

THE STABLES PORTHILL NORTHAM DEVON

A Historic Building Assessment, Analysis, and Recording



South West Archaeology Ltd. report no. 190820



www.swarch.net

Tel. 01769 573555
01872 223164

The Stables, Porthill, Northam, Devon

Results of a historic building assessment, analysis and recording

By E. Wapshott
Report Version: FINAL

Draft issued: 19th August 2020
Finalised: 2nd September 2020

Work undertaken by SWARCH on behalf of a Private Client

SUMMARY

This report presents the results of a historic building assessment and recording carried out by South West Archaeology Ltd. (SWARCH) for a building known as 'The Stables', at Porthill, Northam, Torridge in advance of an application for conversion to a dwelling.

The stables is a complex L-shaped building of mixed timber boarded and stone rubble build, rendered on some elevations, under a slate roof. It currently presents as a 19th century Stables block, on a north-south alignment, with an attached coach house, adapted into a garage and workshop. It is likely that the building is in fact much earlier and dates to the origins of the Estate as an 18th century tobacco merchant's residence; the building in fact being a secure warehouse, adjacent to the Bideford-Appledore road.

The portion of the building which survives is substantially complete structurally, with a generous number of fittings allowing for identification of function, flow of processes and hierarchy of spaces. In its current dilapidated state it is not expected to survive long-term, without intervention and has clearly suffered from some incidents of anti-social behaviour. A conversion to a dwelling, of sympathetic character would allow for the sustainable repurposing and retention of this building for the future.



August 2020

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 based on professional judgement and information available at the time of production.

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	5
1.5 METHODOLOGY	7
2.0 CARTOGRAPHIC RECORD	8
3.0 HISTORIC BUILDING RECORDING	11
3.1 SITE DESCRIPTION	11
3.2 BUILDING DESCRIPTION	12
3.2.1 ELEMENT A – THE STABLES	12
3.2.2 ELEMENT B – THE COACH HOUSE	14
4.0 HISTORIC BUILDING ASSESSMENT AND ANALYSIS	17
4.1.1 FUNCTION OF THE BUILDING	17
4.1.2 RELATIONSHIPS OF SPACES WITHIN THE BUILDING	18
4.2 TABLE 2: TABLE OF FEATURES WITHIN THE BUILDING	19
4.3 OVERVIEW OF HISTORIC PHASING	20
4.3.1 PHASE 1 – GEORGIAN MERCANTILE MINI-ESTATE (1760-1800?)	20
4.3.2 PHASE 2 – 19 TH CENTURY	20
4.3.3 PHASE 3 (LATE 1800S/EARLY 1900S)	20
4.3.4 PHASE 4 (20 TH CENTURY)	20
4.4 STATEMENT OF SIGNIFICANCE	23
4.4.1 EVIDENTIAL VALUE	23
4.4.2 HISTORICAL VALUE	23
4.4.3 AESTHETIC VALUE	23
4.4.4 COMMUNAL VALUE	23
4.4.5 AUTHENTICITY & INTEGRITY	23
4.5 SENSITIVE SPACES IN THE BUILDING	24
4.6 IMPACT ASSESSMENT	24
5.0 CONCLUSIONS	25
6.0 BIBLIOGRAPHY & REFERENCES	26

LIST OF FIGURES

COVER PLATE: *THE BUILDING NOW KNOWN AS THE STABLES; FROM THE SOUTH.*

FIGURE 1: SITE LOCATION.	7
FIGURE 2: 1838 TITHE MAP EXTRACT.	8
FIGURE 3: LARGER SCALE VIEW OF THE TITHE MAP OF 1838.	9
FIGURE 4: EXTRACT OF THE 1885 1ST EDITION OS MAP.	10
FIGURE 5: VIEW OF THE MID-LATE 19 TH CENTURY LANDSCAPING AT PORTHILL ESTATE.	11
FIGURE 6: THE EAST WALL OF THE STABLES RANGE, ELEMENT A, SHOWING THE DOOR; FROM THE SOUTH-SOUTH-WEST, WITH 2M SCALE.	13
FIGURE 7: THE STABLES RANGE, WITH DRAMATIC VAULTED CEILING; FROM THE SOUTH, WITH 2M SCALE.	14
FIGURE 8: THE REAR NORTH WALL OF ROOM 2, IN ELEMENT B, SHOWING THE SERIES OF BLOCKED OPENINGS, FROM THE SOUTH.	15
FIGURE 9: THE ROOF ABOVE ELEMENT B, THE LOFT, WITH MASSIVE FRAMEWORK AND RUSTIC POOR QUALITY A-FRAMES ABOVE.	16
FIGURE 10: THE TROUGHS AND FEED BOXES, WITH HAYRICKS DEVELOPED IN ELEMENT A OF THE BUILDING (2M SCALE).	18
FIGURE 11: ROOM 3, ELEMENT B, THE HARNESS ROOM, WITH ITS FIREPLACE AND BRICK FLOOR, WITH 2M SCALE; FROM THE SOUTH-EAST.	21
FIGURE 12: PROVISIONAL PHASED PLAN (BASED ON AGENTS PLANS).	22
FIGURE 13: ELEMENT B, WITH 2M SCALE; FROM THE SOUTH.	24

