

**SOUTH HOLE FARM
GEORGEHAM
NORTH DEVON
DEVON**

Historic Building Assessment & Statement of Significance



South West Archaeology Ltd. report no. 190614



www.swarch.net

Tel. 01769 573555
01872 223164

South Hole Farm, Georgeham, Devon Historic Building Assessment and Statement of Significance

By E. Wapshott & R. Waterhouse
Report Version: Final
Draft finalised: 3rd July 2019
Final report issued: 12th July 2019

SUMMARY

South West Archaeology Ltd. (SWARCH) was commissioned by Woodward Smith Architects (the Agent) on behalf of a private client to carry out a Historic Building Appraisal for a group of Grade II Listed farm buildings at South Hole, Forda, Georgeham, Devon. This work was undertaken in response to a request from the Conservation Officer at North Devon District Council for an assessment prior to an application to convert to residential use.

The agricultural buildings at South Hole form an interesting group of unusual structures with a complex evolution that can be linked to changes in ownership and/or tenancy. Buildings B1 and B2 to the west, and Building B3 to the east, contain elements that date back to the 15th and 16th century, and all are composite ranges that have grown and developed over time.

The buildings on the western side of the open-ended farmyard form a single long straggling range. The earliest building is B2a, a free-standing probable stable block of very late 15th or early 16th century date, with a relatively well-preserved roof structure of jointed and true raised crucks. This was partly rebuilt in the 17th century following a major structural failing and was extended to the south (B2c) and north (B1c) in the later 17th or early 18th century; a detached shippon (B1a) to the north probably also dates to this phase. The gap between B1a and B1c was infilled with another shippon (B1b) in the late 18th or early 19th century, with several low 19th century extensions built enclosing an additional stockyard at the southern end of the range (B2d and B2e) with a root house (B2b). These later buildings contain several re-used timbers of 16th-17th century date and two reset domestic windows of 15th-16th century date, perhaps from South Hole farmhouse itself.

The range on the eastern side of the yard form an L-shaped block terraced into the side of the hill. Building 3 consists of a well-built threshing barn (B3a) of late 16th to mid-17th century date with a 19th century horse engine house (B3b) attached to the southern side; both structures have good late 19th century roofs.

Until recently these buildings formed part of a working farmstead. As a result, the roof structures and some other elements have survived quite well but many of the more ephemeral historic fittings and fitments have been lost. Buildings B1a and B2a contain the best preserved early internal features and these should be retained as part of any development. Otherwise, it is the external appearance of the buildings that is most important, specifically the eastern and northern elevations of Buildings 1 and 2, and the northern, western and southern elevations of Building 3.



South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

CONTENTS

SUMMARY	2
CONTENTS	3
LIST OF APPENDICES	4
ACKNOWLEDGEMENTS	4
PROJECT CREDITS	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.1 METHODOLOGY	6
2.0 DESK BASED ASSESSMENT	7
2.1 DOCUMENTARY SOURCES	7
2.2 CARTOGRAPHIC SOURCES	7
3.0 HISTORIC BUILDING APPRAISAL	10
3.1 SITE DESCRIPTION	10
3.2 BUILDING 1 DESCRIPTIONS	10
3.3 BUILDING 2 DESCRIPTIONS	19
3.4 BUILDING 3 DESCRIPTIONS	28
3.5 HISTORICAL DEVELOPMENT	33
3.6 STATEMENT OF SIGNIFICANCE	36
4.0 CONCLUSION	40
5.0 BIBLIOGRAPHY	41

LIST OF FIGURES

Cover plate: The north end shippon of Building Range 1, looking north-west.

FIGURE 1: LOCATION MAP.	6
FIGURE 2: EXTRACT FROM THE C.1840 GEORGEHAM TITHE MAP.	8
FIGURE 3: EXTRACT FROM THE FIRST EDITION OS MAP OF 1889.	8
FIGURE 4: EXTRACT FROM THE SECOND EDITION OS MAP OF 1904.	9
FIGURE 5: SCHEMATIC SITE PLAN SHOWING THE LOCATION OF THE BUILDINGS.	10
FIGURE 6: B1 AND B2; VIEWED FROM THE SOUTH-EAST.	11
FIGURE 7: B3 THRESHING BARN (B3A) WITH HORSE ENGINE HOUSE TO RIGHT (B3B); VIEWED FROM THE SOUTH-WEST.	11
FIGURE 8: EAST FRONT OF B1; VIEWED FROM THE SOUTH-WEST.	12
FIGURE 9: EAST FRONT OF B1A; VIEWED FROM THE EAST.	13
FIGURE 10: THE WEST (REAR) OF B1A, WITH THE FARMHOUSE JUST VISIBLE ABOVE ROOF; VIEWED FROM THE WEST.	14
FIGURE 11: THE ROOF STRUCTURE IN B1A; VIEWED FROM THE SOUTH.	14
FIGURE 12: WEST ELEVATION OF B1B; VIEWED FROM THE NORTH-EAST.	16
FIGURE 13: RECYCLED 16 TH -17 TH CENTURY BEAM AT THE NORTH END OF B1B.	16
FIGURE 14: THE WEST (REAR) ELEVATION OF B1B; VIEWED FROM THE WEST.	17
FIGURE 15: EAST ELEVATION OF B1C; VIEWED FROM THE EAST.	18
FIGURE 16: WEST (REAR) ELEVATION OF B1C; VIEWED FROM THE WEST.	19
FIGURE 17: THE SOUTH END OF B1C; VIEWED FROM THE NORTH.	19
FIGURE 18: EAST FRONT OF RANGE 2; VIEWED FROM THE EAST.	20
FIGURE 19: WEST SIDE WALL OF RANGE 2; VIEWED FROM THE WEST.	20
FIGURE 20: THE NORTH GABLE OF B2A; VIEWED FROM THE NORTH-WEST.	22
FIGURE 21: THE GROUND FLOOR IN B2A, SHOWING THE 15 TH -16 TH CENTURY DOMESTIC SCREEN RAIL; VIEWED FROM THE SOUTH.	23
FIGURE 22: THE LOFT IN B2A, WITH ITS 15 TH -16 TH CENTURY RAISED CRUCK ROOF; VIEWED FROM THE NORTH.	23
FIGURE 23: B2B; VIEWED FROM THE NORTH-WEST. THE ROOT CHUTE IS ON THE EXTREME RIGHT.	24
FIGURE 24: EAST FRONT OF BUILDING 2C, WITH B2E TO THE LEFT; VIEWED FROM THE EAST.	26
FIGURE 25: 18 TH OR EARLY 19 TH CENTURY HIP/ANGLE ROOF STRUCTURE AT SOUTH-EAST ANGLE OF B2C.	26

FIGURE 26: THE RUINS OF B2D, WITH B2A & B2C BEYOND; VIEWED FROM THE SOUTH-WEST.	27
FIGURE 27: EAST FRONT OF IMPLEMENT SHED B2E, WITH B2C TO RIGHT.	28
FIGURE 28: WEST END ELEVATION OF THRESHING BARN B3A, WITH LATE 19 TH CENTURY BRICK FEED STORES TO LEFT.	30
FIGURE 29: THE NORTH WALL OF B3A, WITH LATE 19 TH CENTURY FEED STORE TO RIGHT; VIEWED FROM THE NORTH-EAST.	30
FIGURE 30: THE INTERIOR OF B3A SHOWING THE 19 TH CENTURY TIE BEAM AND KINGPOST ROOF; VIEWED FROM THE EAST.	31
FIGURE 31: HORSE ENGINE HOUSE B3B; VIEWED FROM THE SOUTH-WEST.	32
FIGURE 32: THE INTERIOR OF B3B SHOWING THE HEAVY CROSS-BEAM FOR THE HORSE ENGINE, WITH TIE BEAM AND KINGPOST ROOF.	32
FIGURE 33: PROVISIONAL PHASED PLAN OF BUILDING 1.	34
FIGURE 34: PROVISIONAL PHASED PLAN OF BUILDING 2.	35
FIGURE 35: PROVISIONAL PHASED PLAN OF BUILDING 3.	35
FIGURE 36: BUILDING 1, WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED.	38
FIGURE 37: BUILDING 2, WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED.	38
FIGURE 38: BUILDING 3 WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED.	39

LIST OF APPENDICES

APPENDIX 1: LISTING TEXTS	42
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	44

ACKNOWLEDGEMENTS

THE CLIENT
WOODWARD SMITH (THE AGENT)

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS
PROJECT MANAGER: DR. SAMUEL WALLS
HISTORIC BUILDING ASSESSMENT: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; ROBERT WATERHOUSE
EDITING: DR. SAMUEL WALLS; DR BRYN MORRIS

1.0 INTRODUCTION

LOCATION:	SOUTH HOLE FARM
PARISH:	GEORGEHAM
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
NGR:	SS 45742 38917
PLANNING REF:	66598 & 66599
DCHET REF:	ARCH/DM/ND/34115A
SWARCH REF:	GSH19

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client to undertake a historic building appraisal and produce a statement of significance for several redundant Grade II Listed farm buildings at South Hole Farm, Georgeham, North Devon, Devon. This work was undertaken in order to assess the significance and historical development of the buildings to inform and guide proposals for the structures prior to a planning submission for change of use.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

South Hole Farm is located just outside the hamlet of Forda between the villages of Georgeham and Croyde on the North Devon coast. The farmstead is tucked into a short narrow combe that drops down to the north, at a height of c.60m AOD. The soils of the area are the well-drained fine loamy soils over rock of the Denbigh 1 Association (SSEW 1983). These overlie mudstones of the Pilton Mudstone Formation (BGS 2019).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The hamlet of Forda is located in the parish of Georgeham, the latter recorded as *Hama* in the Domesday survey and held by Tetbald, having been held by Edmer prior to 1066. The name of the village was probably changed to *Georgeham* following the dedication of St. George's church; the place-name Georgeham (also *Ham St. George* and *George Ham*) is first documented in 1535 (Conservation Area Appraisal 2009).

Lysons (1822) records that during the reign of Henry III (1216-1272) the manor of Georgeham was the property and residence of Sir Robert de Pickwell, whose ancestral home was at Pickwell in the same parish. However, at that time South Hole was held separately by a family of the same name (Hole). In the early 14th century the estate passed by marriage to Stapiscot Family and was later sold to the Denys (Dennis) family. The last of that line, Anthony Dennis of Orleigh Court, died in 1641 and a moiety of South Hole passed to the Rolle family (later Lords Clinton) of Stevenstone in Great Torrington, the other moiety being held by the Richards Family, thereafter the Heddon Family. It is assumed that, after the Hole family disappear, it was a tenanted farm owned by absentee landlords.

The hilltop to either side of the farmstead is crowned by Prehistoric enclosures (MDV102576 to the east; MDV16053 to the west). There are disused quarries to the east (MDV31999) and north (MDV31671) of the farm. No other previous archaeological work has been recorded in the area.

1.1 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in June 2019. The work was undertaken in line with best practice and follows the guidance outlined in: CIfA'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

2.1 DOCUMENTARY SOURCES

The hamlet of Forda is located in the parish of Georgeham, the latter recorded as *Hama* in the Domesday survey and held by Tetbald, having been held by Edmer prior to 1066. The name of the village was probably changed to *Georgeham* following the dedication of St. George's church; Georgeham (also *Ham St. George* and *George Ham*) is first documented in 1535 (Conservation Area Appraisal 2009).

Lysons (1822) records that during the reign of Henry III (1216-1272) the manor of Georgeham was the property and residence of Sir Robert de Pickwell, whose ancestral home was at Pickwell in the same parish. However, at that time South Hole was held separately by a family of the same name (Hole). In the early 14th century the estate passed by marriage to Stapiscot Family and was later sold to the Denys (Dennis) family. The last of that line, Anthony Dennis of Orleigh Court, died in 1641 and a moiety of South Hole passed to the Rolle family (later Lords Clinton) of Stevenstone in Great Torrington, the other moiety being held by the Richards Family, thereafter the Heddon Family. It is assumed that, after the Hole family disappear, it was a tenanted farm owned by absentee landlords.

The 1839 tithe apportionment indicates that at that date the farm was owned by the Rt. Hon. Lord Rolle and Mary Heddon, with South Hole Farm occupied by George Goss. Two plots to the north were occupied by Mary Heddon, and the 1841 census includes these would have formed part of South Hole Farm. Mary Heddon was recorded as Independent, 80 years old, with a 20 year old female servant. George Goss was recorded as a 40 year old farmer, living with his 45 year old wife, four sons and two daughters, ranging from 20 down to 5 years of age. A 15 year old servant, Ann Budson, was also recorded in the household.

