14 poles)	Pasture
871	Mary Winter	Mary Winter	Meadow Park	Pasture	
873	Executors of Edmund Pollexfen Bastard Esq	Robert Scoble	Lower Orchard	Orchard	
874			Oak Park	Pasture	
875			Mowhay	Farm Yard	
876			Yard and Buildings	Farm Yard	
877			Higher Orchard	Apple Orchard	

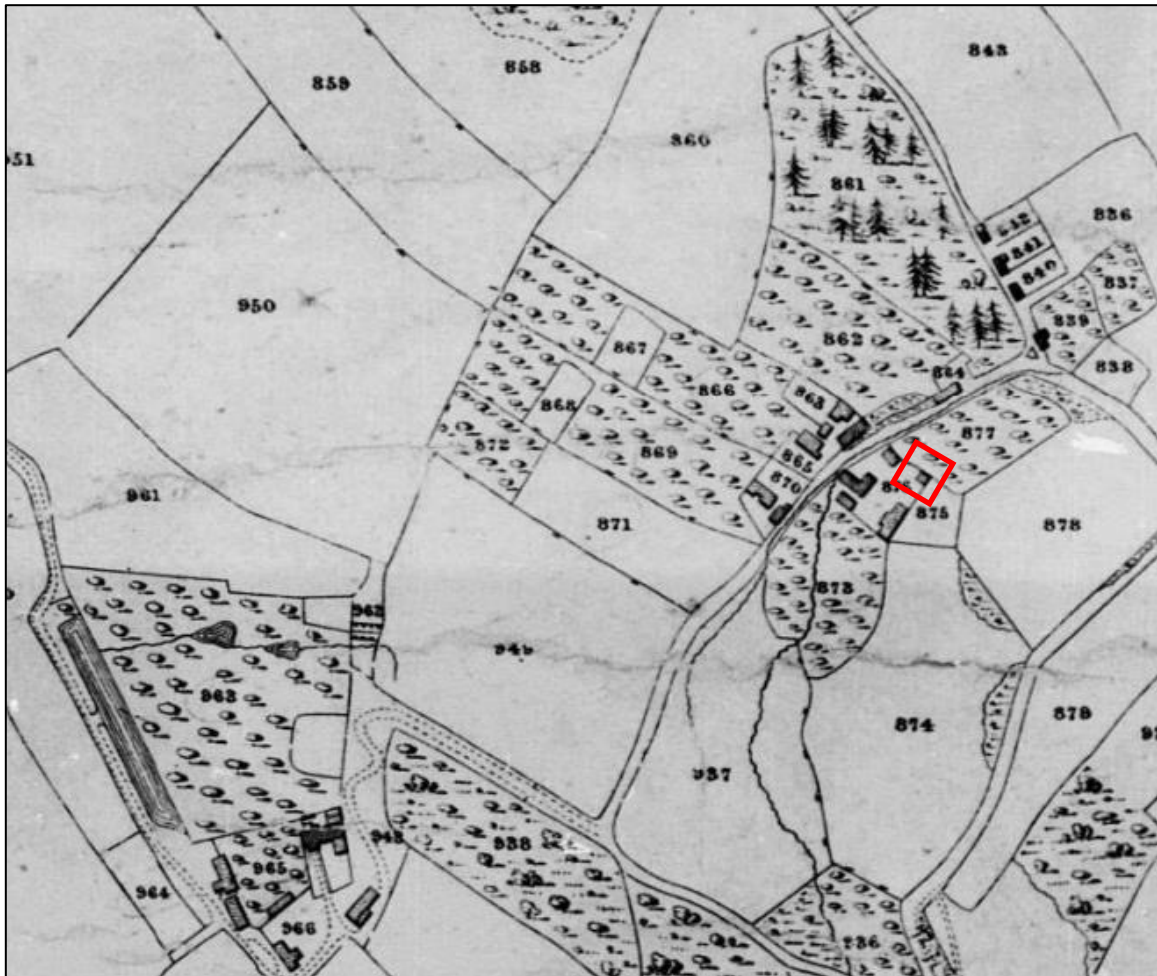


FIGURE 3: EXTRACT FROM 1839 BRIXTON TITHE MAP. THE LOCATION OF HARESTON STABLES IS INDICATED (TNA)

The 1853-63 First Edition Ordnance Survey map (Figure 4) suggests a number of quite dramatic changes have taken place at Hareston between 1839 and 1863. The row of houses along the road to the north of the settlement (plots 839-842 on the tithe map) appear to have been remodelled or removed while a number of buildings have been added up against the south side of the road opposite these properties. Most of the buildings at Hareston itself also appear to have been remodelled or replaced with one larger building, occupying much of plots 865 and 868 with formal gardens laid out to the north, into plot 862. Two buildings on a 45 degree rotation to those shown on the tithe have replaced the two buildings in the eastern corner of plot 876. The structures in plot 870 have disappeared entirely and been replaced with a large pond which also truncates the former trackway to Higher Hareston, creating a private access to Hareston with a 'dead-end' rather than a road through the middle of the settlement. The structure in the western corner of plot 876 (the location of Hareston Stables) has been replaced or enlarged by this date to form a footprint similar to the current building, with a possible lean to added to its northern side. The structure against the eastern boundary of plot 876, in its southern corner, appears to be the only structure with a resemblance in size and location to the structure shown on the tithe map and may indicate the only structure to survive the 1840s or 50s remodelling of Hareston. This remodelling appears to coincide with the sale of the Pollexfen Bastard lands at Hareston and their purchase by the Winter-Wood family who owned the majority of the land holding.