LIST OF TABLES

TABLE 1: FUNCTION OF ROOMS WITHIN THE BUILDING	18
TABLE 2: TABLE OF FEATURES WITHIN THE BUILDING	19

LIST OF APPENDICES

APPENDIX 1: BUILDING RECORDING TABLES	27
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	31

ACKNOWLEDGMENTS

THE CLIENT (FOR ACCESS)

PROJECT CREDITS

DIRECTOR: DR. SAMUEL WALLS, MCIFA
 HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT
 PHOTOGRAPHY: EMILY WAPSHOTT
 GRAPHICS: EMILY WAPSHOTT
 REPORT: EMILY WAPSHOTT
 EDITING: DR. SAMUEL WALLS, MCIFA

1.0 INTRODUCTION

LOCATION:	THE STABLES, PORTHILL ESTATE
PARISH:	NORTHAM
DISTRICT:	TORRIDGE
COUNTY:	DEVON
NGR:	SS 44927 28423
SWARCH REF.	NPHS20

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a historic building assessment and recording for The Stables at Porthill Estate, Northam, Bideford, Devon. This work was undertaken in accordance with best practice, Historic England Guidance and ClfA guidelines. The property is retained in the ownership of the main house on the mini-estate at Porthill, but an application is being considered for its restoration and conversion to provide a separate dwelling.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The Stables building is located on the eastern edge of the estate in the north-east corner, up against the original northern boundary. This is on a natural east-facing slope, but is steeply terraced into the ground and built up on the east side, as the adjacent road was enlarged in the 1960s requiring a large part of the building to be demolished. The site lies on the southern edge of Northam, on the undulating downs above Bideford, at an altitude of c.63m AOD.

1.3 HISTORICAL BACKGROUND

Northam parish is noted in the Domesday Book as being within the holdings of the Abbaye St Stefani (St Stephen), of Caen. The parish is in the ancient *Hundred of Shebbear* and the *Deanery of Hartland*, lies about a mile and a half from Bideford. The manor of Northam waits previous saxon holder was Brictric (Beorhtric), a wealthy Saxon thegn, who was a cousin of King Edward the Confessor and owned other extensive properties in North Devon and Torridge such as Great Torrington. The parish passed in the medieval period from the monastery in Caen, to the priory of Frampton, in Dorset. Having been seized as part of the possessions of an alien monastery during the Reformation, it was given to the college of St. Mary, in Ottery St Mary. Queen Elizabeth granted it, in 1564, to the dean and chapter of Windsor, to whom the fee still belongs. The manor was held under the church of Windsor, by the family of Melhuish, who sold it to the Willetts, for 200 years, to commence from the death of William Melhuish, Esq., in 1770; after which it is to revert to the heirs of the Rev. Thomas Melhuish. Durrant, in this parish, some time the residence of the Melhuish family, is now the seat of Sir Richard Goodwin Keats, G.C.B., Vice-Admiral of the White, who purchased it, about 1810. Porthill, in this parish, was built by the late Augustus Saltren Willett, Esq., about the year 1775, and was sold by his widow to Sir Richard Keats. It is now in the occupation of Thomas Smith, Esq (Lysons, 1814).

1.4 ARCHAEOLOGICAL BACKGROUND

A brief review of the Devon Historic Environment Record shows Porthill House is listed on the HER (MDV11736) noted as a high status house of 1760 and across the road, the current Durrant House hotel (MDV11752) is also noted, for its connections with an 18th or 19th century house, on a site of an earlier Mansion or house with tenuous medieval and 17th century records. Limers Lane, which is just south-east of the site, leading off the Northam road, is recorded as a 'place name' (MDV18273), related to the use of the Torridge riverbank for limekilns and associated pack-horse routes. There is also a historic sports field from the early 20th century, just off Limers Lane (MDV34081) and there is

also a large quarry (MDV20230). There is also a collection of 18th and early 19th century cottages along the riverbank, further to the east. To the north is Northam House, an 18th, early 19th century Regency building of Strawberry Hill style (MDV24308), now framed on both sides by modern roadsides. To the south-west of Porthill is Lenwood House (MDV75962) which is recorded as an early 19th century house of some status, possibly including earlier fabric, as it is recorded on historic maps. There is also a Bronze Age bowl barrow at Lenwood, on a high down (MDV472), this is also a Scheduled Monument (UID: 1016212).