By 1851, South Hole farm was occupied by David Lock Roach, a 57 year old farmer. His farm had 170 acres at this time and employed 4 labourers. Also in the household were Mary Ann Roach, 50, their 8 children, ranging from 26 to 6 years old, with three male house servants. The family were still resident at South Hole Farm in 1861, although the acreage had reduced from 170 down to 149; it then employed 3 adult labourers and 3 boys. By 1871, David's son Joshua (Josiah on earlier census records) was the head of the farm, with his wife and 7 month old daughter, 1 female servant, 1 nursemaid and 4 farm servants. The farm was recorded as having 154 acres, employing 1 labourer and 4 servants. By 1881, the farm had passed to the Bament family, by which time it was of 150 acres in size and employed 1 labourer. However, 1 farm servant and 4 indoor farm servants were recorded as part of the household. The farm had changed hands again by 1891, when the census recorded it as held by the Webber family. It had changed again by 1901, when it was held by the Tucker family (still in their possession in 1911), including two seamstresses.

2.2 CARTOGRAPHIC SOURCES

The earliest map available to this study is the c.1840 Georgeham tithe map. South Hole Farm is marked and shows a central farmhouse (cross-hatched) surrounded by a number of outbuildings (single-line hatching). Many of the plots flanking the lane to the east are small and irregular, with larger fields surrounding them. The lane itself is of irregular width, suggesting that these plots have been enclosed from a former driveway, perhaps fronted by the farmhouse; a branch lane to the north-west coming off the drove's west side in the western farmyard. The farm had a large associated landholding. The field names recorded in the 1839 apportionment are descriptive of agricultural or domestic usage, none being particularly relevant to the interpretation of the farm buildings.

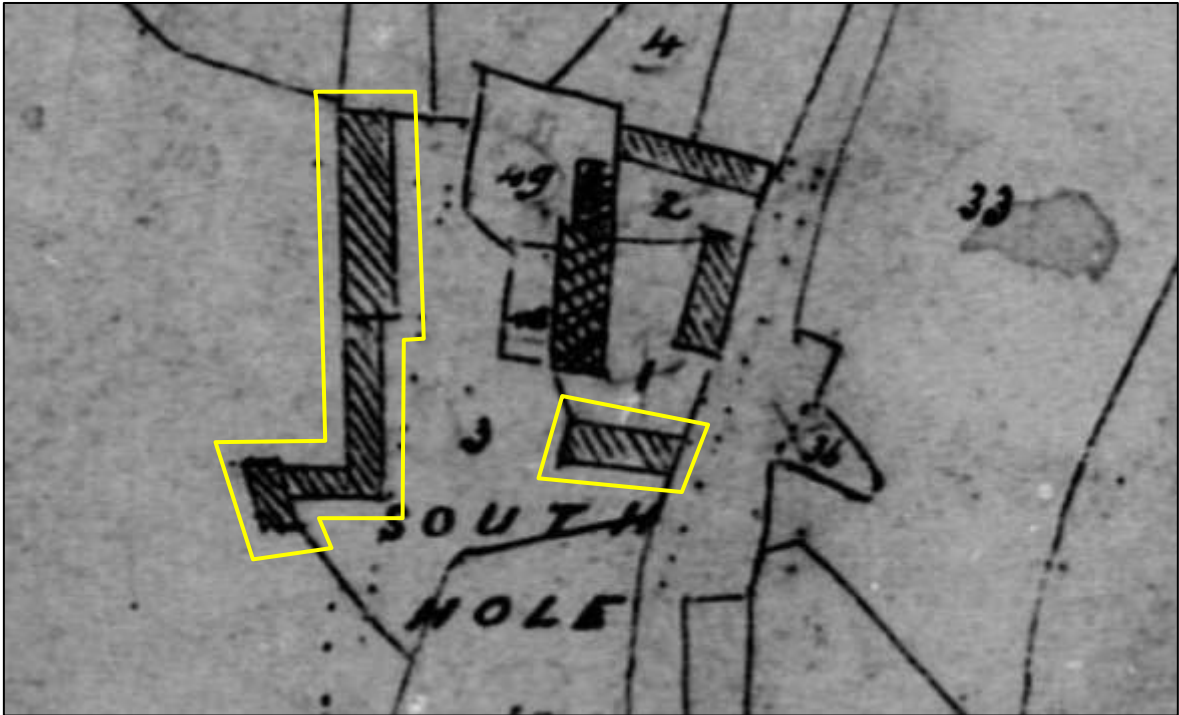


FIGURE 2: EXTRACT FROM THE C.1840 GEORGEHAM TITHE MAP (PRO).

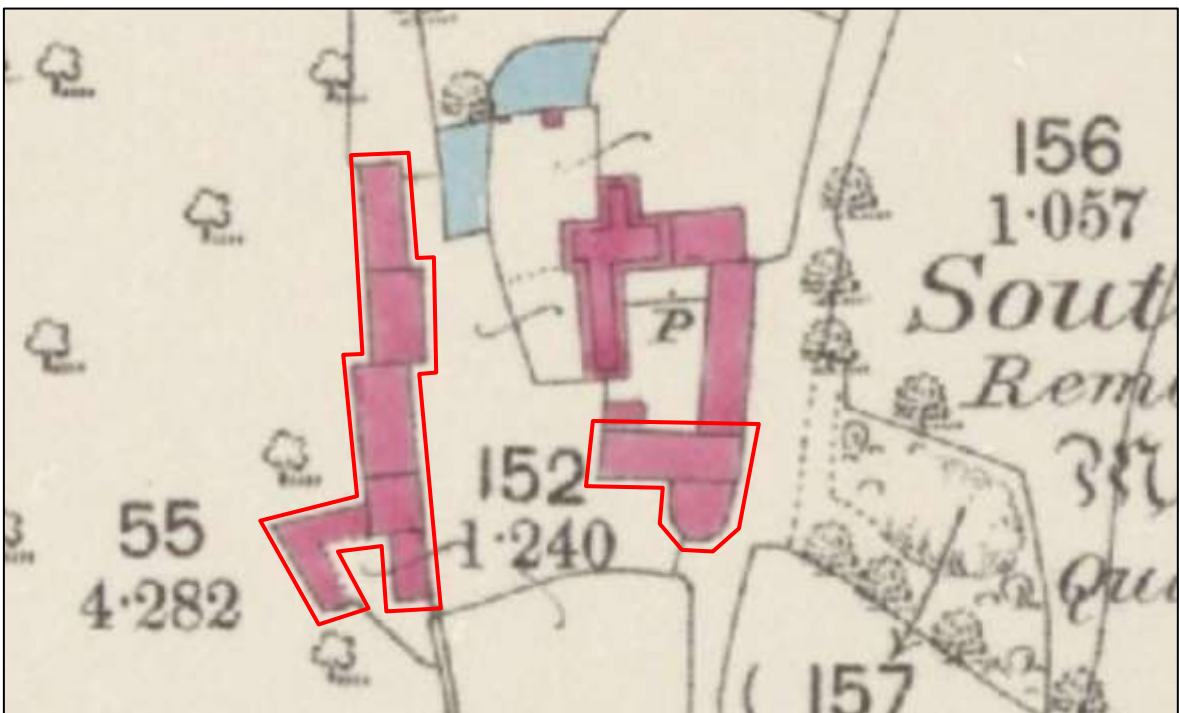


FIGURE 3: EXTRACT FROM THE FIRST EDITION OS MAP OF 1889, DEVON SHEET VIII.6 (NLS).

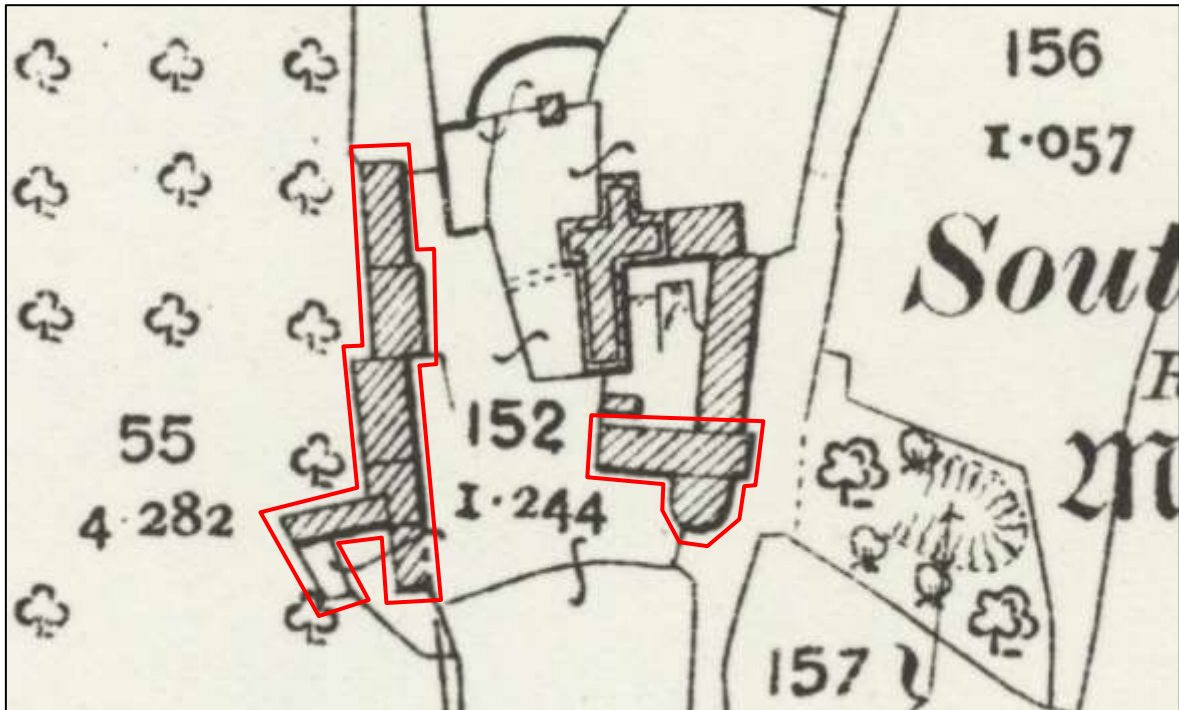


FIGURE 4: EXTRACT FROM THE SECOND EDITION OS MAP OF 1904, DEVON SHEET VIII.6 (NLS).

With the caveat that the buildings as depicted on tithe map are somewhat sketchy, by 1889 a number of changes are evident. The farmhouse appears to have been remodelled, having had a new eastward wing added at its northern end. This wing may incorporate part of the outbuilding shown to the north-east on the tithe map, but close analysis would indicate the older building was demolished and that the wing follows the line of the boundary between the yards numbered 1 and 2. The agricultural building forming the east side of the eastern yard was either rebuilt or extended to the north and south to link the outbuildings at either end. The building to the south had a large horse engine constructed on its southern side and a small outbuilding constructed just to the north at its western end.

The long agricultural range to the west (Buildings 1 and 2 on Figure 5) may have been inaccurately mapped in c.1840 or may have been remodelled/rebuilt. What appears to be three buildings on the tithe map are shown as six on the OS map (Figures 2 and 3). In 1889 two tiny outbuildings are shown to the north of the farmyard, adjacent to two small ponds that had presumably been dug since the 1840s. To the east of the farmyard is a quarry, much larger than it appeared on the tithe map. Some of the plot boundaries had been removed in the intervening half century, but the majority remained unchanged. The map is annotated *South Hole, Remains of Mansion* on the OS maps, evidence for the survival of recognisable architectural features of a higher status at the end of the 19th century. The double line around it indicates the residential part at that date, not the exact extent of high-status features. The map shows a water channel to the south-west side of Plot 53 and that to its north. It appears to terminate at the south-west corner of the western farmyard and may have filled a drinking trough there.

The 2nd Edition OS map of 1904 shows the south-western building on the west range was shown divided and partially unroofed. The depiction of trees and scrub shown inside the quarry enclosure to the east indicates that it was out of use by this date.

3.0 HISTORIC BUILDING APPRAISAL

3.1 SITE DESCRIPTION

The farmstead is located to the base of its combe and consists of a large farmhouse with two long ranges of farm buildings to the east/south and west. The farmhouse and the northern part of the east range were not assessed as they are in separate ownership. However, the farmhouse is Grade II Listed, and provisionally dated to the 15th/16th century with 17th and 19th century phases of alteration. The barn and shippon adjoining the farmhouse are Listed separately and described as 18th and 19th century in date with possible earlier origins.

The remaining part of the east range, and the two parts of the west range, are further subdivided into smaller units as indicated in Figure 5. The east range are Listed Grade II: Building 3 (B3) as a 19th century threshing barn with attached horse engine house. The west range across the farmyard from the house is Grade II Listed in two parts: Building 1 (B1), the northern part, as an 18th century linhay, stables and shippon with some earlier reset features; and Building 2 (B2), the southern part, consisting of a possibly 17th century root house, market cart house and fat bullocks' house.