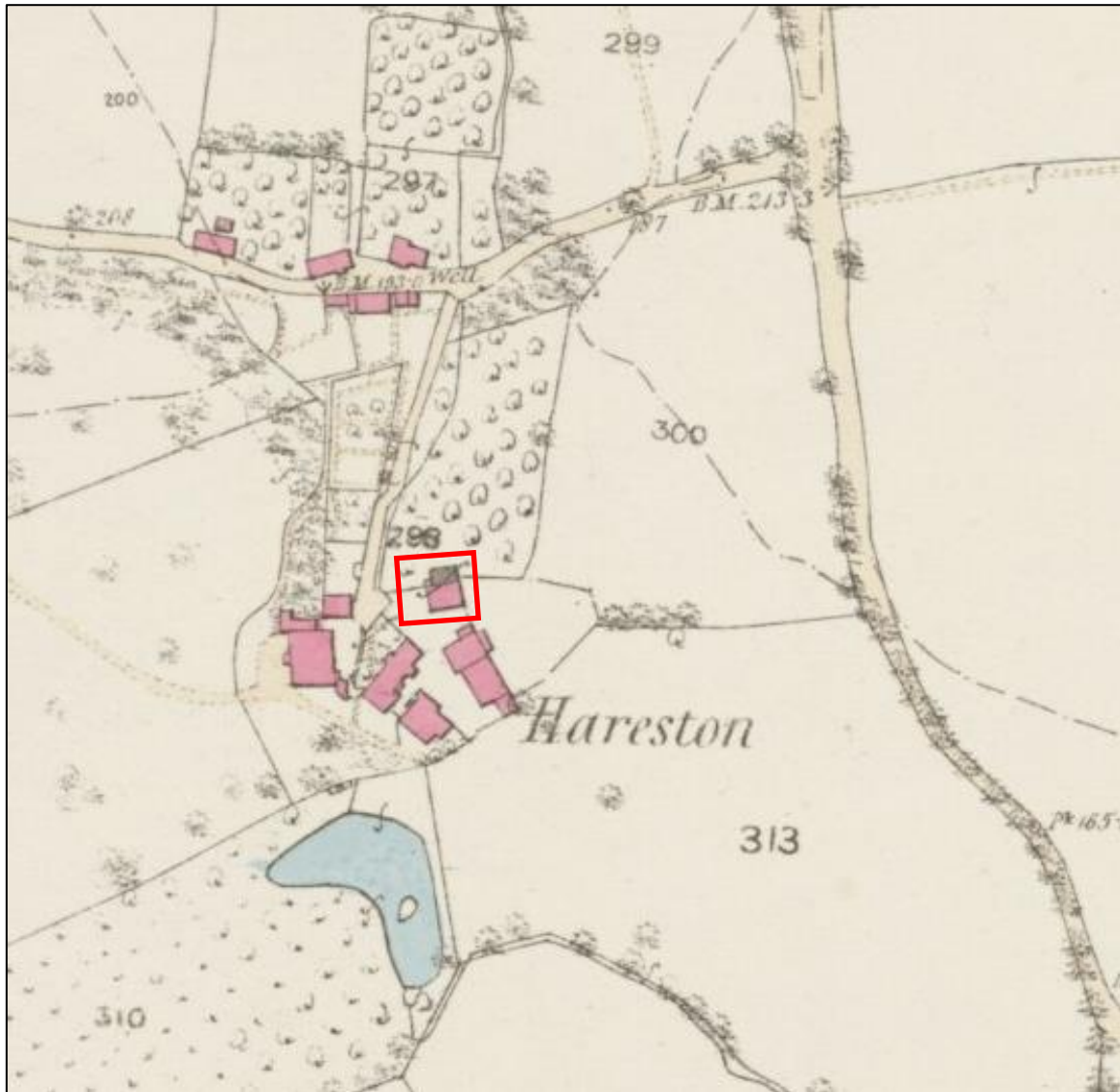


FIGURE 4: EXTRACT FROM 1853-63 ORDNANCE SURVEY FIRST EDITION MAP. THE LOCATION OF HARESTON STABLES IS INDICATED (NLS)

The 1892 Second Edition Ordnance Survey map (Figure 5) shows relatively minor changes have taken place in the 30 – 40 years since the First Edition map was surveyed. The structures up against the road to the north of Hareston are shown to be glasshouses on this map, along with the L shaped structure on the north side of the large rectangular property sited over title map plots 865 and 868. A further building appears to have been added to the north of the group shown on the First Edition map, within the defined garden on the west side of the driveway into Hareston. These changes are likely to have been undertaken during the occupancy of Henry Jenner Eccles. A quarry is also depicted on the east side of the Yealmpton Road.



FIGURE 5: EXTRACT FROM 1892 ORDNANCE SURVEY SECOND EDITION MAP. THE LOCATION OF HARESTON STABLES IS INDICATED (NLS)

By the 1912 revised Second Edition Ordnance Survey map (Figure 6), the holding has again been dramatically remodelled. The Devon HER records the farmstead at Hareston was rebuilt for the Plymouth Cooperative Society and has a stone bearing the date 1908. The farmstead was constructed to permit large scale, predominantly dairy, farming enabling the society to provide food at a reasonable price. At the date of purchase (June 1903) the farm holding consisted of 149 ½ acres (Old Plymouth 2020). This remodelling removed the majority of the existing buildings on the holding, replacing all the structures on the west side of the drive way and two buildings on the east side with a large E shaped structure which truncated the end of the driveway. The new building was constructed partially over the footprint of the western structures but on a north west – south east alignment rather than the north – south alignment of the previous buildings. New buildings are evident on the eastern and southern side of the farm holding and the Hareston Stables building appears to have had another structure added to its eastern side by this date. The buildings fronting or within the enclosed garden to the north of the holding have been removed by this date along with the large pond to the south. A reservoir is marked however to the north, close to the entrance into Hareston.