Extensive archaeological survey and excavation works to the north-west at Daddon Hill, noted lots of field enclosures, tracks and boundaries and other agricultural/husbandry-associated features dating from the Bronze Age to the post medieval field system landscape (MDV113797).

There are three significant Listed buildings within the immediate setting of the stables, again, Porthill House and Durrant House. Durrant House (UID: 1169502) and Northam House are both Grade II Listed (UID: 1104729).

Porthill House is itself Grade II* Listed (UID: 1306519), the text is included in full below:

1760 with alterations square stucco house. 2 storey 5 window principal front, eaves cornice with dentils and brackets. Central 3-bay Doric porch with disc ornaments to frieze and tympanum, later glazing. Residence formerly of Augustus Millet who may have built it. A dignified house with interesting interior features. Listing NGR: SS4480428400.

We can see from this that the high downs north of Bideford were a mix of unenclosed waste and historic farmland until the 18th century when development spread along the Northam road and along the riverbank; a complex mix of high status mini-estates, long parallel intakes, with parkland landscaping on the high ground for Bideford's wealthy merchants and industrial, commercial activity along the river. There is clearly also a relict ritual and settlement landscape on this high river valley land from the prehistoric period.

1.5 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in July 2020. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 CARTOGRAPHIC RECORD

The earliest (currently) accessible historic mapping series we have for this site is the 1838 Tithe Map, where the stables building can be seen to be an incredibly large and wide L-shaped range, cranked at the eastern end to respect the road. The original carriage driveway approaches the house at a far softer south-western angle and a plantation of trees is shown enclosing the site. No access or visual connection is shown between Porthill and the site, which suggests that this building may not have originated as a service range relating to the house.

The “pocket-estate” was owned and occupied at this time by a Mr William Keates Esq. at this time who had several holdings in the parish, with 37 entries in the Tithe Apportionment. Interestingly and possibly just a quirk of recording but neither the house, nor large outbuilding are in any way acknowledged, merely recording ‘house plantation’, for example.

Somewhat confusingly William’s surname has been mis-transcribed as *Heads* in places in the census of 1841. William is noted to be a *gentleman of independant income*. He appears to be a widower, with a son of four years old also called William. He has at least one young relation living with him, Augustus, 25, who shares his surname and a young lady of 20, called Elizabeth Eyre, who is marked as not in employ, but not defined as a visitor . He has four female house servants and a male servant.



FIGURE 2: 1838 TITHE MAP EXTRACT, SHOWING THE SITE AS A LARGE RANGE ON THE NORTH-EASTERN BOUNDARY (ARROWED).

From a landscape perspective the map is interesting as it shows Durrant Lane running north of Durrant House directly east, opposite the ‘stables’ building leading down to a quayside on the river, with substantial warehouses, lime kilns and cottages and other buildings, with a large projecting rectangular quay structure.

There is therefore, direct relevance in the positioning of the large building on the Porthill Estate; it may be that the merchants who first built it in c.1760 never had to use Bideford’s public quay at all, but their operations were wholly more localised and contained.

Interestingly the quay is still served by a lane to the north from Northam and the road now known as Limers Lane to the south. It may be central lane was put in specifically for the Porthill and Durrant holdings and after ownership changes the active use of this lane dropped off.

Interestingly on the 1841 census there seems to be a significant number of people identifying themselves as *mariners*, *shipwrights* and *joiners* in Northam and particularly along New Road, in the wider vicinity of this quayside.