The Listing descriptions for these structures can be found in Appendix 1; additional photographs in Appendix 2.

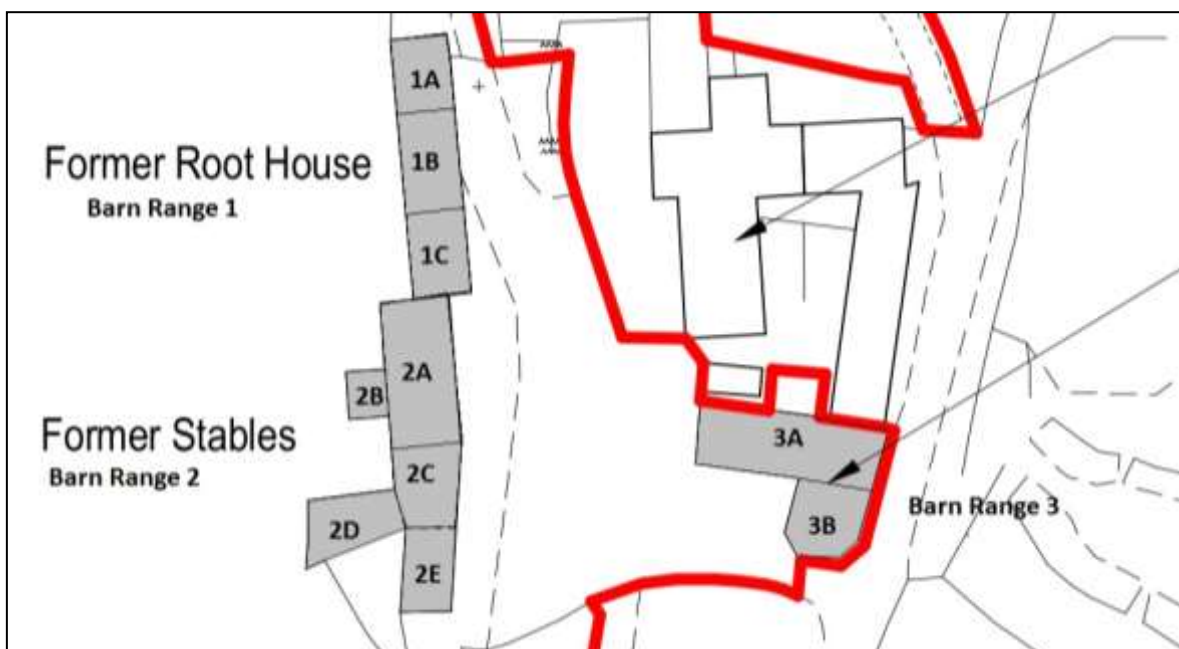


FIGURE 5: SCHEMATIC SITE PLAN SHOWING THE LOCATION OF THE BUILDINGS DISCUSSED HEREIN (THE RED LINE INDICATES THE LIMIT OF OWNERSHIP) (PLANS SUPPLIED BY THE ARCHITECT).

3.2 BUILDING 1 DESCRIPTIONS

This is a long narrow articulated range of 1½ storeys, built in cob and stone rubble, on a roughly north-south alignment. It comprises three elements: B1a, B1b & B1c, of which the middle building (B1b) was inserted between the other two. At its southern end it abuts the earlier structure B2a. It lies west of and opposite the farmhouse and frames the entrance to the yard, whose gateposts immediately adjoin the north-east corner of the range. A thin slurried cement render was applied in the mid-20th century for the full length of its east wall and the north gable, visually unifying but obscuring the development of the building. Some of this has subsequently fallen away in places or

has been dislodged by farm animals near the base of the wall. A continuous steeply pitched ridged roof, gabled to the north, covers the whole range; this is now covered by 20th century corrugated asbestos sheets but was presumably once thatched.



FIGURE 6: B1 (RIGHT) AND B2 (LEFT); VIEWED FROM THE SOUTH-EAST.



FIGURE 7: B3 THRESHING BARN (B3A) WITH HORSE ENGINE HOUSE TO RIGHT (B3B); VIEWED FROM THE SOUTH-WEST.

3.2.1 BUILDING 1A

Description

Three-bay two-storey rectangular shippon block of local clay-bonded slate rubble to half height, with dressed stonework corners and cob upper. Good quoin stones to all four corners in the lower parts of the walls that indicate it was built free-standing. Ridged and steeply pitched corrugated asbestos roof, gabled to the north end, with a semi-circular owl hole at the apex, now blocked, but no other openings. The west side wall is blind, the stone/cob level remaining the same. The east wall facing the farmhouse has neater stonework below the cob, where visible. This elevation is pierced by three openings: an old ground-floor doorway near the south end that has been enlarged to double width on its north side with modern concrete blockwork jamb and railway sleeper lintels. A small ground-floor window to the north with dressed stone jambs and a timber lintel at the cob/stone interface level. Lastly, a shallow first floor opening to the centre, just under the eaves, is too small to be a loading door unless it once had a dormer over it; sloping sill and straight jambs, it never had a frame. The interior is unpartitioned on the ground floor, but there is evidence for former cow stalls facing west in the 20th century or possibly earlier. Interior walls follow external form but were whitewashed; this apparently respected a (now removed) manger and an angled hayrack above against the west wall where the wall was left unpainted. Occasional iron hinges driven into the wall supported its bottom rail, now gone, while part of its upper rail remains, nailed to the underside of the ceiling beams. Railway sleepers have been set upright on the west, fixed between the floor and the beams, probably before the hayrack was lost, to hang internal subdividing gates; these are of mid-late 20th century date. The floor is concreted, with an infilled drain to the east side and filled holes in the floor that indicate the former presence of four stalls. A cobbled floor may survive beneath. To the south end, a forced door provided access into B1b.



FIGURE 8: EAST FRONT OF B1; VIEWED FROM THE SOUTH-WEST.

The upper floor is supported on massive roughly faced roundwood transverse beams, with occasional heavy loosely placed joists, their boards lost. These beams sit on the top of the masonry walls and are jacketed by cob. No trace of them can be seen on the outside, so they are

clearly original to the building. The former hayloft is open to the roof, with A-frame trusses of roughly dressed roundwood, face-pegged collars and halved apexes with blades extending upwards to support a ridgepole, their backs lightly trenched for purlins, now gone. All are supported on timber bearers built into the cob walls, which clasp the truss feet. One of the blades is recycled and may be of 16th or 17th century date; it is fully squared-off and darker, perhaps smoke-stained. The later 20th century asbestos roof is supported on sawn pine axial purlins and occasional rafters. An original first-floor loading door in the south end wall now gives access to B1b, suggesting that the small eastern opening was for casting hay or straw out into the yard.

Function

Ground floor: animal housing (sloping floor, drain and stalls and hay rack).

Loft: fodder storage (heavy beams brace the loft, served by a loading door and pitching hole).

Relationships

Constructed as a free-standing building with a gap between it and B1c, later infilled by B1b, which abuts its south end.

Dating

The form of the roof structure would suggest an 18th century date.

Significant Features

- Cob and stone walls;
- Steeply pitched roof;
- Roof trusses, with older recycled truss blade;
- Massive floor beams and joists;
- Owl hole in the north gable.



FIGURE 9: EAST FRONT OF B1A; VIEWED FROM THE EAST.



FIGURE 10: THE WEST (REAR) OF B1A, WITH THE FARMHOUSE JUST VISIBLE ABOVE ROOF; VIEWED FROM THE WEST. NOTE THE DRESSED QUOINS (INDICATED) DEMONSTRATING THAT BUILDING 1B ABUTS THIS ELEVATION.



FIGURE 11: THE ROOF STRUCTURE IN B1A; VIEWED FROM THE SOUTH.

3.2.2 BUILDING 1B

Description

A short two storey structure of two bays that forms the central element of B1, inserted between B1a and B1c. Good quality stonework up to first floor levels with cob above, with corrugated asbestos roof over a timber roof structure. The east wall is pierced by three openings: a wide doorway to the south-east corner, its timber lintel cut into the cob upper of B1c and patched with mortared rubble; a slatted timber framed window with a concrete lintel and left jamb at ground floor level; and a loading door at first-floor level over the ground floor window, with a plain frame and planked door. The west wall has two blocked openings: a ground floor door to the south-west corner, with its lintel cut into the older cob of B1c to its south; and a first floor loading door towards the north end forced into the cob, with two climbing holes in white-mortared rubble built into the primary stone wall below. Both doors are blocked with mortared rubble. In the north end wall at ground floor level, the forced doorway to B1a has a concrete lintel and cement-bonded rubble jambs. Internally, the ground floor has whitewashed walls with a continuous manger of rubble and cement against the west wall. The blocked door to the field is visible behind the manger at its southern end. A single post against the manger suggests a former division just south of centre. The floor has a good closely packed cobbled surface of neat water-worn slate pebbles sloping down to the north, with a central axial drain of split slates suggesting it predates the manger. The loft floor structure was replaced in the 20th century with sawn transverse joists and regular width planks, but retains three older transverse beams beneath it: to the north end is a fine chamfered beam of massive scantling, lying on its side with regular joist holes; this was clearly brought here from a domestic building, perhaps the farmhouse. The other two beams are of roughly squared timber, of lighter scantling and original to this building. The loft in this building was not accessible at the time of survey, so the roof structure was not seen, but the walls are of cob. The loft floor has a slot against the west wall for dropping hay into the mangers.

Function

Ground floor: latterly a calf/young bullock house (20th century steel barrier restricting neck size of stock, fronting the older manger); formerly a stock shelter (the doorway in the south-west corner leads out into the fields, the central drain in the floor indicates it did not have a manger).

Loft: fodder storage (first-floor loading doors to yard and field).

Relationships

B1b abuts both B1a to its north and B1c to its south; the lintels of the ground floor doors at both ends are cut into the earlier cob walls of B1c so clearly infilled a gap between them

Dating

Its relationship to the adjoining buildings would suggest a relatively late date, perhaps later 18th or early 19th century.

Significant Features

- Cob and stone walls;
- Steeply pitched roof;
- Cobbled floor and drain;
- Massive recycled late medieval/early post-medieval domestic beam.



FIGURE 12: WEST ELEVATION OF B1B; VIEWED FROM THE NORTH-EAST. NOTE THE STEP IN THE WALL TO LEFT WHERE B1B ABUTS B1C, AND THE VERTICAL JOINT TO THE CENTRE RIGHT WHERE B1B ABUTS B1A.



FIGURE 13: RECYCLED 16TH-17TH CENTURY BEAM AT THE NORTH END OF B1B; VIEWED FROM THE SOUTH-EAST.



FIGURE 14: THE WEST (REAR) ELEVATION OF B1B; VIEWED FROM THE WEST. NOTE THE VERTICAL JOINTS IN THE COB AND MASONRY SHOWING WHERE B1B WAS INSERTED BETWEEN B1A TO LEFT AND B1C TO RIGHT.

3.2.3 BUILDING 1C

Description

Long four-bay structure, possibly containing parts of an older building, with good solid dressed quoins to the north-east and north-west and well-laid smaller rubble in side walls for about 2m south of here, giving way to less tidy, rather irregular rubble beyond. Clay-bonded rubble stone walling ends just below first floor level, with cob above. The east wall sports three openings: a ground floor window with timber lintel towards the south end; a large doorway, widened on both sides, to right of centre; and a first-floor loading hatch with plain frame and planked door. There is a blocked former loading door to the south end of this wall at first floor level, expertly blocked with cob on the outside and with mortared rubble inside. A short return wall at its south end abuts the north-east quoins of B2a, which continues the line of the range southwards. The west wall has stone rubble and cob at the same levels as the front; this wall features two blocked loading doors at loft level, one or both apparently forced into the cob, though they predate the insertion of a first-floor structure. There is the suggestion of steps down into the building to the inside of these doors, as they are cut into the top of the stone walling below the cob. These doors were later blocked in mortared stone rubble. The loft is only partly floored, so the north gable of B2a is visible to the full height of the south wall, with stone rubble to half its height, with cob above. Internally, the ceiling structure is probably inserted, with holes cut into the cob of the west wall in order to thread transverse beams through; these holes were blocked up afterwards with mortared rubble. However, not all the beams sport visible holes and thus it is possible the other holes were caused by erosion and not human agency. One beam with chamfers and joist holes has been reused from a domestic context. A door with mortared rubble jambs has been forced into the south end wall into B2a, now blocked in concrete block. There is an original door to the east

end of the north wall to B1b. The west wall is clean internally, perhaps indicating the former presence of a hayrack, as the other walls are whitewashed. A tiny slit window to the south end of the west wall had angled splays, now largely eroded away. There is a long stone rubble trough built along the west wall. Some cobbles survive in the floor to the southern end; these split slates are cruder and more irregular than those of B1b. The roof is carried on 20th century sawn pine purlins, resting on the backs of three large rustic pegged A-frame trusses with halved apexes and lapped collars, all spiked together, with collars later removed. Some feet sit directly on wall tops and appear secondary, but to the north end of the loft is a thick cob gable with whitewashed plaster surviving up to collar level; traces of whitewash are visible on the side walls up to the truss blades, at least one of which on the front wall is enveloped with cob, showing it to be primary. At the northern end of the building a floor of thick axial planks survives; the beams beneath are significantly bowed downwards.