FIGURE 6: REVISED SECOND EDITION ORDNANCE SURVEY MAP 1912. THE LOCATION OF HARESTON STABLES IS INDICATED (NLS)

Hareston Farm continued as an agricultural holding until converted into residential properties in 2019. The aerial photograph below (Figure 7) shows the development work in progress. Traces of former boundaries shown on historic maps can just been seen in this image in the field to the north of the road and two areas of trees to the north of the farmstead mark what is left of the area shown as a plantation. These are more clearly visible in LiDAR data for the site (Figure 8). Hareston stables were not developed during this phase of works and represent the only remaining pre 20th century building at (Lower) Hareston.

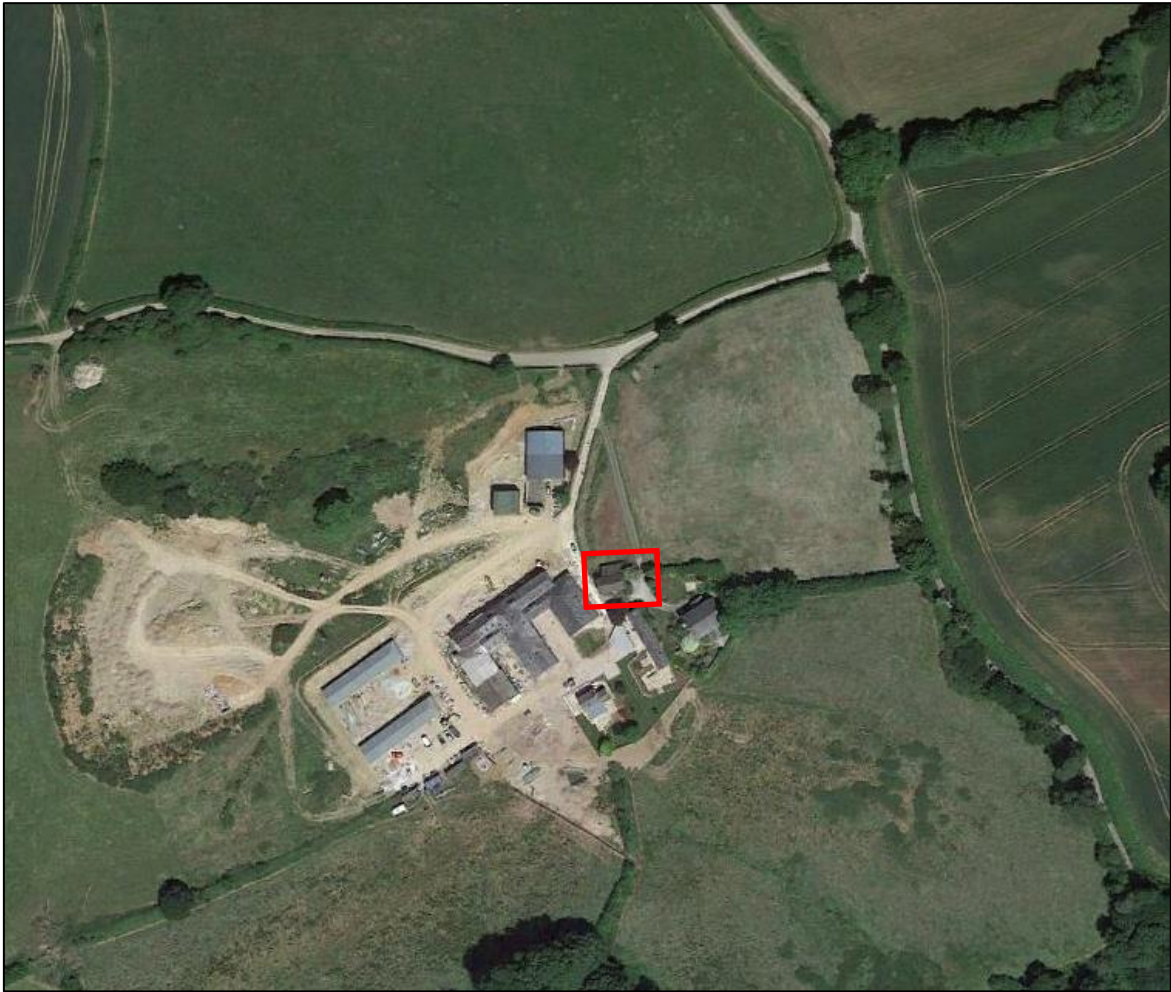


FIGURE 7: 2019 AERIAL PHOTOGRAPH OF THE SITE SHOWING DEVELOPMENT WORKS IN PROGRESS. HARESTON STABLES IS INDICATED. ©GOOGLE EARTH