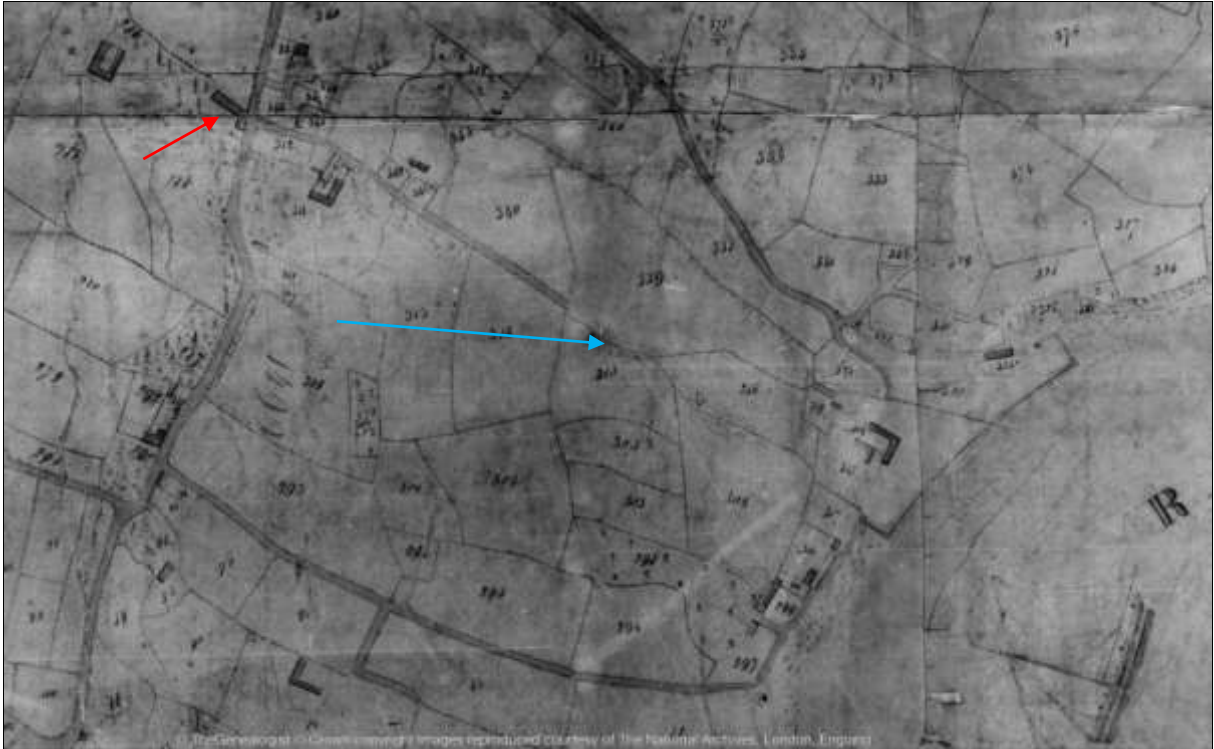


FIGURE 3: LARGER SCALE VIEW OF THE TITHE MAP OF 1838, SHOWING THE SITE (RED ARROW) AND THE LANE (BLUE ARROW) CONNECTING THE SITE TO THE QUAY.

In the 1851 census the house is being maintained and occupied by a couple, who mark themselves as ‘servants’, but also as head of the household, James and Elizabeth Laramy (Laracey), with their four children and a visitor. These are William Keates’ caretakers, as he has returned and resumed occupancy for the house by the 1861 census, then in his 60s, he is still defined as of ‘*independent means*’ or as we would understand it from a social status perspective ‘a gentleman’. In this census record Elizabeth is described as being the housekeeper, her eldest daughter retained as a house maid. James may have passed on as there is a new young butler, called Stephen Jones, who has also come with his wife Jane, who is now the cook. Crucially there is a specific ‘outside’ male servant who is marked as a groom, John White, 17, suggesting the first signs of the presence of a formal stable.

By the 1871 census William Keats Jnr. is now in charge, marked as head of the household but he is no longer marked as of ‘*independent means*’ like his father, but as a ‘*farmer*’; however this may be more connected to the agriculturalist movement and idealism of the period; clearly this is a very wealthy household, William would be considered a ‘gentleman farmer’. He and his wife Lucy occupy the main house, with four children. They have six indoor female servants, including a nurse and nursemaid, a cook and housekeeper; they also have an indoor male servant, or butler. What is really exciting however is that there is a lot more detail about the first William Keates, who is staying with the family, marked as an *Admiral* and based in Tiverton, noted as a ‘visitor’. Even more relevant for the building in question on the estate is the newly defined holding of Port Hill Lodge, where a William Bird, his wife Sarah and their four children live. William and his second son Henry are marked down

as coachman and male outdoor servant. This dates the conversion of the building and adaption to staff accommodation to the period 1861-1871.