Function

Ground floor: animal house (cobbed floor with drain; manger);

Loft: fodder storage.

Relationships

Abuts the north gable of B2a. Abutted by the walls of B1b.

Dating

This structure is earlier than B1b; the form and character to the fabric and roof structure would suggest an 18th century date.

Significant Features

- Stone and cob walls;
- Small window in south-west corner of ground floor;
- Beams, joists & boards of first floor;
- Blocked openings in hayloft;
- 18th century roof trusses.



FIGURE 15: EAST ELEVATION OF B1C; VIEWED FROM THE EAST.



FIGURE 16: WEST (REAR) ELEVATION OF B1c; VIEWED FROM THE WEST. NOTE PATCHED HOLES WHERE FIRST-FLOOR BEAMS WERE INSERTED. THE TWO BLOCKED LOADING DOORS WERE ALSO FORCED INTO THE COB WALL.



FIGURE 17: THE SOUTH END OF B1c; VIEWED FROM THE NORTH. NOTE THE VERTICAL JOIN WHERE B1c ABUTS B2a TO THE SOUTH, AND HOW THE FRONT WALL OF B2a LEANS OUT TO THE EAST.

3.3 BUILDING 2 DESCRIPTIONS

This L-plan range, now known as *The Stables*, contains five very different elements: B2a-B2e. The main rectangular two-storey block B2a and B2c is aligned north-south; it has a ridged roof, gabled to the north and hipped to the south. It is overlapped and abutted on its north gable by B1c. B2b and B2d which abut it to the west are now roofless ruins while B2e, an open-fronted linhay facing

east and abutting B2c to the south, does not form part of this study. It was photographed as part of the wider group and its setting.



FIGURE 18: EAST FRONT OF BUILDING 2, VIEWED FROM THE EAST.



FIGURE 19: WEST SIDE WALL OF BUILDING 2, VIEWED FROM THE WEST. THE GABLE TO THE RIGHT WAS BETWEEN BUILDINGS 2C AND 2D.

3.4.1 BUILDING 2A

Description

This is a long four bay two storey building of stone and cob with late 15th to mid-16th century origins and a later phase of remodelling. Its original function is difficult to determine, but it was presumably of mixed use given the number of windows to the ground floor and loft. It has a steeply pitched ridged corrugated iron roof supported by a fine cruck roof. In the 17th century the building may have been fully adapted to a stable, the windows being useful for this as horses require more light/ventilation than other farm animals. This adaptation required the reworking of the front wall and a change to the roof. This building is abutted by various later additions. Finely coursed clay-bonded rubble up to first floor level with cob upper walls, including a full-height cob gable to the northern end. This gable is pierced by three openings: a small fine window at ground

floor level with wide splayed embrasures and heavy lintels, fitted with the remains of a 15th century two-light oak window frame with narrow elliptical arches, perhaps *in situ*. There is a window of similar size at first-floor level blocked with mortared rubble; and a forced doorway below to B1c. The south gable is now within the roofspace of B2c but is similar to the north gable, having a (blocked) ground floor window symmetrical to that to the north.

The east wall features eight openings: on the ground floor there are two small primary windows to the south and centre, and a wide doorway left-of-centre, widened in the 20th century with cemented rubble south jamb and concrete lintel. North of the door is a pair of slit vents with heavy lintels, the northern vent lower than the southern, flanking a blocked narrow pedestrian doorway with timber lintel. At first floor-level there are three equally-spaced openings: at the north end a very ragged pitching door opening with dished sill and no frame, to the centre a smaller window with reset three-light 15th century window frame with two-centred arches, and to the south end, a tall forced loading door, whose sill is the lintel of the window below. The west elevation has cob and stone at the same level as the east and north ends, and sports three openings: a small ground floor primary window with inner splays reconstructed later in mortared rubble; and a forced door to the centre with mortared rubble jambs and timber lintel that provides access to the now roofless root house B2b. At first floor level there is an offset loading door, blocked with mortared rubble and set with a slit vent.

The ground floor forms a single undivided space. The walls all have traces of whitewash except the west wall, suggesting a hayrack was mounted there. There are mangers along the western wall; north of the door to the root house it has a mortared rubble base with cement, to the south it is built of brick with cement. The concrete floor slopes down to the south with an infilled drain offset to the east suggesting cattle stalls were once present. The floor is now much broken up, exposing some crude split slate cobbles. The loft floor is carried on massive transverse waney beams, some clearly whole trees with branched ends. There is one re-used header beam from a domestic plank and muntin screen of 15th-17th century date, laid on its side. There is also a massive block of wood with rope wear braced between two joists, perhaps a hoist. Some massive flat joists set in large sockets may be re-used medieval timbers. Other narrower and more irregular joists will be 18th century in date. The southern bay contains roundwood axial joists overlain by 20th century sawn joists and sawn plank floor; the building may once have been open to the roof here.

The first floor forms a single undivided space, dominated by three fine oak roof trusses of raised cruck form, probably later 15th to mid-16th century in date. To the west side these have finely curved cruck feet, set deep into the cob walls on thick timber pads. The truss to the north is a jointed cruck; the middle is a 'true' cruck, perhaps with an additional timber face-pegged behind; the truss to the south is undetermined. The roof has a distinct lean to the east, and the eastern truss blades have all been modified in some way. There are obvious cracks in the cob of the north gable and the entire east wall appears to be a rebuild in a paler cob. The soffits of both blades on all three trusses have mortices for collars, later replaced by thin rustic collars, which are spiked to the older blades. Two threaded purlins on both sides and a threaded ridge pole, with heavy rafters and modern sawn battens. The loft floor has some very wide, thick planks, with two long slots allowing hay to be dropped into mangers/hayracks against the west wall.

Function

Ground floor: shippon, possibly once a stable?

Loft: fodder storage.

Relationships

A detached structure, now abutted by B1c, B2b and B2c.

Dating

The original windows and the roof structure would indicate a date in the later 15th-mid 16th century for this structure.

Significant Features

- Unusual full-height cob gables;
- Two late medieval windows, one certainly re-used and domestic; the other possibly *in situ*;
- Layout of primary windows and doors, including those in gables;
- Massive crudely shaped timbers, including whole trees with branched joints carrying loft floor;
- Re-used header beam from domestic plank and muntin screen;
- Four bay 15th-16th century roof structure with three raised cruck trusses intact, retaining original purlins, ridgepoles and common rafters.



FIGURE 20: THE NORTH GABLE OF B2A; VIEWED FROM THE NORTH-WEST. NOTE THE STRUCTURAL CRACKS.



FIGURE 21: THE GROUND FLOOR IN B2A, SHOWING THE 15TH-16TH CENTURY DOMESTIC SCREEN RAIL WITH MULTIPLE MORTICE HOLES (INDICATED) REUSED AS BEAM; VIEWED FROM THE SOUTH.



FIGURE 22: THE LOFT IN B2A, WITH ITS 15TH-16TH CENTURY RAISED CRUCK ROOF; VIEWED FROM THE NORTH.

3.3.1 BUILDING 2B

Description

A small single storey 19th century mortared rubble root house, now a roofless ruin, terraced deeply into the hillside west of B2a. A shallow-pitched gable to the west with central hatch for tipping roots into the structure. Ridged roof of shallow pitch on purlins; roof crease and purlin sockets can be seen in the cob west wall of B2a. Probably covered in terracotta double Roman-type moulded tiles with a plain ridge. Accessed via a wide forced ground floor door in the west wall of B2A. The floor is solid and appears to be of concrete but is much obscured. The lintels of door to B2A reuse fine chamfered timbers with sockets and peg holes.

Function

Purpose-built storage house for 'roots', e.g. mangolds, wurzels, turnips, or swedes, to provide winter fodder for cattle kept in B2a.

Relationships

Single phase structure, abutting the west wall of B2a.

Dating

A 19th century addition to the range.

Significant Features

- Loading hatch in west wall;
- Chamfered timbers used as lintels above the door to B2a.



FIGURE 23: B2B; VIEWED FROM THE NORTH-WEST. THE ROOT CHUTE IS ON THE EXTREME RIGHT.

3.3.2 BUILDING 2C

Description

Three bay building of cob and rubble, two full storeys with ridged corrugated iron roof continuous from B2A with full hip to south. The development of this building is complex: it may have been extended to the south as the stubs of a removed cross-wall survive inside and the cob upper wall

only extends half-way from the north end. The walls of the southern end are largely of mortared stone rubble and much may be 19th century in date, possibly contemporary with B2d to the west. The face of the east wall has been rendered with slurried cement and part of the west wall is obscured by vegetation; it is likely therefore that some of the relationships presented below are incorrect.

The east elevation is largely of stone rubble in at least two phases, with cob to the upper wall to the north. There are three openings in this wall: at ground-floor level there is a large old window opening with plain frame and timber lintel near the south end; and a wide mid-late 20th century forced doorway with concrete block jambs and an RSJ lintel. The cob upper wall bulges out above this wide doorway. There is a small central loading door at first-floor level with stone jambs, plain timber frame and plank door. The west elevation is clearly of two phases: a thick post-medieval section to north, formerly of cob but recently replaced in concrete block. To the south a tall raised gable projects slightly to the west; this seems to be part of B2d. To the south, and abutted by B2e, the walls are of stone rubble to first floor level with cob above; the cob has been much repaired in stone rubble and probably refaced externally with good quoins to the south-east. A narrow band of cob survives at the top of the wall.

The ground floor forms a single space, but with shallow projections to east and west suggesting a former solid partition wall dividing building into two parts. The south wall has small area of cob near the wall top and there is a narrow vertical scar to right of centre. The north end wall (south end of B2a) has evidence of tothing holes cut into it for the east wall of B2c. The walls retain traces of whitewash. There is a rubble trough against the west wall, much repaired in concrete block. A section of concrete blockwork to the north end replaces failed cob here. Crude and rustic cobbles of split slate survive to the southern end.

The ceiling structure was replaced in the 20th century with sawn beams, joists and even-width planks, but one older transverse beam survives to the centre. The roof structure is of partly squared roundwood A-frame form with an angled truss across the hip from south-east to north-west and a single blade supporting the south-west angle. All the joints are pegged and half lapped, with heavy purlins on the backs of the trusses, common rafters and split/sawn battens pegged onto backs, for a thatched roof. This is a cruder, slightly lighter-weight version of the roofs in B1a and B1c. The corrugated sheeting is raised off the older structure on modern sawn pine struts and rafters. The roof over the gable to the west has modern sawn pine rafters and purlins.

Function

Ground floor: open shippon.

Loft: fodder storage.

Relationships

The north end of B2c abuts the south gable of B2a and may have been a single-bay structure of two storeys. The southern half of the structure appears to be an extension.

Dating

Both probably of the same construction as B1a-B1c and therefore 18th century in date but heavily altered, with mortared rubble replacing much of the cob.

Significant Features

- Older building fragment at south-west corner.
- Truncated remains of B2d forming gable on west wall near south end;
- 18th century roof structure.



FIGURE 24: EAST FRONT OF BUILDING 2C, LOOKING NORTH-WEST. B2E IS TO LEFT.



FIGURE 25: 18TH OR EARLY 19TH CENTURY HIP/ANGLE ROOF STRUCTURE AT SOUTH-EAST ANGLE OF B2C; VIEWED FROM THE NORTH-EAST.

3.3.3 BUILDING 2D

Description

Long rectangular building aligned east-to-west and at right angles to the rest of the range, attached at its east end to B2c and now ruined. It formerly returned to the south at its western end, but only the north wall survives. This wall has at least one build line and several possible blocked openings, with heavy quoins to the north-west corner. The interior is terraced in steps down the slope to the south, with a rendered rubble manger built up against the north wall. The west end is set into the hillside with modern concrete block repairs. It appears to have been open fronted to the south. Floor obscured, so material uncertain.



FIGURE 26: THE RUINS OF B2D, WITH B2A & B2C BEYOND; VIEWED FROM THE SOUTH-WEST.