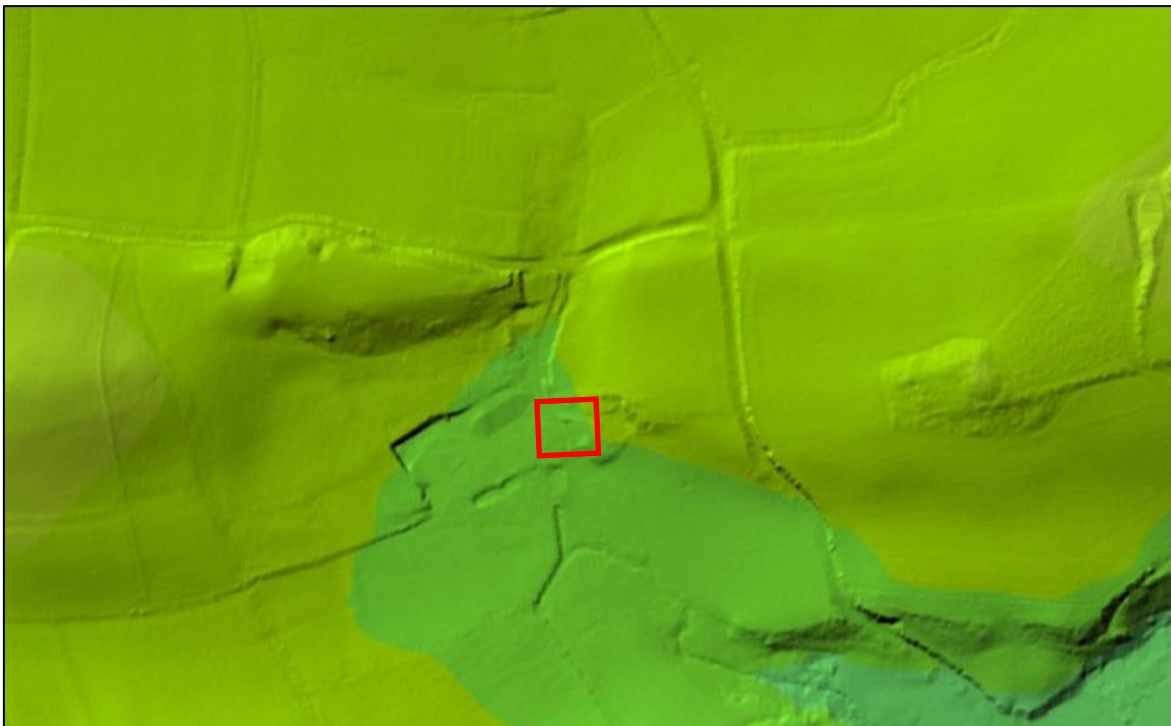


FIGURE 8: 1M DTM LIDAR IMAGERY 2017. HARESTON STABLES IS INDICATED. CONTAINS PUBLIC SECTOR INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE V3.0

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

Hareston Stables lies immediately east-north-east of the larger rebuilt courtyard of barns, which have been converted to residential dwellings. New fencing now divides the site and a second track separately accesses the small Victorian farmhouse and stables, which are retained in single ownership. Further west more modern barns look to contain rural businesses or similar, with associated modern road landscaping running to both converted complex and the other barns. A lot of the surrounding fields retain ground disturbance and evidence of significant previous building works and landscaping; the site still being quite disrupted. A small grassed paddock encloses the stables and farmhouse to the north and they sit within a walled garden enclosure.

Working agricultural landscape character does survive but it is cluttered with building site paraphernalia and there is now an obvious residential character developing



FIGURE 9: THE SETTING OF THE STABLES, OUT OF ALIGNMENT WITH THE LARGE REBUILT COMPLEX OF BARNs TO THE WEST.

3.2 BUILDING 1A DESCRIPTION

The building is a one and a half storey barn of rectangular plan, on a slight south-west to north-east alignment, half-hipped to east and west. It is built of fine regularised rubble, with the north and south long facades clearly built with more care and with appearance in mind, the south particularly being something of a presentation front. It is built in clay and lime bonds and has good roughly dressed details such as quoins to corners and dressings to openings. The building is deeply terraced into the west-facing slope.

The west elevation is blind, but has a slit vent at the apex, seemingly slightly reduced as it is awkward with the barge boards. The north elevation is also blind, obscured by B1B. The east elevation, closest to the farmhouse and open to the farm track has a high double loading door, with segmental basket arch of dressed stones. This leads directly into the loft, through a pair of

plank boarded pine doors. The south elevation on the ground floor has a pair of almost symmetrical windows, flanking a central wide doorway. All have roughly dressed segmental lintels, of slate slab headers, with granite and limestone keystone and voussoirs. Both windows retain later glazed four pane windows, c.1900 but the door has been replaced. Above at loft level the eaves look to have been consolidated, possibly slightly reduced as two small slit vents look a little out of proportion.

The interior retains on the ground floor plank boarded stalls, three partitions surviving, one removed, and forming five stalls in total. Most stalls have their hay rick or trough surviving, many with a central post and loop-ring for tethering the horses. There is a wide pedestrian area to the south, the stalls to the north, with a drain between, which runs out of the lower west elevation. The floor has been altered, now laid with pre-formed ridged ceramic slabs, running throughout and across the drain; this type of flooring is often seen in stables or dairies in the early 20th century. The loft is accessed via a timber ladder in the south-east corner of the pedestrian area, or from the loading door; it has a narrow plank boarded floor and three air vents. Its collars are low; the walls here look rationalised or altered in some way and the roof is of relatively modern style bolted A-frames. It may be that the roof was replaced in the c.1900 remodel of the farm its pitch and form changed, which required some wall repair. There is an open hay-drop to the north side, directly above the hayricks.