The 1st Edition OS map of the 1880s shows significant changes in the local area and to the building in question on the estate. The long building has been truncated at the west end, roofless walled areas seem to have been retained, whilst the east end has been partly remodelled. In addition a long east wing has been built along the roadside and an extensive series of barns and buildings has been built forming a small courtyard. Clearly this may incorporate both William Keates farmyard buildings and others extended in the later phase when Edward Charlewood came to the estate. The new drive configuration now addresses the farmyard and stables and a new carriage drive links this site and the rear of the house. The main house has also been significantly extended and remodelled.



FIGURE 4: EXTRACT OF THE 1885 1ST EDITION OS MAP.

By the 1881 census the bird family are still in residence at Port Hill Lodge, William still marked as a 'domestic coachman', his son as a general labourer. Their oldest son still lives with them, noted as a ships carpenter and their eldest daughter, a widow, with a baby. However, William has passed away and Lucy Keates, 40, had remarried, a Mr Edward P Charlewood, 66, a retired Admiral, like her previous father-in-law and also the Justice of the Peace, for the area. The Keates children remain at the house and Edward has an adult spinster daughter of 31, Lucy and Edward have a daughter together who is three years old. They have an extensive number of servants. The Charlewood's retain the estate for the 1891 census.

By 1901 the estate has been purchased by a Captain Thomas Gordon, who was born in India. He has two adult daughters who live with him and an extensive collection of servants, 10 in total, including some gardeners and general labourers. Head gardener William Hocking occupies what is now known as Port Hill Cottage, with his wife and five children. There is no mention of a coachman, however there is an agricultural labourer present on the estate. Motorcars were a luxury item but established by this period and the stables range may already have been adapted by this point to house a vehicle. The 1903/1904 2nd Edition OS mapping doesn't really show any change to the Porthill Estate but does show generic infilling of once larger garden plots is increasing in the wider area along the road, classic ribbon development urban sprawl.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The stables building lies on a roughly terraced plot, set into an east-facing slope, with significant quarrying of a rock-face behind and to the west there is an overgrown quarry, into which the building is partly set. A rear carriage drive, enclosed by herringbone banks rises to the house to the west. To the south there is an established shrubbery screening the building from the views of the house, which faces south across a wide expanse of grass parkland with some notable specimen trees and a historic, now unused carriage drive entrance. There are no views between the house and building, indeed the historic plantations appear to screen the house from river views and if the riverbank here was previously much more industrial/commercial in function in the 18th century, this may be no surprise.

The building is approached via its own curving drive, framed by gate piers. It sits nestled in a wooded setting, within a small clearing, framed by other ruined farm buildings to the south-west. The road boundary is a stone retaining wall, overgrown scrappy hedge and post and rail fence.

The character of the setting is within the bubble of the estate, quietly rural and of minor gentry aspirations; however the wider setting has been transformed and is a mix of modern developments set into former garden plots, upscale large private late Victorian houses, many converted to flats or nursing homes and a large hotel now occupies Durrant House opposite.

The area has been wholly consumed by urban sprawl from Bideford and Northam/Westward Ho, with the adjacent road being a busy trunk route connection between the communities and full of noisy traffic which is very aurally intrusive to the bucolic immediate setting of the building.



FIGURE 5: VIEW OF THE MID-LATE 19TH CENTURY LANDSCAPING AT PORTHILL ESTATE, WHICH CREATES A SEPARATE DRIVE TO THE 'STABLES'; FROM THE NORTH.

3.2 BUILDING DESCRIPTION

The stables building is a complex L-shaped range, of tall one storey height, with loft. It comprises two clearly separate elements, A – is a stables range and B- is a coach house, later converted to a motorcar garage.

The building is of stone rubble build, a mix of cob/lime bonds and lime mortars, with timber framed elements within Element B. The roofs are of slate, with red terracotta ridge tiles and there is an inserted brick stack. The exterior walls have had coarse-mix cement render added, using a crude blown method much of this is already flaking off. There are phases of patching in brick and concrete blocks to the various alterations.

3.2.1 ELEMENT A – THE STABLES

Element A is of tall single storey height a regular rectangular shape, on a north-south alignment. The building is rendered externally and internally plastered in a cob-mix plaster. The roof is hipped to the north and south ends, awkwardly abutted by the pitched roof over Element B. Element A is one open space, with a raised ceiling, Room 1.

The south elevation of Element A has been significantly altered by the forcing of a large double width doorway braced in concrete blocks and with crude timber lintels, seemingly being conifer trees from the adjacent plantation. This opening is set with a large pair of double plank boarded modern garage doors. The interior face of this wall shows angled plasterwork on the lower portion of the wall, showing steeply angled stall paneling and to the east side there is evidence of a springing arch, suggestive of symmetry as there is an arch to the north elevation to the east side.