Function

Open-fronted cattle shelter with mangers, possibly with low hayloft over.

Relationships

It appears to have abutted the west wall of B2c, before the latter was rebuilt in concrete block. The east gabled wall clearly abuts an older architectural fragment at the south-west corner of B2c.

Dating

It is highly likely this is an early-mid 19th century structure.

Significant Features

- None visible.

3.3.4 BUILDING 2E

B2e does not form part of this assessment but is described for comparative purposes. A single storey implement shed abutting south end wall of B2c, its open frontage faces east. Shallow-pitched ridged roof, gabled to south with double Roman tiles to front pitch and plain red ridge tiles. The roof over the back pitch has been replaced with corrugated iron. Mortared rubble walls to west and south, open to east front with two squared timber posts supporting a continuous

wallplate; modern steel doors to north opening. Earth floor, possibly obscuring cobbles. Interior not inspected.



FIGURE 27: EAST FRONT OF IMPLEMENT SHED B2E, WITH B2C TO RIGHT.

3.4 BUILDING 3 DESCRIPTIONS

A separate group of farm buildings to the east, and slightly elevated in relation to B1 and B2. B3 is divisible into two elements: a large threshing barn (B3a) with a horse engine house (B3b) to the south. The threshing machinery and horse engine have been removed. A single storey shippon range abuts the northern side of threshing barn B3b, and there is a single storey detached brick feed store located immediately to the north of B3a at its western end. The latter two structures are in separate ownership so are not described in any detail.

3.4.1 BUILDING 3A

Description

This is a large two storey five bay threshing barn. It is constructed of very good quality coursed stone rubble with putlog holes with yellow-brown cob above. The masonry on the side walls rises over taller door jamb stones and to the quoins. The stone gable at the west end is enveloped in cob and this gives the misleading impression of an earlier phase, but the two materials are contemporary. Shallow-pitched ridged slate roof, hipped to the west and enveloped to the east by the side wall of B3b, so its original form is uncertain.

The west end wall facing onto the yard and was clearly meant to be seen: built of finely constructed semi-coursed dressed slate rubble with dressed and shaped block quoins, a fine slit vent to the upper wall and an apparent part-gable with the stonework rising at approximately 45 degrees on either side to a half hip. The walls on either side are raised to about 0.3m below the present eaves, where the angles of the true roof line can just be seen on either side in added cob and rubble. Comparison with the side walls indicates the 'masonry eaves' never continued

eastwards, but fell away, only rising again over the threshing doors. Putlog holes for at least two lifts of scaffolding, not observed in the side walls.

The south wall is abutted by the horse engine house (B3B). It is not clear if the western half of this wall has been rebuilt, or simply appears that way due to the structural crack near the west end. There is a large mortared rubble patch to the centre of the cob wall that may be the fill of a window or pitching hatch. A narrow cob fillet to the wall top was added in 19th century when present roof was erected and shows the position of the original eaves. The eastern end of the building was rebuilt when B3b was constructed in the 19th century. There are only two openings here: a central threshing door, and a forced doorway at the eastern end of the building providing access to B3b. The left jamb of the threshing door has been rebuilt in late 20th century concrete block, but the right jamb is of good squared slate blocks stepped 0.3m up into the cob. The jambs and oak lintel have been raised c.1m in mortared rubble, probably in the 19th century, with the cob walling above the lintel rebuilt and a slated pentice provided to keep rain out of the doorway. The doors are of plank and brace type with wooden latches, spear-ended wrought iron hinges, removable centre post, with boarded skirting to the base to prevent dung ingress to the threshing floor, all hung in a heavy chamfered timber frame. To the east is a forced doorway providing access to B3b, with mortared rubble jambs and timber lintel, now blocked in concrete block.

The north wall is of stone and cob as per the south wall but with later underpinning. The level of the stonework steps down abruptly from the north-west corner, then steadily rises to the top of west jamb of the central draught door and across its slim timber lintel. The single opening in this wall – the central draught door – is at a higher level than the yard and is reached by a short flight of steps with brick risers and worn slate treads. The east jamb of the doorway has been rebuilt in mortared rubble. The door is a wide 2-leaf braced planked stable type door with wooden latch and strap hinges. The relationship between this building and the adjacent shippon would suggest the latter is a 19th century iteration of an older building. The east wall of the building was wholly rebuilt during the construction of B3b and is blind save for a single first-floor loading door.

The internal walls are of plastered rubble and cob, some of which has subsequently spalled and fallen away. There is evidence for a mezzanine floor or loft of 19th century date serving a high loading door in the east wall; this area is now divided from the rest of the barn by a low concrete block wall. Floors are now concrete. A small timber hopper and water tank on concrete block plinths occupy the north wall. There are keeps in the wall on either side of the south door for greasing hand flails. The walls were slightly raised in the mid-late 19th century to support four whitewashed irregularly spaced roof trusses of tie beam and kingpost variety, with angled side struts and bolted joints. There is one pair of fairly lightweight purlins to each pitch, with chunky rafters and battens supporting slates. There are indents in the old wall top for primary, probably A-frame, trusses.

Function

Threshing barn: latterly used for the mechanical processing and storage of grain. Fine stonework in the west, north and south elevations identify this building as being of high status.

Relationships

Formerly free-standing, possibly with integral stone building projecting to north at its east end. East end demolished after c.1840 when B3b was added.

Dating

Probably of late 16th to 17th century in date, broadly contemporary with modifications to the farmhouse. Modified in the 19th century when the horse engine house was built.

Significant Features

- Fine stonework and cob in west, north and south walls;
- Slit vent in west end wall;
- Evidence for older roofline in west end wall;
- 19th century tie beam and kingpost roof structure;
- 19th century threshing doors in north and south walls;
- Wall-keeps flanking south doors.



FIGURE 28: WEST END ELEVATION OF THRESHING BARN B3A, WITH LATE 19TH CENTURY BRICK FEED STORES TO LEFT; VIEWED FROM THE WEST.



FIGURE 29: THE NORTH WALL OF B3A, WITH LATE 19TH CENTURY FEED STORE TO RIGHT; VIEWED FROM THE NORTH-EAST.



FIGURE 30: THE INTERIOR OF B3A SHOWING THE 19TH CENTURY TIE BEAM AND KINGPOST ROOF; VIEWED FROM THE EAST.

3.4.2 BUILDING 3B

Description

This structure is a large purpose-built single storey polygonal horse engine house that was added to the south-east side of B3a in the mid-late 19th century, incorporating the rebuilt east end wall of the threshing barn and an upper floor in its east bay. It has lime mortared stone rubble walls with a pitched roof of slate hipped over the angles, with black glazed ridge tiles and lead angle rolls. Built into sloping ground, the access track curves around it to the south, rising to first-floor level to the east. The west wall of B3b has a wide ground-floor opening, enlarged in the later 20th century, patched with concrete blocks to the south, with a long RSJ lintel. There are two windows in the south-west and south-east walls, now fitted with steel Crittal-style mid-20th century windows. The interior walls are flush-pointed and whitewashed, with a stone rubble and cement manger to the east side.

The floor is concrete but the bottom bearing stone for the horse engine *may* survive beneath. There is a forced doorway to B3a with a good pegged timber frame to the north-east corner, the opening now blocked in concrete block. The horse engine machinery has been stripped out but its massive axial support beam remains, with mountings for upper bearing intact. The beam passes through the south and north walls, the latter (inside B3a) having a wooden cotter pin in an iron eye to prevent it moving in its socket. The beam now supports a large mid-late 20th century water tank. There is a later 19th or early 20th century metal light fitting attached to eastern roof truss, reputedly moved here from Georgeham Post Office. The roof is supported by a tie beam and kingpost truss of the same type and date as B3a, with single blades to the angles of the southern roof; the purlins follow around the hipped pitches at the same level as the sides. The western truss against the void above the threshing barn wall has a partition of open slats on which a bat box is mounted; modern mesh netting is attached to sawn pine posts here to keep grain dust from reaching the barn.

Function

Horse engine house, purpose-built to house and shelter a horse-powered geared mechanism that ran a threshing machine and other machines in B3a via gearing on driveshafts.

Relationships

This barn abuts the south wall of B3a; the east was of B3a was rebuilt at the same time.

Dating

Built between 1840 and 1889, and probably between 1850 and 1873.

Significant Features

- Shape of building with angled south end and window openings;
- Massive beam with fittings on which horse engine was mounted;
- Intact 19th century roof structure.



FIGURE 31: HORSE ENGINE HOUSE B3B; VIEWED FROM THE SOUTH-WEST.



FIGURE 32: THE INTERIOR OF B3B SHOWING THE HEAVY CROSS-BEAM FOR THE HORSE ENGINE, WITH TIE BEAM AND KINGPOST ROOF ABOVE; VIEWED FROM THE NORTH-WEST.

3.5 HISTORICAL DEVELOPMENT

The buildings at South Hole Farm are relatively complex and have been much modified over the course of their long lives. However, dateable elements here (most obviously the roof structures) do provide a broad indication of date, and as building or rebuilding campaigns often took place shortly after a change of ownership or tenancy, these can be loosely tied to historical owners. The earliest structure (B2a) cannot be dated in this way, although its roof structure is clearly late medieval, but some later architectural features correspond with known dates, i.e. mid-17th century, 1875, etc. This is reflected in the suggested date ranges below.

3.5.1 PHASE #1 – c.1490-c.1540

B2a is a late medieval structure with raised cruck trusses with threaded purlins and ridge pole that would fit within a late 15th to mid-16th century date range. B2a appears to have a lot of openings on the ground floor – more than one would typically expect – with three original windows and two slit vents. This would be in addition to a blocked doorway and whatever openings may have been lost to the enlarged cart door to the south-east. The ground-floor window in the north gable has a very weathered medieval two light elliptical arched window frame which might just be *in situ*. B2a is known on the farm as *the stables*, which were better fenestrated than most farm buildings, but the number and character of the windows could also suggest a more complex mixed use for this structure.

B2c contains some fragments of a much older building with its thick walls and cob uppers. It is not wholly impossible that these are fragments of a domestic structure, but there is insufficient evidence at this stage.

3.5.2 PHASE #2 – c.1560-c.1650?

The front (east) wall of B3a failed and was rebuilt; serious stress cracking visible in the north gable, and the angle of the front wall as visible inside B1c (see Figure 17), are testament to this structural failing. The wall was taken down and the medieval trusses reconditioned. A first-floor window opening here carries a fine domestic 15th century three-light elliptical arched window. This must be reused from the house as it is heavily smoke blackened and the cruck trusses are not. The slit vents on the ground floor are from this later phase, which must be associated with the phase of aggrandisement seen in the house with cross wing, stairs, parlour range, etc.

B3A, the other early building on the site, exhibits exceptionally fine stonework in its west gable and to the west ends of the north and south walls, but had a roof structure of plain A-frames with no cruck feet. It must therefore date from no earlier than the end of the 16th century and may be even later. The fine stonework frames both the draught and threshing doors, although both have been enlarged later. Where it survives, the early stonework here is the finest within the buildings assessed, although B2a has some similar stonework. The west gable forms a presentation front and due to its prominent position in the farmyard. This barn was once one and a half storeys and probably more or less the same length as now.

3.5.3 PHASE #3 – c.1650-1700?

B1c has some walls of fine semi-coursed shaped regularised stone rubble. Dating based purely on the stonework is not reliable but this may be later 17th century in date given its position relative to the farmhouse and ‘stables’. There is a similarity of roof form and style between B1c and B1a: both roofs have heavy pegged crude truss blades, roughly shaped with spiked collars (although the trusses in B1c have lost their collars). It is possible B2c could be tied into this phase, although it probably post-dates the other two buildings. Its roof is slightly lighter in scantling, all still pegged and half lapped and clearly intended to be thatched with heavy purlins, rafters and split battens.

3.5.4 PERIOD 4 – c.1700-1750?

Infill building B1b is structurally identical to B1a & B1c but must be later. We can suggest that this may have had a mixed agricultural, storage or service use when first built, adapted for animal housing later. It is possible that some of the alterations to B2c may date to this phase, but they cannot easily be related to each other.

3.5.5 PERIOD 5 – c.1774-c.1840 (POSSIBLY c.1827 OR SLIGHTLY AFTER)

B2b and B2d are of much rougher mortared slate rubble with thicker slab quoins and are clearly of late 18th or early 19th century date. B2c was truncated and adapted to its west side to accommodate B2b. B2b is a simple root house addition when B2a was adapted for animal (cattle) use, the rubble troughs built, and the cobbled floors installed.