3.2.1 FUNCTION OF BUILDING 1A

The building presents as a stable block, as it has small windows lighting a ground floor space with plank boarded stalls. It also has a lockable secure door and faces both the lost farmhouse and its Victorian replacement. It has a hay fodder loft above.

3.2.2 RELATIONSHIPS OF BUILDING 1A, WITHIN THE RANGE

B1A is abutted on its north side by B1B, it is also abutted by the section of good enclosure wall to the east side, which may also date to an earlier phase of the site.

3.2.3 SIGNIFICANT SURVIVING FEATURES IN BUILDING 1A

- A pair of small square window openings frame the door on the front facade indicating this is a stable; intact glazed windows.
- Evidence of an earlier phase; vernacular, regularised decorative stonework.
- Dressed segmental lintels, voussoirs, headers, a keystone over the door, quoins to openings.
- Surviving if altered stall partitions and part troughs and hayricks.

3.2.4 SIGNIFICANCE OF BUILDING 1A

The stonework indicates B1A in origin, is from an earlier phase of the site. Individually this building informs on the narrative of the slide in status from a minor gentry farmstead, as it displays a finer quality of build. It is the most valuable within the range and in the wider farmstead for this reason, historically important. It is also aesthetically pleasing with some good architectural details.



FIGURE 10: THE FRONT ELEVATION OF THE STABLES, B1A, WITH 2M SCALE.

3.3 BUILDING 1B DESCRIPTION

Surviving as an open-fronted and open-sided lean-to animal shelter or shed, with deep mono-pitched roof; the structure is built of large quarried local granite piers, braced with plank wall plates and plain pine half-A-frames; a rafter blade and single heavy tie beam apiece. The timberwork is crudely forced into the back of B1A, damaging the stone work. Beneath the collars against the wall are small sockets for timber pegs and some iron fittings, attached to two collars are some angled bracing timbers, the remains of a row of quite high set hayricks. Evidence of a torched slate roof lies around on the ground, but it is now of corrugated sheeting. There are also the remains of a sloping lime-packed cobbled floor of slate stone pebbles and small split stones. The lean-to stops short of the west side of the adjacent barn, B1A and at this end there is a fine granite gate post, leading back into the enclosed yard in front of the stable.

3.3.1 FUNCTION OF BUILDING 1B

B1B is open-sided but has a deep mono-pitch roof and evidence of a former cobbled floor and hayricks. It clearly was intended to shelter animals and provide some limited fodder access. Located on the back of the stables, accessed directly via a gate from the yard within a small in-by field, or orchard it would be likely that this is a summer field shelter or similar, for horses to take temporary shelter, if not being fully stabled over night in warmer months.

There is no evidence of the stalls, enclosures or fixings one would expect with flightier farm animals, such as cows or pigs and the hayricks would be too high for sheep to use.

3.3.2 RELATIONSHIPS OF BUILDING 1B, WITHIN THE RANGE

B1B abuts B1A on its north wall, clearly a secondary lean-to extension.

3.3.3 SIGNIFICANT SURVIVING FEATURES IN BUILDING 1B

- Granite piers.

- Fragments of hayrick bracing.
- Fragment of lime packed cobbled floor.

3.3.4 SIGNIFICANCE OF BUILDING 1B, WITHIN THE BARN RANGE

B1B exhibits the last flare of vernacular barn architecture, using large Dartmoor granite piers in its construction, but combined with more modern nailed and bolted plain A-frames. It retains part of its floor and fragments of fittings such as braces for hayricks. It contributes to the setting and wider narrative of the stables range within the wider farmstead but whilst it holds some aesthetic value for its granite piers it is fairly low in specific conservation value criteria.



FIGURE 11: B1B, THE OPEN SHELTER-SHED ON THE BACK OF B1A, WITH 2M SCALE.

4.0 HISTORIC PHASING OF THE BARN RANGE

4.1.1 PHASE 1 – 18TH CENTURY OR EARLY 19TH CENTURY (PRE 1839 TITHE MAP)

The earliest fabric in the barn range is contained in the thick walls of B1A. This represents a small multi-use barn; the single survivor from the earlier farmstead. This may well appear on the early surveyors draft, but is certainly present on the 1839 Tithe Map. The section of abutting enclosure wall, with fine soldier course and decorative quartz inclusions may also represent a fragment of the early boundaries shown on the maps, as it is now out of line with the other boundaries to the east and west and the current access gateway is clearly a patched breach in this wall.

The decorative nature of the stonework, where appearance of the barn has been considered and architectural details such as headers and voussoirs and keystones to openings, however crude in accomplishment suggest strongly a pre-1800 date for this structure.

It was most likely purpose-built as a stable, with a pair of windows lighting stalls for farm horses; horses require significantly more light is needed for the various care and maintenance activities required for looking after horses. Before mechanisation, the horse was the only power, both for ploughing, for generating power via horse engines and for transport. Playing a vital role within a farmstead, horses were expensive and well cared for; so a well lit farm building, which is otherwise enclosed for security is often interpreted as a stable. Spatially it is closely set to the site of the earlier farmhouse, as well as its surviving Victorian replacement.