The east elevation to the south end has a large semi-circular headed window and a round-headed doorway, both with beaded frames. Both the window and a fanlight above the door have casement openings to aid air flow. On the inner face at this point within the building under the large semi-circular window can be seen a pair of small framed cupboards with shelving, for brushes for horses etc. These and the window can be seen to have been inserted into a large blocked opening. The doorway on this side has a fine inner ogee moulded architrave and beaded frame, it can be seen to have been forced into the stone rubble wall.

To the north end of the east wall a rubble partition, plastered to both sides blocks off Element B, these spaces previously being contiguous. Within this section a beaded timber frame and posts creates a sunken alcove, scarring on the walls here would indicate shelving and racks/pegs and there are two saddle trees attached to the posts. An opening into the loft has been forced here, but there was previously no access between.



FIGURE 6: THE EAST WALL OF THE STABLES RANGE, ELEMENT A, SHOWING THE DOOR, WINDOW AND FRAMED INTERNAL PARTITION TO THE NORTH END; FROM THE SOUTH-SOUTH-WEST, WITH 2M SCALE.

The west elevation is very overgrown and largely obscured on the exterior; previously blind, with two small forced windows at the south end. The interior face has a series of six hay-boxes, set into rectangular high set alcoves, with beaded timber frames and iron curving hayricks. The alcoves for these hay-boxes have full height build lines, stretching below, suggestive of this wall having formerly been a series of rubble piers and openings in a previous phase of this building. Each hay-box has a specific cast iron beaded feed trough fixed beneath, with a central halter-ring for tying up the horse. Several short sections of beaded painted paneling survive beneath, showing the stalls were of plank boarded form. Interestingly the fifth hay-box has been blocked at a later stage and sockets forced in the wall show a larger stall has been created in the north corner of the stables, possibly for either more of a working cart horse of larger size, or even a foaling box. The second and third hay-boxes have been forced to make windows, but the fixtures and fittings retained. The stalls configuration is interesting, as it could indicate conforming to a team of four and two riding horses or a grander team of six and then later a team of four and a working horse. Whilst the stables remained, they echo the wider narrative of the status of the site rising and falling and possibly switching between high status and agricultural functions.

The north wall has a large round-headed archway to the east side, now set as an alcove, with a boarded over window above, this has a beaded frame. This would have been opposite the doorway or similar alcove in the south wall and would have lit the pedestrian walkway behind the stalls. The plaster on the wall shows the line of the paneling from the stalls.

The roof is unusual and of far higher quality than one would expect for a stables range, the eaves are raised into an exaggerated cavetto, framed by two long beaded timbers to top and bottom. A suspended lath and plaster ceiling is supported off joists and battens. There are three massive A-frame trusses in this ceiling, the ends of which on the walls have been substantially hacked to allow for the cavetto shape, lots of extra bracing has been added to the roof as a consequence as it has been weakened. The timber fillets, which carry the lath on the eaves are crudely nailed to the side of common rafters which infill between the A-frame trusses. To the north end a massive beam projects

from Element B, braced with struts and supports, this has a mixture of large pegs and heavy hand-made bolts. This too has been hacked back to allow for the decorative roof, evidence of an earlier working-character engineered space, most likely a warehouse, being adapted to a country house stables in the 19th century.

The floor of the stables is of split slate cobbles and river pebbles, sloping to a slightly off-centre drain. The floor is largely intact and the sockets for the stall partitions are easy to identify, each partition appears to have been sat on a series of longer split slates, forming a solid base for the plank boarding.



FIGURE 7: THE STABLES RANGE, WITH DRAMATIC VAULTED CEILING; FROM THE SOUTH, WITH 2M SCALE.

3.2.2 ELEMENT B – THE COACH HOUSE

The adjacent coach house is of single storey height, with a loft, it stands on an east-west alignment. The rear north wall is rendered, of stone rubble the south and east walls are of timber boarding and framing. The south wall is screened by a covered verandah, carried on two chunky posts, which are also rendered, with a chamfer detail and pyramid Gothic-detail stops, the floor of the verandah is cobbled, of good quality like the stables, with a slight slope away from the building to the south. The posts of the verandah appear to sit on stone pads within the cobbles. It is not clear, but a thin layer of tarmac has been laid and the site is overgrown but the cobbles may infill the space in front of the building, forming a yard. This is divided into two spaces, a larger space to the west, Room 2 and a smaller space to the east, Room 3.