3.5.6 PERIOD 6 – c.1840-1889

B3b is a mid-late 19th century single-phase purpose-built horse engine house, for which B3a was extended and transformed with the loss of its original roof. The base of the north wall of B3a was underpinned with mortared rubble where levels within the rear yard were dropped. Open-fronted B2e, probably a farm equipment store, has a datestone of 1875; its use of double Roman roofing tiles may date the root house B2b which used the same tiles, although it fails to appear on any of the historic maps and thus may post-date 1904. The single storey detached brick-built feed store next to B3a first appears on the OS map of 1889 and may also have been built c.1875.

3.5.7 PERIOD 7 – c.1940-c.2000

Various repairs and door widenings in all three ranges, characterised by the use of cement-bonded concrete blocks and RSJs or railway sleepers for lintels. Many of the floors were laid or repaired with brushed concrete. Older timber mangers remodelled in cement and timber or steel stalls inserted.

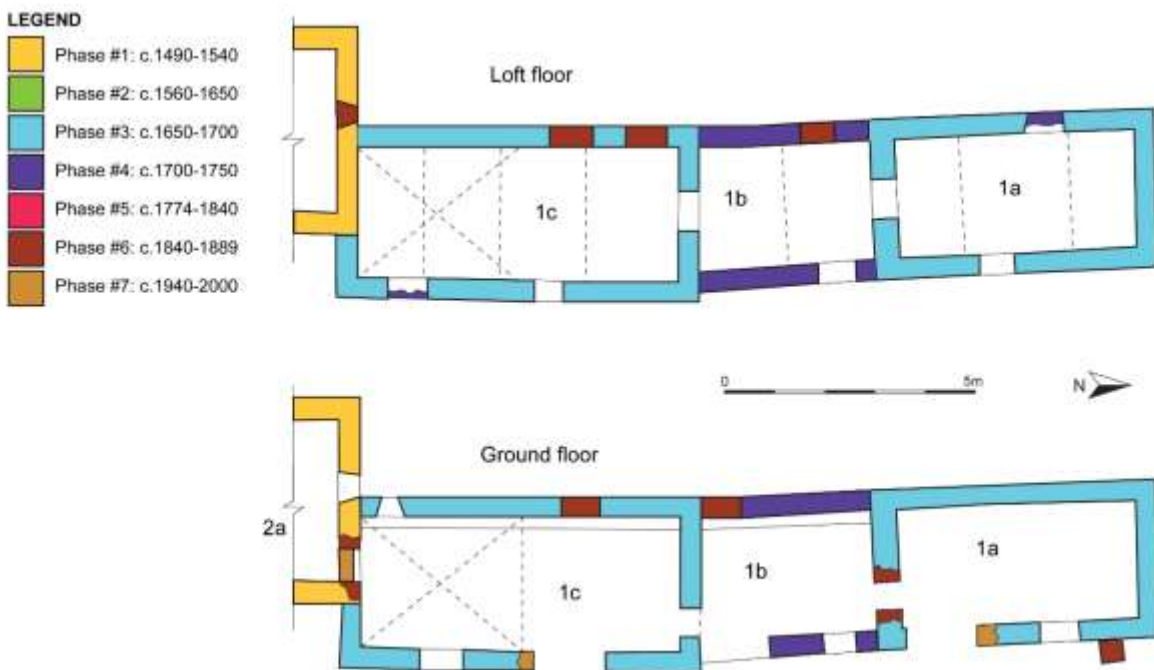


FIGURE 33: PROVISIONAL PHASED PLAN OF BUILDING 1 (BASED ON SUPPLIED DRAWINGS). NORTH IS TO RIGHT.



FIGURE 34: PROVISIONAL PHASED PLAN OF BUILDING 2 (BASED ON SUPPLIED DRAWINGS). NORTH IS TO RIGHT.

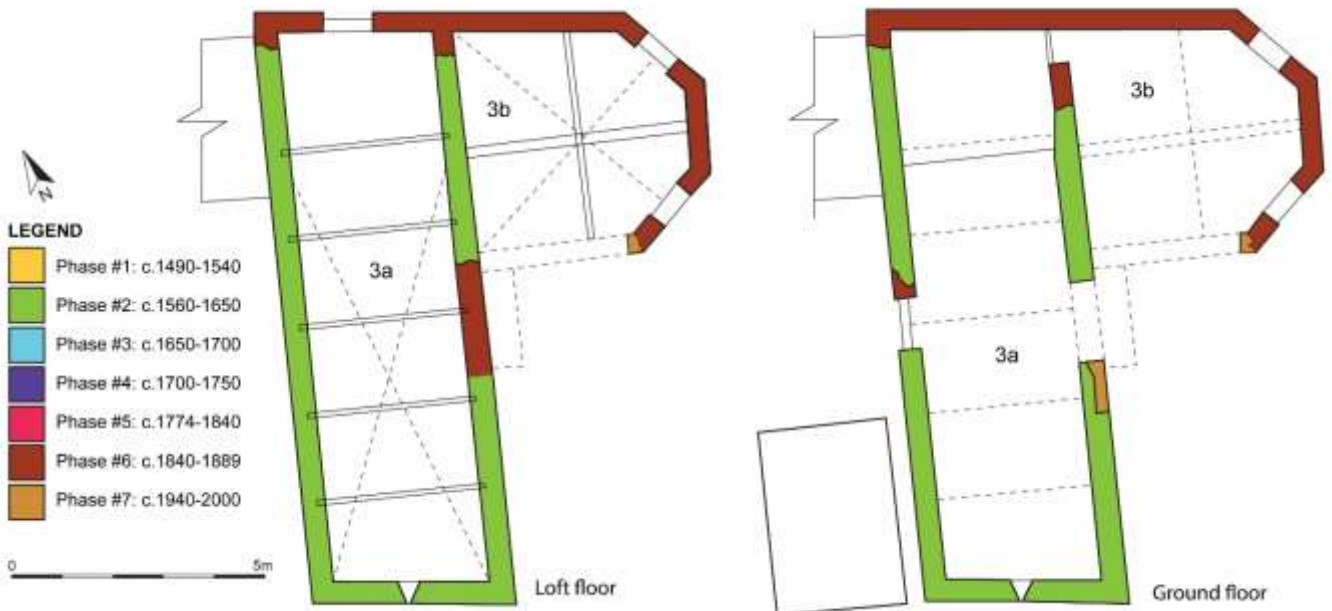


FIGURE 35: PROVISIONAL PHASED PLAN OF BUILDING 3 (BASED ON SUPPLIED DRAWINGS). NORTH IS AT TOP.

3.6 STATEMENT OF SIGNIFICANCE

It is understood that the buildings at South Hole are unusual for this area due to their early date and high quality. Collectively, the site is important for the narrative contribution it makes to the development of Croyde/Georgeham area. The farmhouse is Grade II Listed and the farm buildings are individually Grade II Listed. The site is therefore acknowledged as being of local and regional importance. Individually of merit, collectively they form a good, cohesive group in a relatively good state of preservation. In addition, they complement each other and the farmhouse.

3.6.1 EVIDENTIAL VALUE

The buildings have a complex developmental history that would benefit from further detailed recording and analysis. This report notwithstanding, the structures retain evidential value in their fabric, concealed beneath later surface treatments, and sealed beneath the floor surfaces within the buildings and surrounding ground.

3.6.2 HISTORICAL VALUE

The site is probably associated with a local tenant family of some status, as the farmhouse is a medieval hall dated to the 15th century with a phase of aggrandisement in the 17th century. There is narrative value in a farmstead linked to several notable gentry families, and there may therefore be some associative value, as yet unknown, which could be uncovered by further research. Oral history states the farm held the local bull used by the neighbouring farms, a kind of rural tradition associated with more socially elevated places.

3.6.3 AESTHETIC VALUE

The buildings are built of local vernacular materials, altered but authentic in character and appearance. They provide an important visual setting to the Listed house and are visually pleasing in their traditional style and form. Building 2a contains features of exceptional architectural value, for example the raised crucks, surviving 16th century window and reused 15th century reset window.

3.6.4 COMMUNAL VALUE

The buildings have no known communal value.

3.6.5 AUTHENTICITY & INTEGRITY

The buildings have been maintained and although the thatch has been lost they have been kept watertight so the historic roof structures and mass earth walls have survived. Their walls have been patched and repaired, but largely little altered. Authentically, they are simple and historic in character and appearance.

3.6.6 FLEXIBILITY OF SPACES/FEATURES TO BE RETAINED

B2a poses the greatest challenge to convert due to the importance of its surviving roof and the presence of original features like small medieval windows with deeply angled embrasures, which make the building very dark on the ground floor. There are surviving cobbled floors, but these are likely to be 18th or 19th century in date, so of less relative importance. However, these floors may seal older archaeological layers and features that provide evidence for earlier use. The first-floor loft is a spectacular open space, and to preserve the character, appearance and understanding of this space it would need to be kept open. Any roof repairs or replacements would need to sit above the late medieval cruck trusses, which throws up its own challenges as it would raise the historic roof line. The medieval window in the east wall could be removed and conserved as it is only loosely set here; more problematic is the window on the ground floor, as this should be retained *in situ*.

The building has been adapted and altered, with the forcing and blocking of loading doors and the addition of B2b and B2c, and thus we are not dealing with some remarkable, untouched medieval survival. However, it remains an important and significant structure that demands careful thought, particularly with respect to the subdivision of space and access between spaces. New rooms should be laid out to respect existing opening, and new forced openings should be kept to an absolute minimum, with blocked openings reopened if the issue arises. The roof structure and some of the larger branched trees that form the loft floor should be retained, as should the original window openings. The building should also be considered for 'upside down' living, so the large open first-floor space can be retained.

B3a, the next oldest, was very heavily altered in the 19th century and stripped out in the 20th century, and as a result the internal space is far more flexible and accommodating than one would expect. The surviving stonework and cob in its west, north and south walls should be repaired and conserved. The 19th century threshing doors and winnowing door and their frames should be retained *in situ*, as should the 19th century roof structure. It would be difficult to justify forcing additional openings in these elevations, as it would affect comprehension of the function of the building.

B1b retains a good cobbled floor. This would need recorded with photographically and drawn before removal. It may seal older deposits beneath. This building incorporates a 16th-17th century beam, reused in the loft floor. This building contains several blocked openings, particularly in the west wall, so these could be utilised and reopened to preserve historic fabric.

B1a has several primary floor beams, one of which is truly massive, and these are excellent period features and should be retained. Its historic roof structure should also be preserved. B1c has a good small window in its west wall and its roof should also be retained. The remains of a cobbled floor to its southern end should be recorded and its removal monitored as it abuts the medieval B2a. Both B1a and B2a have blocked loading doors in their west wall which could be reopened to provide light to the interiors. The good roofs and lofts here may again require an 'upside down' approach to living if these key historic features are to be best preserved within any conversion.

The roof of B2c is of much poorer quality and has suffered more from water ingress; a plan of this may be required if deemed unsuitable for retention. Like B1c it also has a rustic cobbled floor that will require some recording and monitoring when removed.

B2b and B2d have lost their historic roofs and most (all?) internal features. As with all these buildings, some further detailed recording and photography should be undertaken prior to work starting. However, the absence of historical detail provides for greater latitude in design.

B3b is also 19th century in date, its walls altered and patched with concrete block and its floor replaced with concrete. The main axial beam and roof structure should be retained, and this may necessitate lowering the floor level to accommodate modern floors and damp courses. The large opening in its west wall should be retained as a large glazed or framed opening.

The evidence would indicate that most of the buildings were originally thatched, and they could be thatched again, as long as any structural issues can be overcome. The various cracks in some of the cob walls should be repaired in line with the guidance issued by Schofield & Smallcombe (2012), and as much cob walling retained *in situ* as is feasible. The 19th century shallow-pitched roofs on Building 3 were and still are Welsh slate, so it would be expected that this material would be used again, with ridge detailing following the existing. It is probable, though by no means certain, that B2d was also slated, while the double Roman tiles on B2e should be retained and replaced on B2b if this is re-roofed.