Evidence for this phase:

- **Segmental lintels to windows, with headers and to door, with keystone.**
- **Appearance and style of stonework, decorative in nature, considered.**
- **Historic mapping and documentary evidence.**

4.1.1 PHASE 2 – 19TH CENTURY (POST 1839-PRE-1860s)

The building is enlarged and adapted with a sizeable lean-to built onto the rear; this is open sided and carried on granite piers, which have quarry drilling marks. This building had a lime packed cobbled floor beneath the deep mono-pitch roofed area and there is evidence for a long hayrick forced into the rear wall of B1A. This may have been a summer field shelter/animal shelter, within the adjacent former walled in-by field or orchard. A historic gate, only one granite gate pier of which survives, leads directly back into the small enclosed yard in front of the stable, at the west end of the building.

Evidence for this phase:

- **Granite piers; timber nailed A-frames, forced into rear wall of B1A, with crude ragged sockets.**
- **Remnants of cobbled floor.**
- **Remains of angled timber bracing posts and small sockets along the rear wall of B1A, forced in again, to hold a hayrick.**
- **Gate piers with pintels and bolt loop, on north-west corner of B1A, leading directly back into the yard.**
- **Historic mapping and documentary evidence.**

4.1.2 PHASE 3 – EARLY 1900s

The timberwork and interior of B1A was updated in the early 1900s, when the rest of the farmstead was demolished and rebuilt. The roof, loft floor and framework all look to have been

modernised, all having late-date screw thread bolts. The roof exhibits half-hips, which often in Devon denote a building which was once thatched; this could explain the need to replace the roof, being updated to slate at this time.

Interestingly the stalls are plank boarded with bead detail and have pegged vernacular joints from an earlier age. The stalls sit uncomfortably in the current framework and therefore may date to the earlier layout, being reused, evidence of an ongoing stables function, despite the seismic changes across the rest of farm.

The floor was replaced with pre-moulded ridged/grooved non-slip, ceramic tile slabs, commonly seen in dairies and stables from the early 20th century; the drain in the barn end gable was enlarged. The yard had new open French drains inserted along the front of the building and parts were concreted.

Evidence for this phase:

- **Bolted A-frame roof, surface mounted collars.**
- **Bolted loft floor joists and thin even width planks, all pine.**
- **Pre-moulded ceramic drain tiles set into floor.**

4.2 STATEMENT OF SIGNIFICANCE

Hareston Stables is currently an undesignated local asset. It is somewhat defined by the fact that its significance has been overlooked in modern times; in fact it is the only survivor of the older farmstead at the site and has therefore much to tell us of the style and quality of the buildings which were replaced by the current Plymouth Co-operative Society barns. It can be said to be the most valuable building on the farmstead and may hold some limited regional value as part of the wider Hareston estate narrative.

It also presents surviving, if altered, interior fixtures and fittings, is of architectural value and local vernacular form; including volcanic trap, local limestones and Dartmoor granites in its build. It also likely dates to a pre-1800 period, fulfilling national Listed Building criteria, although it is not even currently noted on the HER, which is something that should be amended, despite its proposed conversion.

If we apply the Historic England classifications of value to the building, to explain the level of significance applied;

4.2.1 EVIDENTIAL VALUE

Medium to Low. There is obvious, if limited structural phasing in the range, as B1B abuts B1A, however despite some evidence of internal remodel and reusing of the partitions in B1A, it is largely of fairly simple developmental value. It will seal much older farmstead deposits beneath its footprint, but the floor has been altered; the inherent value will alter if the new pre-formed slabs have been laid over the earlier floor, or if it was removed first.

4.2.2 HISTORICAL VALUE

Medium. The site is associated with a number of notable regional families and in its later remodel became a corporation farm; being significantly rebuilt at least twice. This is an important and unusual narrative, the building has a higher general associative value as it relates to the older farmstead, the only survivor, therefore of increased value.

4.2.3 AESTHETIC VALUE

Medium. The stables range is ultimately a functional barn, but care has been given to the character and appearance of the stonework and to the dressings around openings, particularly obvious on its north/south long facades. In character it seems in line with the popular agriculturalist movement in the 18th and early 19th century, in which the ideal of *model farms* developed, stylish and practical.

4.2.4 COMMUNAL VALUE

None.

4.2.5 AUTHENTICITY & INTEGRITY

High authenticity/High Integrity. The barn is complete, if altered internally, with evidence of original features such as the partitions, being reincorporated into a later framework and floor. It is authentically both a former historic stables and an actively functional outbuilding, now housing working gun dogs, at least temporarily.

5.0 CONCLUSIONS

Hareston Farm has undergone a number of significant changes during its history, which dates back at least as far as the Domesday survey. In the past 200 years historic mapping shows that the settlement has been dramatically remodelled twice, before the conversion of all of its buildings, with the exception of the Stables, to residential accommodation in the last few years. Historical documents trace the history of the landholding from its ownership by the Winter-Wood and Pollexfen Bastard families at the end of the eighteenth centuries to its amalgamation to one farmstead, passing through a number of occupants and seemingly experiencing a decline in status before its purchase by the Plymouth Cooperative Society at the beginning of the twentieth century.

The building, Hareston Stables is a good quality small structure; exhibiting care and consideration in both the form and appearance of its stonework and in its build quality, with segmental stone lintels and quoins to openings. It survives well, although now displaying an interior which was updated significantly in the 1900s, when the rest of the site was overhauled. Sitting at a marked oblique alignment to the rebuilt complex it displays a localised vernacular no longer found in the Edwardian-period barns and as such is a valuable representative of the extraordinary narrative of this ancient farmstead.