Room 2 has been remodelled into a workshop with a long fitted bench against the plastered partition wall to the west. The floor is of raised suspended timber planks, with a pit for car maintenance, underneath this is disturbed loose stone and possibly damaged cobbling. The rear north stone wall is of exposed stone and has two part blocked and one fully blocked, altered slit vent, with chunky timber lintels, typical of storage barns or warehousing. The western of the slit vents in turn is forced into a blocked doorway. The east wall is of thick beaded plank boarding, altered to allow for an inserted brick stack, which has back to back, very shallow fireplaces. The stack is of relatively modern bricks in hard cement sand/lime mixed mortar, so is likely to be later 19th or even early 20th century.

It has a shallow basket brick segmental arch, with iron bracing bar over the open hearth. The hearth is tall and narrow and may have fitted a stove or flued heater, of specific function.



FIGURE 8: THE REAR NORTH WALL OF ROOM 2, IN ELEMENT B, SHOWING THE SERIES OF BLOCKED OPENINGS, WITH 2M SCALE; FROM THE SOUTH.

Room 3 has a brick inserted floor, set in lime and sand, again with the back-to-back stack, on this side the brick has been rendered with a chamfer detail, matching the posts outside and there is a timber surround. A large rectangular narrow, tall window has been forced into the north wall, which is of stone and shows evidence of the continuation of slit vents, now lost, with the east wall being a modern boarded and framed wall, where the building was truncated in the 1960s. There are a number of very good rows of pegs and hooks attached to the walls, several presumably reset, these are for harness, tack and reins.

Both Rooms 2 and 3 have very fine boarded doors, of thick uneven width planks, with heavy chamfered ledging bars and bar bolts and heavy strap hinges; these have been reset and cut and nailed to fit the current arrangement of openings, clearly older in date and reused here.

The loft above the coach house has a fine pair of panelled doors, closing a loading door space, set on LH hinges. The framework of this loft, with angled projecting jettied frontage carried on massive base and top rails, with many upright struts, half of which have been removed to aid with air flow. Later beaded plank panelling has been nailed over this frame and more crude rounded struts and joists, as in the stables have been fitted, forming another cavetto plaster ceiling within the verandah roofspace. Within the loft itself there is a massive central beam, carried on upright mortice jointed posts which rise from the ground floor and lower cross beams; this runs east-west and has clearly been truncated in the 1960s. This framework forms a boxed profile and is heavily over-engineered in a way one would expect for a significant load-bearing warehouse. Later crude more agricultural pegged and clench nailed A-frames have been installed over and around this framework, forming the current loft within a steeply pitched roofline. There is a lot of modern timber within this roof and the section over the verandah looks to be totally replaced above the arched ceiling detail. It is clear the

warehousing was of very different form to the current building, which has been adapted in a more agricultural form to provide a coach house and then garage.



FIGURE 9: THE ROOF ABOVE ELEMENT B, THE LOFT, WITH MASSIVE FRAMEWORK AND RUSTIC POOR QUALITY A-FRAMES ABOVE, TO A CHANGE ROOFLINE; FROM THE WEST.

4.0 HISTORIC BUILDING ASSESSMENT AND ANALYSIS

4.1.1 FUNCTION OF THE BUILDING

The location of the building on the edge of the post-medieval intake of downland which formed the Porthill Estate, next to the historic routeway between the fishing port of Appledore and the trading port of Bideford, could strongly suggest this building had a semi commercial warehouse or merchants offices function. Whilst bonded warehousing on the quay would certainly have been available, it is not unlikely that for high priced goods or goods for exchange and shipment might have been brought away to a more secure local private unit, purpose-built for the task, which the merchant and his staff could fully control themselves and no doubt save on various harbor fees. We also have to consider that merchants of this period had their own shipping and infrastructure of carting etc, so may require workshops, stores etc.

The building is too remote from the main house to have ever been constructed for stabling in the first place, as horses were simply too valuable, so placing them near the road seems unlikely and inconvenient for the owner to show them off. However, the other ruined barns and buildings including the named 'dutch barn' could suggest a model farm element developed in the 19th century here, as the estate became more established and the 'agriculturalist' movement became fashionable amongst the gentry classes, it is quite possible that some minor smallholding activities, such as rare breed sheep to graze the parkland became established here. It is likely at this time that the stables function was developed and also the tall former warehouse by the road was partly adapted to staff accommodations for farm staff and grooms, to counteract any security risk. It is of note that the quality of build of some of the ruined buildings is high, with rounded corners for animal protection, in neat semi-coursed stonework, with brick arch detailing and the stables themselves are very fine, clearly at this stage reworked for 'show'.