3.6.7 AREAS OF SENSITIVITY

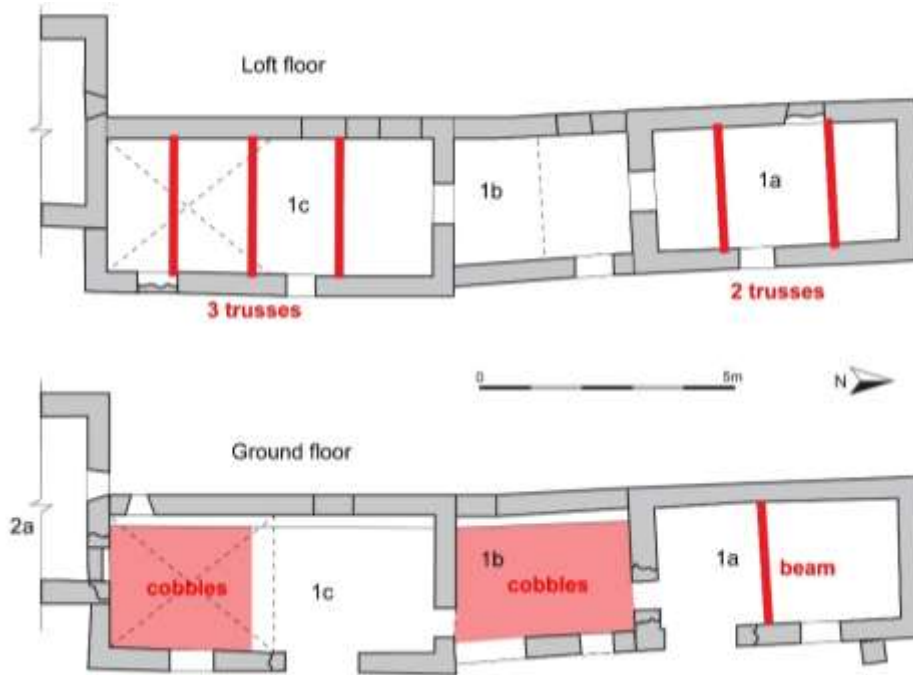


FIGURE 36: BUILDING 1, WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED (BASED ON SUPPLIED PLANS).



FIGURE 37: BUILDING 2, WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED (BASED ON SUPPLIED PLANS).

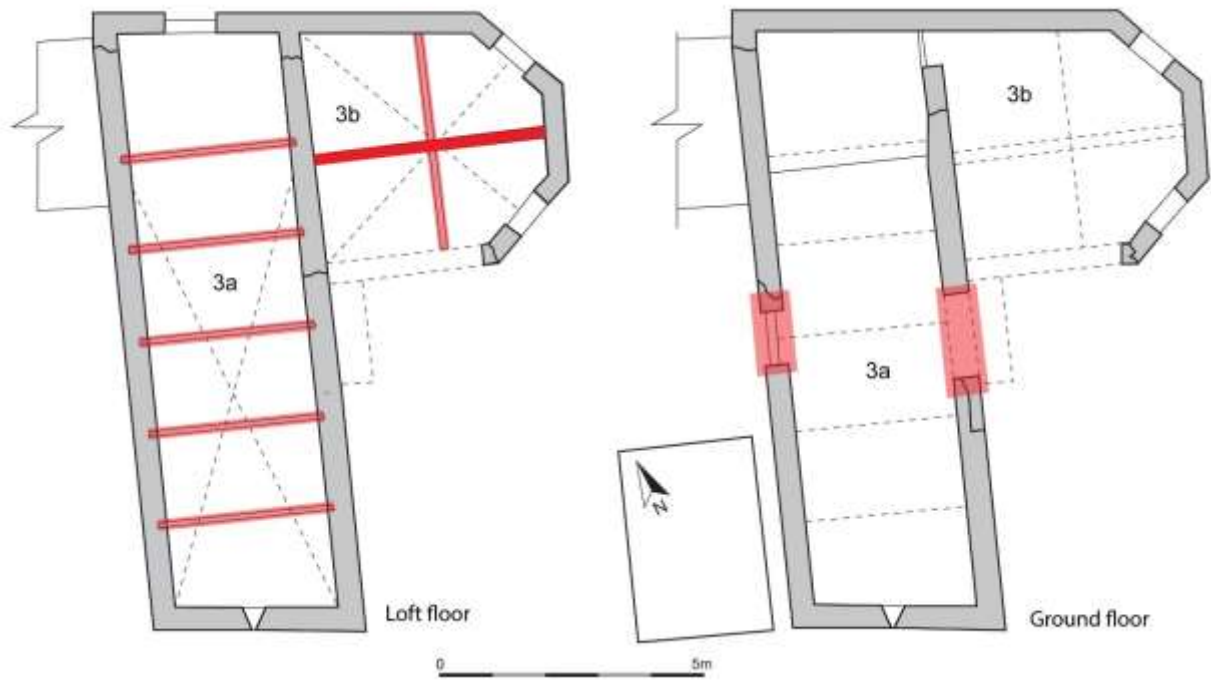


FIGURE 38: BUILDING 3 WITH AREAS OF SENSITIVITY HIGHLIGHTED IN RED (BASED ON SUPPLIED PLANS).

4.0 CONCLUSION

The agricultural buildings at South Hole form an interesting group of unusual structures with a complex evolution that can be linked to changes in ownership and/or tenancy. Buildings B1 and B2 to the west, and Building B3 to the east, contain elements that date back to the 15th and 16th century, and all are composite ranges that have grown and developed over time.

The buildings on the western side of the open-ended farmyard form a single long straggling range. The earliest building is B2a, a free-standing probable stable block of very late 15th or early 16th century date, with a relatively well-preserved roof structure of jointed and true raised crucks. This was partly rebuilt in the 17th century following a major structural failing and was extended to the south (B2c) and north (B1c) in the later 17th or early 18th century; a detached shippon (B1a) to the north probably also dates to this phase. The gap between B1a and B1c was infilled with another shippon (B1b) in the late 18th or early 19th century, with several low 19th century extensions built enclosing an additional stockyard at the southern end of the range (B2d and B2e) with a root house (B2b). These later buildings contain several re-used timbers of 16th-17th century date and two reset domestic windows of 15th-16th century date, perhaps from South Hole farmhouse itself.

The range on the eastern side of the yard form an L-shaped block terraced into the side of the hill. Building 3 consists of a well-built threshing barn (B3a) of late 16th to mid-17th century date with a 19th century horse engine house (B3b) attached to the southern side; both structures have good late 19th century roofs.

Until recently these buildings formed part of a working farmstead. As a result, the roof structures and some other elements have survived quite well but many of the more ephemeral historic fittings and fitments have been lost. Buildings B1a and B2a contain the best preserved early internal features and these should be retained as part of any development. Otherwise, it is the external appearance of the buildings that is most important, specifically the eastern and northern elevations of Buildings 1 and 2, and the northern, western and southern elevations of Building 3.

4.1.1 RECOMMENDATIONS

It is recommended that a level 2/3 building survey (Historic England 2016) should be undertaken prior to work commencing, and that reactive recording should be undertaken when historic fabric is revealed during the renovation/conservation works. It is considered likely that archaeological remains relating to the earlier use or layout of the present buildings may also be exposed. Therefore, any works to the yard area or to the rear of B1 and B2 should be subject to archaeological monitoring and recording.

5.0 Bibliography

Published Sources:

Beacham, P. 1990: *Devon Building: An Introduction to Local Traditions*. Devon Books.

CIFA 2014: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*.

English Heritage 2008b: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.

English Heritage 2011: *Valuing Places: Good practice in Conservation Areas*.

English Heritage 2012: *Understanding Place: historic area assessments in a planning and development context*.

Historic England 2015: *The Setting of Heritage Assets*.

Historic England 2016: *Understanding Historic Buildings: A Guide to Good Recording Processes*.

ICOMOS 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*.

International Council on Monuments and Sites.

Schofield, J. & Smallcombe, J. 2012: *Cob Buildings: A Practical Guide*. Black Dog Press.

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales*.

UNESCO 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.

Websites:

BGS British Geological Survey 2019: *Geology of Britain Viewer*.

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

Design Manual for Roads and Bridges (DMRB) 2016: Volume 11, Cultural Heritage

<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>

WEBTAG 2016: Transport Analysis Guidance, Cultural Heritage

<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

National Archives 2019: *B172, Woodley Estates Papers in North Devon Record Office*.

<https://discovery.nationalarchives.gov.uk/details/r/7244512a-9d04-4f7a-8649-6fab1ddbe110>

APPENDIX 1: LISTING TEXTS

Note: there are several mistakes in these Listing texts.

- On Entry 7/135, the orientation in the title should read '... on east and south side.'
- The titles of Entries 7/136 & 7/137 have been transposed.
- The room functions appear to have been current at the time of the listing (1986) and bear little relation to their current appearance.

The entries have been amended (shown in blue) to reflect these changes.

7/134 South Hole Farmhouse and attached outbuilding

GV II

Farmhouse and attached cider house, latter now outbuilding. C15/16. C17 and C19 alterations. Colourwashed rendered rubble and cob, unrendered to left end, extension with slate roofs with gable ends. Scantle slates surviving to part of cross-wing. Open-hall range and cross-wing plan, roof later raised and hall floored. Hall range has lateral stack to rear and small brick stack at upper gable end. 2 storeys. 4 window range of C19/early C20 centre-hinged 2-light casements, 4 panes each over tripartite sash in hall with margin glazing bars and sliding sidelight sashes. C20 door inserted at upper end. Arched timber lintel to cross-passage with C20 door. Cross-wing front gable end has 2-light over 3-light casement 4 panes each light with short flanking buttresses. Lateral stack to left side which is otherwise blind and has 2-storeyed dairy extension projecting left at right angles with 2-light C19 casement, 3 panes each light over 2-light dairy window. Cross-wing on rear courtyard side has plank door and truncated lateral stack at upper end which extends into cider-house. Originally this may have formed integral part of cross-wing with blocked openings in end wall of present cross-wing but now has corrugated asbestos roof, with renewed roof trusses. Large opening on courtyard side. Cobbed floor with loft above. Early features to dwelling concentrated in cross-wing though fireplace lintels and ceiling beams may well be concealed in hall range. Cross-wing is of two rooms deep with chamfered beams with central dividing passage containing staircase. Plank and muntin screen to upper storey on lower side of dividing passage with 2 doorways that situated away from the hall range has shouldered jambs. 4 raised cruck trusses to cross-wing, but no access to roofspace at this end. Chamber to left of staircase formerly had C17 plasterwork, only a fragment of the cornice surviving to the 3 faces near the feet of the inner left side cruck blade. At head of staircase at the juncture of hall range and cross-wing, one cruck blade, probably of a raised cruck, survives of the open hall roof structure plastered into the dividing wall.

7/135 Building and shippon adjoining South Hole Farmhouse on [east and south](#) side

GV II

Building and shippon adjoining South Hole Farmhouse (q.v.). Building C18 or earlier with horse-engine house added C19. Shippon C19. Building of roughly dressed stone at left end, rest of stone and cob with hipped slate roof. Shippon of rubble with slate roof. Building adjoins shippon at right angles forming L-shape, with left gable end of shippon adjoining farmhouse to form 2 sides of rear courtyard. Building has large doorway with chamfered surround with run out stops and original plank doors of 2 leaves to threshing floor. Horse-Engine house projects at right-angles above doorway with splayed ends. Massive horizontal winding beam in situ. Roof trusses of Building replaced. Shippon has 2-plank doors to left side and 5 'stable' doors to right.

7/136 [Southern](#) part of range of farm buildings, comprising linhay, stables and shippon approximately 25 metres west of South Hole Farmhouse

GV II

Range of farm buildings, comprising cart linhay, stables and shippon. Stables and shippon probably C18 but incorporating earlier reset features. Cart linhay C19. Cob with some rubble. Corrugated iron roof hipped at left and to stables and shippon. Clay tiled roof to cart linhay and

rear extensions. Single storey cart shed adjoins at left. Stables and shippon under one roof, 2 storeys with loft over. 2 right-angled extensions at rear. Scattered openings under timber lintels. The stable has square loft opening at left and opening to left of stable door. Shippon left side has wide C20 cart entrance. Tall loft door above small grille bar opening. Early reset window to right possibly originally hall-window from South Hole farmhouse (q.v.). consisting of three tall lights with painted arches. Right side has ventilations each side of narrow door. The cart linhay, stables and shippon form northern part of a long range of farm buildings with root house, cart-shed and fat bullocks house adjoining at south. (q.v.).

7/137 **Northern** part of range of farm buildings: comprising root house, market-cart house & fat bullocks house, approximately 25 metres west of South Hole Farmhouse

GV II

Range of farm buildings, comprising roothouse, market cart house and fat bullocks house with lofts above. Possibly C17. Cob with corrugated asbestos roof. 2 storeys. Root house to left has 2 openings that to right with timber lintel that to right is slatted with loft door above. Market-cart house has old double-leaved plank door and timber lintel. Loft door to right over slated opening with plank door to fat bullocks house at south end with opening to right with timber lintel. Above is a C17 3-light splayed mullion window, possibly reset. The roothouse, market cart house and fat bullocks house form **northern** part of a long range of farm buildings set forward of stables and shippon with cart linhay adjoining at **south**. (q.v.).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. NORTH END OF B1A; VIEWED FROM THE NORTH-EAST. NOTE THE BRICK-DRESSED RUBBLE GATEPOST OF THE FARMYARD ENTRANCE.