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APPENDIX 1: BUILDING RECORDING TABLES

BUILDING 1A		General Description
Function/Summary:		Historic stable block, with loft.
Dating Evidence:		Form, build and plan, historic mapping.
Exterior 1A		
Elevation NORTH		Description
Fabric Description:		<p>Fine regularised and graduated stonework. Clear attempt to semi-course with slate levellers and packing in places. Consideration given to placement and size of stones, with larger blocks included in a scattered pattern with faces outwards of irregular shape, whereas otherwise some shaping can be seen. This creates a decorative form of stonework very much associated with the later 18th and early 19th century.</p> <p>The stone is a mix of limestone and slate stones/mudstones, with some breccias and quartz and granite. Shaped quoins to corners. Clay bonds, lime mortars, some cement mortar re-pointing. There is an additional phase of thick lime mix re-pointing on this elevation to the west end.</p>
Roof Covering		Slate roof. Half-hipped to east and west. Cemented hips and glazed ridge tiles.
Opening – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		Metal guttering and downpipe to west end, painted black. Fitted on barge boards.
Significant Details:		N/A
Relationships:		<p>Largely obscured by B1B, the leanto.</p> <p>The north wall is cohesive with the west, east and south walls of B1A.</p>
Elevation SOUTH		Description
Fabric Description:		<p>Fine regularised and graduated stonework. Clear attempt to semi-course with slate levellers and packing in places. Consideration given to placement and size of stones, with larger blocks included in a scattered pattern with faces outwards of irregular shape, whereas otherwise some shaping can be seen. This creates a decorative form of stonework very much associated with the later 18th and early 19th century.</p> <p>The stone is a mix of limestone and slate stones/mudstones, with some breccias and quartz and granite. Shaped quoins to corners. Clay bonds, lime mortars, some cement mortar re-pointing.</p>
Roof Covering:		Slate roof. Half-hipped to east and west. Cemented hips and glazed ridge tiles.
Openings – Doors:		D1 – Wide central doorway within shallow arched opening. Quoins to reveals, including some more formally shaped blocks. A mix of limestone and granite for quoins. Segmental lintel of voussoirs and keystone, slate slab headers to sides. Threshold, extended in concrete, altered when internal floor replaced.
Opening – Windows:		W1 – to east of door. Four pane plain window, chamfered glazing bars, pegged corners, painted black. Dressed slate slab header to either side. Four dressed and shaped wedge-shaped voussoirs to lintel. Dressed sloping granite sill, patched with cement.
		W2 - to east of door. Four pane plain window, chamfered glazing bars, pegged corners, painted black. Dressed slate slab header to either side. Three dressed and shaped wedge-shaped voussoirs to lintel. Dressed sloping granite sill.
Drainage/Guttering		Metal guttering and downpipe to west end, painted black. Fitted on barge boards.
Significant Details:		The stonework becomes more obviously graduated to the west end of the elevation where it is correcting for the slope, here the base of the wall sits on sizeable boulders.
Relationships:		The south wall is cohesive with the north, east and west walls.
Elevation WEST		Description
Fabric Description		Fine regularised rubble stone, a mix of stone types, shale and shale levellers,

		between limestones, some quartz, some volcanic or breccias and Dartmoor granite. Shaping to quoins to corners. The stonework is graduated, with large boulders at the base of the wall and due to its sloped location it is battered for strength.
Roof Covering		Half-gable roof, barge boards. This may suggest the building was previously thatched, now slate. Hip ridges are cemented.
Openings - Doors		N/A
Openings - Windows		One small slit vent at the apex for air flow to the loft.
Drainage/Guttering		N/A
Significant Details:		The stonework here is graduated and the wall slightly battered to take into account the steep west-facing slope.
Relationships		The west, east, north and south walls of B1A are all cohesive.
B1 Elevation EAST		Description
Fabric Description:		Regularised rubble build, cob bonds and lime mortar. Shaped quoins to corners. More patching and repair on this elevation. Largely obscured by ivy.
Roof Covering		Half-gable roof, barge boards. This may suggest the building was previously thatched, now slate. Hip ridges are cemented.
Openings: Doors		LD1 – One large loading door into the loft. Chamfered frame plank boarded pair of doors, closing strip to opening, raised cemented threshold over stone threshold slab.
Drainage/Guttering		Long angled drainpipe attached to north side, downpipe to north.
Significant Details:		N/A
Relationships:		The east, west, north and south walls of B1A are all cohesive.
Interior – Ground Floor		Description
Function:		Stables
Ceiling		Whitewashed plank loft floor, laid over deep joists.
Walls		Stone walls with some lime plaster and whitewashing surviving. On the south wall there are two long chamfered plank fittings with a row of sturdy iron saddle trees and harness hooks. There is a timber ladder for loft access attached in the south-east corner.
Floor:		Drain to south end, sloping down to south from north within each stall. Pre-formed ridged ceramic tiles.
Significant Details		Three stall partitions survive, plank boarded with beaded detailing, pegged joints. The framework into which these are set is bolted, with screw threads and another post survives to the west indicating another stall partition has been removed. Each stall has a hayrick and trough on the north wall. Each trough has an upright post in front with a loop ring for tethering horses. On each upright post by the stalls is a head collar hook.
Dating Evidence:		The later bolted form of the framework and slightly uncomfortable joints with the stall partitions which look cut into might suggest the stall partitions have been reused in a remodelled space.
Interior – Loft		Description
Function:		Fodder loft for hay
Ceiling		Open to roof; A-frames, plain pine. Bolted joints. Collars are surface mounted. Late form of truss, c.1900. Thin purlins and rafters carry slates.
Walls		Exposed stone, some cement seals to edge of loft floor. Disturbance at eaves, walls rationalised and patched with cement in places, damaged when roof replaced?
Floor:		Thin even width boarded plank floor, pine, nailed, c.1900.
Significant Details		Slit vents air the space; there is a hay-drop to the north side positioned over the hay ricks.
Dating Evidence:		The loft is of later form, c.1900, with screw threaded bolts etc.

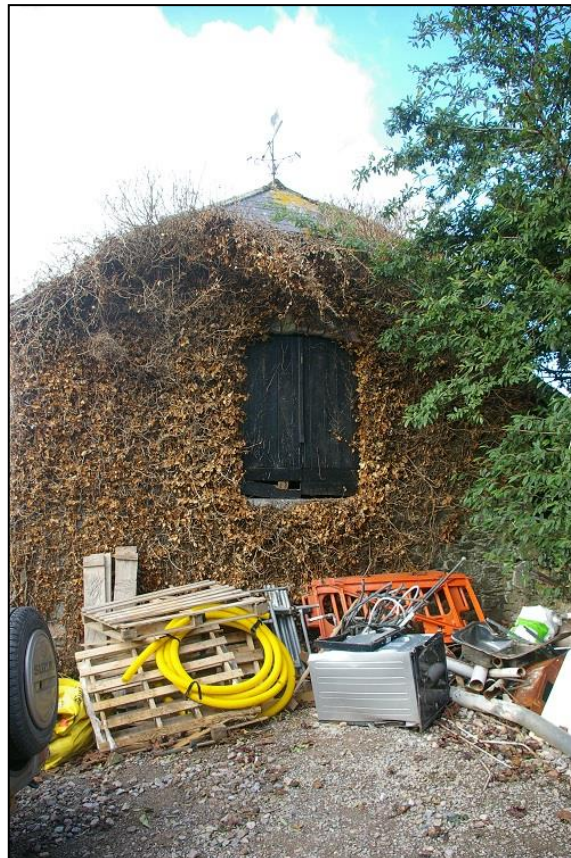
BUILDING 1B	General Description
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Function/Summary:		Historic lean-to, animal shelter or shed
Dating Evidence:		Form, build and plan, historic mapping.
Exterior 1B		
Elevation NORTH		Description
Fabric Description:		Open-fronted, granite piers carry a chunky plank wall plate. The piers are roughly shaped, showing evidence of quarry drilling.
Roof Covering		Corrugated fibre sheeting, over modern purlins, some historic purlins and four trusses; two exterior and two centrally placed. The historic purlins of which there are three tiers are morticed through the rafter blades and pegged on the face, an older form of joint which identifies this as an older roof than that now on B1A.
Opening – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The lean-to is of one cohesive phase.
Elevation SOUTH		Description
Relationships		Built up against B1A.
Elevation EAST		Description
Fabric Description:		Open-sided lean-to shed.
Roof Covering		The end of the roof was once boarded in but has been damaged, remains of barge board or infill plank boarding.
Opening – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The lean-to is of one cohesive phase.
Elevation WEST		Description
Fabric Description:		Open-sided lean-to shed.
Roof Covering		The end of the roof is boarded in with corrugated sheeting here, over timber plank boarding.
Opening – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The lean-to is of one cohesive phase.
Interior		Description
Function:		Open-sided shelter shed for animals.
Floor:		Remains of a cobbled floor of grey slate stone pebbles and small split stones, laid in thick white-grey packed lime and pale yellow-grey clay, very damaged and fragmentary.
Significant Details		Bracing nailed timbers to tie beams, remains of hayricks, also small slots forced in B1A wall to carry the same.
Dating Evidence:		The roof structure is bolted, but of older form and has morticed purlins with pegged joint, a generic post-medieval roof, but older than that on B1A, likely 19 th century.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE STABLES AT HARESTON; FROM THE NORTH-WEST, SHOWING B1B BUILT UP AGAINST B1A.



2. THE EAST ELEVATION OF B1A, WITH LOADING DOOR.



3. THE WEST ELEVATION OF B1A, WITH 2M SCALE.



4. THE WESTERN WINDOW ON THE SOUTH ELEVATION; SHOWING ARCHITECTURAL DETAILS.



5. THE CENTRAL DOORWAY ON THE SOUTH ELEVATION.



6. THE INTERIOR OF B1A, SHOWING STALL FITTINGS.



7. THE LOFT FLOOR IN B1A, SHOWING CENTRAL TIMBER BRACING FRAMEWORK FOR RESET STALLS.



8. DETAIL OF THE BOARDED STALL PARTITIONS.



9. CHAMFERED PLANK FITTINGS WITH SADDLE AND HARNESS TREES ON THE SOUTH WALL OF THE STABLE.



10. THE LADDER, ACCESSING THE LOFT IN THE SOUTH-EAST CORNER OF THE STABLE.



11. THE REPLACED FLOOR IN THE STABLE, C.1900.



12. THE LOFT IN B1A; FROM THE EAST.



13. THE LOFT LADDER RISING IN THE SOUTH-EAST CORNER.



14. THE ROOF OVER B1A.



15. THE ROOF OVER B1B; FROM THE WEST.



16. BRACING TIMBER FOR HAYRICKS IN B1B.



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