2. THE NORTH END OF B1A; VIEWED FROM THE SOUTH. LARGE PRIMARY CEILING BEAMS AND STALL EVIDENCE.



3. THE MID-20TH CENTURY FLOOR OF B1A WITH SCARS FOR A REMOVED MANGER AND STALL FRAMES AND INFILLED DRAIN; VIEWED FROM THE SOUTH



4. SOUTH END OF B1A, GROUND FLOOR, WITH FORCED DOOR TO B1B; VIEWED FROM THE NORTH.



5. SOUTH GABLE OF B1A WITH UPPER LOADING DOOR; VIEWED FROM THE NORTH.



6. OLD ROOF TRUSSES OVER B1A. RIGHT BLADE OF NEAREST TRUSS IS A RE-USED 17TH CENTURY TIMBER; VIEWED FROM THE NORTH.



7. EAST FRONT ELEVATION OF B1B; VIEWED FROM THE NORTH-EAST.



8. EAST FRONT ELEVATIONS OF B1B (CENTRE RIGHT) AND B1C (LEFT); VIEWED FROM THE NORTH-EAST.



9. LEFT: LOOKING NORTH FROM B1B THROUGH DOOR TO B1A; VIEWED FROM THE SOUTH.
10. RIGHT: NORTH-WEST CORNER OF B1B, DETAIL OF REUSED BEAM; VIEWED FROM THE SOUTH.



11. CEILING STRUCTURE IN B1b, SHOWING OLDER BOWED BEAMS UNDER 20TH CENTURY SAWN PINE STRUCTURE; VIEWED FROM THE NORTH.



12. COBBLED FLOOR WITH CENTRAL DRAIN IN B1B, MANGER ON RIGHT WITH 20TH CENTURY STEEL RESTRICTIVE RAILS; VIEWED FROM THE NORTH.



13. SOUTH END OF B1B WITH PRIMARY DOOR OPENING TO B1C AND ENLARGED OUTER DOORWAY TO YARD; VIEWED FROM THE NORTH-WEST.



14. THE GROUND FLOOR OF B1B, NOTE BLOCKED DOOR ON LEFT AND 19TH/20TH CENTURY MANGER BLOCKING IT; VIEWED FROM THE SOUTH-EAST.



15. BLOCKED PRIMARY DOOR IN THE WEST WALL OF B1B WITH LATER MANGER AND STALL DIVISION POST IN FRONT; VIEWED FROM THE WEST.



16. LOOKING INTO B1C THROUGH DOOR FROM B1B; VIEWED FROM THE NORTH.



17. WEST WALL OF B1C WITH BLOCKED FIRST-FLOOR LOADING DOOR AND GHOST OF ROOT HOUSE ROOF IN COB WALL FACE; VIEWED FROM THE WEST.



18. SOUTHERN HALF OF B1c, WITH BLOCKED LOADING DOOR IN REAR WALL ON RIGHT, APPARENTLY PREDATING THE BOWED CEILING STRUCTURE; VIEWED FROM THE NORTH-EAST.



19. NORTH HALF OF B1c WITH COBBLED FLOOR UNDER THE DUNG; VIEWED FROM THE SSW.



20. DETAIL OF COBBLES IN B1C; VIEWED FROM THE SOUTH.



21. RE-USED DOMESTIC BEAM OF 16TH/17TH DATE IN B1C; VIEWED FROM THE SOUTH-EAST.



22. ROOF STRUCTURE OVER B1C; VIEWED FROM THE SOUTH.



23. PRIMARY WINDOW IN WEST WALL OF B1C AT THE SOUTH END, THE COB ON LEFT ABUTS THE NORTH GABLE OF B2A; VIEWED FROM THE NORTH-EAST.



24. FORCED DOOR TO B2A AT THE SOUTH END OF B1C; VIEWED FROM THE NORTH.



25. PRIMARY WINDOW IN EAST WALL OF B1C, WITH HEAVY OAK LINTELS AND TRACES OF 19TH CENTURY WHITEWASH; VIEWED FROM THE SOUTH-WEST.



26. THE EAST WALL OF B1c SHOWING LOADING DOOR AND TRACES OF GREY PAINT AND WHITEWASH, WITH PAINTED SOFFITS AND SIDES OF BLADES UP TO FORMER COLLAR LEVEL; VIEWED FROM THE SOUTH-WEST.



27. BUILDINGS 1 AND 2, GENERAL VIEW OF THE EAST FRONT AS VIEWED FROM THE SOUTH-EAST.



28. THE FRONT EAST ELEVATION OF BUILDING 2; VIEWED FROM THE NORTH-EAST.



29. BLOCKED DOORWAY AND FLANKING SLIT VENTS IN THE EAST WALL OF B2A, WITH A LARGE HOLE IN THE COB TO TOP RIGHT A VERY WORN PITCHING HATCH; VIEWED FROM THE EAST.



30. SLIT VENTS AND BLOCKED DOOR INSIDE B2A; VIEWED FROM THE NORTH-WEST.



31. GROUND FLOOR OF B2A , WITH REMAINS OF A CONCRETE FLOOR AND DRAIN TO CENTRE LEFT; VIEWED FROM THE NORTH.



32. THE REMAINS OF A MID-20TH CENTURY CONCRETE FLOOR IN B2A; VIEWED FROM THE NORTH.



33. HEAVY BEAMS SUPPORTING THE LOFT IN B2A; VIEWED FROM THE NORTH.



34. THE SMALL WINDOW IN THE NORTH WALL OF B2A REMAINS OF ITS FRAME *IN SITU*; VIEWED FROM THE SOUTH-WEST.



35. VIEW INTO ROOT HOUSE B2B FROM B1A, WITH ROOT CHUTE IN GABLE BEYOND; VIEWED FROM THE EAST.



36. PRIMARY WINDOW IN WEST WALL OF B2A, WITH INNER JAMBS LATER RESET IN MORTARED RUBBLE; VIEWED FROM THE EAST.



37. THE WINDOWS IN THE SOUTH-WEST CORNER OF B2A, WITH ROUNDWOOD RAFTERS ABOVE IN POSSIBLY FORMER OPEN BAY; VIEWED FROM THE NORTH.



38. BLOCKED PRIMARY WINDOW IN THE SOUTH WALL B2A; VIEWED FROM THE NORTH.



39. THE LOFT IN B2A. A SUBSTANTIALLY COMPLETE LATE 15TH TO MID-16TH CENTURY ROOF, FORMERLY WITH CRUCK FEET ON BOTH SIDES. THE EAST WALL (TO LEFT) LATER REBUILT AND FEET LOST AND TRUSS BLADES ALTERED. ORIGINAL COLLARS REMOVED AND REPLACED CRUDELY IN C20. VIEWED FROM THE NORTH.



40. THE NORTH END OF LOFT IN B2A. STRUCTURAL CRACKS IN THIS NORTH WALL PROBABLY AROSE DUE TO MOVEMENT OF THE EAST WALL. NOTE THE PRIMARY WINDOW, WHICH MAY HAVE CAUSED THE CRACKS TO START. VIEWED FROM THE SOUTH.



41. THE WEST WALL IN B2A WITH RAISED CRUCK FEET ON TIMBER PADS. NOTE THE BLOCKED LOADING DOOR WITH SMALL WINDOW AND MORTARED RUBBLE UNDERPINNING OF TRUSS FOOT. VIEWED FROM THE NORTH-EAST.



42. LEFT: 19TH CENTURY RUBBLE UNDERPINNING THE MIDDLE CRUCK FOOT; VIEWED FROM THE EAST.
43. RIGHT: TRUE CRUCK FOOT WITH FACE-PEGGING; VIEWED FROM THE EAST.



44. RESET 15TH CENTURY SMOKE-STAINED DOMESTIC WINDOW FRAME IN THE EAST WALL OF B2A; VIEWED FROM THE NORTH-WEST.



45. THE SOUTH-EAST CORNER OF B2A WITH CONCRETE JAMB OF MODERN OPENING TO B2C (CENTRE LEFT) OBSCURING THE QUOIN STONES; VIEWED FROM THE SOUTH-EAST.



46. FORMER EXTERNAL SOUTH WALL OF B2A FROM WITHIN B2C, WITH BLOCKED PRIMARY WINDOW TO CENTRE; VIEWED FROM THE SOUTH.



47. SOUTH-EAST CORNER OF B2C, WITH STUB OF FORMER CROSS-WALL TO CENTRE LEFT; ALSO, THE REMAINS OF A COBBLED FLOOR WITH AXIAL DRAIN OFF-CENTRE TO EAST. VIEWED FROM THE NORTH-WEST.



48. WEST WALL OF B2C WITH STUB OF REMOVED CROSS-WALL TO CENTRE AND 19TH CENTURY FLOOR ABOVE; VIEWED FROM THE EAST.



49. DETAIL OF THE COBBLED FLOOR IN B2C; VIEWED FROM THE SOUTH-EAST.



50. THE SOUTH-WEST CORNER OF B2C, WITH CONCRETE BLOCKWORK TO RIGHT REPLACING FAILED COB; VIEWED FROM THE NORTH-EAST.



51. THE CEILING STRUCTURE IN B2C, WITH OLD BEAM TO CENTRE AND 20TH CENTURY LOFT FLOOR ABOVE; VIEWED FROM THE NORTH.



52. VIEW ACROSS BUILDING 2 TO BUILDING 3 IN THE BACKGROUND; VIEWED FROM THE SOUTH-WEST.



53. THE REMAINS OF B2D, WITH THE STEEP GABLE TO CENTRE LEFT PART OF THIS STRUCTURE; VIEWED FROM THE NORTH-WEST.



54. THE SOUTH FACE OF THE LONG NORTH WALL OF B2D; VIEWED FROM THE SOUTH-WEST.



55. IMPLEMENT SHED B2E WITH B2C TO RIGHT; VIEWED FROM THE EAST.



56. DETAIL OF THE 19TH CENTURY STEPS UP TO THE DRAUGHT DOOR ON THE NORTH SIDE OF THRESHING BARN B3A. BLUE WELSH SLATE ON BRICK RISERS AND POSSIBLE RE-USED GATEPOST AT THE BASE. VIEWED FROM THE NORTH-EAST.



57. THE LARGE DOUBLE THRESHING DOORS IN THE SOUTH WALL OF B3A. NOTE THE LINTEL RAISED ON MORTARED RUBBLE CHEEKS IN THE 19TH CENTURY, WITH 19TH CENTURY SLATED PENTICE ABOVE. 20TH CENTURY CONCRETE GATEPOST ON RIGHT AND LARGE JAMB REPAIR TO LEFT. VIEWED FROM THE SSW.



58. WEST ELEVATION OF 19TH CENTURY HORSE ENGINE HOUSE B3B, WITH LARGE 20TH CENTURY OPENING IN FORMERLY CLOSED WALL. NOTE MORTARED RUBBLE GATE PIER ABUTTING ON RIGHT, CLOSING THE SOUTH-EAST CORNER OF THE FARMYARD. VIEWED FROM THE WEST.



59. LOOKING UP INTO THE ROOF STRUCTURE OF B3B, WITH RADIATING BLADES FROM THE TIE BEAM AND KINGPOST TRUSS SUPPORTING ANGLED ROOF PANELS. LARGE SUPPORT BEAM FOR HORSE ENGINE IS AT LOWER LEFT. VIEWED FROM THE NORTH-WEST.



60. THE PART-TIMBERED TRUSS BETWEEN B3B AND B3A, WITH 17TH CENTURY COB WALL OF B3A AND BAT BOX; VIEWED FROM THE SOUTH-EAST.



61. B3b. NOTE THE END OF THE AXIAL SUPPORT BEAM IN THE WALL-FACE TO THE LEFT. 20TH CENTURY CRITTALL-STYLE WINDOWS IN THE OLDER VENTILATION OPENING. VIEWED FROM THE SOUTH-EAST.



62. THE EAST WALL OF B3a AS REBUILT WHEN THE HORSE ENGINE HOUSE WAS CONSTRUCTED; VIEWED FROM THE SOUTH-EAST.



63. AS ABOVE, VIEWED FROM THE NORTH-EAST. NOTE THE SHIPPON (NOT RECORDED) TO LEFT.



64. THE INTERIOR OF B3A, WITH PLASTERED COB AND STONE RUBBLE WALLS AND REPLACEMENT 19TH CENTURY TIE BEAM AND KINGPOST ROOF TRUSSES ABOVE. VIEWED FROM THE EAST.



65. 19TH CENTURY DOUBLE-LEAF DOORS IN THE DRAUGHT DOORWAY ON THE NORTH SIDE OF B3A; VIEWED FROM THE SOUTH.



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

Tel: 01769 573555
01872 223164
Email: mail@swarch.net