We know that the carriage house element then underwent a next phase of adaption being altered into a workshop and garage for motorcars in the 20th century and this is a natural progression as the age of horse-power faded. All of the uses connect directly to the minor gentry mercantile function of the mini-estate, either as a warehouse/outbuilding utilized by the tobacco business or as service building for the main house.



FIGURE 10: THE TROUGHS AND FEED BOXES, WITH HAYRICKS DEVELOPED IN ELEMENT A OF THE BUILDING TO THE WEST IN THE 19TH CENTURY (2M SCALE).

TABLE 1: FUNCTION OF ROOMS WITHIN THE BUILDING

Room No:	Current Function	Historic Function
Ground Floor – Element A		
1	Garage/store	Stables in 19 th century, pre-1800 warehousing
Ground Floor – Element B		
2	Workshop/garage	Carriage house in 19 th century /pre-1800 warehousing
3	Workshop/store	Tack room or harness room in the 19 th century/ pre-1800 warehousing
First Floor Loft Element B		
	Store	Hay loft in the 19 th century/ pre-1800 warehousing

4.1.2 RELATIONSHIPS OF SPACES WITHIN THE BUILDING

The building was formerly L-shaped, then H-shaped, before being demolished at the eastern end, reverting to a north-south western element, (A) and central east-west element (B).

Separate from their structural relationships the status of the spaces is defined by the surviving strong character of the 19th century makeover. Here the stables, Element A is of superior status and that is evidenced by the decorative finished such as moulded wood architraves, round-headed fanlights and the fine hay rick boxes, this is most certainly presenting as a ‘country-house stables’.

4.2 TABLE 2: TABLE OF FEATURES WITHIN THE BUILDING

Room No:	Features
Ground Floor – Element A	
1	<ul style="list-style-type: none"> • Stable floor, fine split slates and river pebble cobbling, sloping to offset drain to east. Slots for partitions. • Beaded timber frames set into rectangular alcoves, these carry handmade hayricks with plain bars, forming a smart set of hay-boxes. • Several of the hay-boxes have fine cast iron feed troughs below for mash/oats, these have beaded moulded detail on them and a loop for a rope. • There is some good beaded paneling below the 4th hay-box (counting from south). • There is a large cavetto eaves lime-plastered detail to the raised ceiling, with beaded timber details and lath and plaster ceiling – very fine for a stable. • Fine semi-circular fanlight above entrance door to stable in east wall, with opening casement for air flow, in beaded frame, with ogee mouldings to outer edge. • Fine semi-circular window to south-east corner of stable, beaded edge and part of beaded window frame survives, showing it was fitted with a hopper casement. • Two small beaded frames, with plank shelving sit in a part blocked and altered opening. These are for grooms brushes etc, evidence of former hinges, so were closable at one stage. • Large beaded alcove with beaded posts, scarring for hooks, shelving and fixings in replastered wall. • Saddle trees and harness hooks on the posts in front of the alcove.
Ground Floor – Element B	
2	<ul style="list-style-type: none"> • Blocked slit vents for air in rear wall, chunky timber lintels. • Inserted brick stack with shallow basket-arched brick segmental lintel, carried on an iron bar. • Raised suspended timber garage floor and pit, over elements of what look like disturbed cobbles.
3	<ul style="list-style-type: none"> • Brick paved floor, set in lime and sand. • Rows of hooks for harness, tack and saddles and reins – chamfered planks with hand turned pegs, or moulded iron loop hooks. • Inserted brick stack with shallow basket-arched brick segmental lintel, carried on an iron bar. This has been altered by rendering forming a Gothic-style chamfer and cut stops, similar to the treatment of the wooden or stone posts to the front of the building. Timber surround.
First Floor Loft – Element B	
4	<ul style="list-style-type: none"> • Wide planks forming loft floor over heavy joists, have significant amounts of scarring from lath and plaster, suggesting reuse from elsewhere. • Massive fine quality timber frame with pegged mortice joints and early handmade bolts, does not relate to hay loft function but is strongest evidence of former warehousing. Side panels splay to south front, sit in base and top rails, very close-set – for security and strength – heavy load bearing frame.

4.3 OVERVIEW OF HISTORIC PHASING

4.3.1 PHASE 1 – GEORGIAN MERCANTILE MINI-ESTATE (1760-1800?)

The earliest fabric in the building is contained in the basic wall structures of both elements A and B and in some of the massive timber framing in the roof of element B. In element A, there are a series of full height openings in the west wall and a large blocked opening in the east wall and it was once open to element B to the north-east. This would suggest typical warehousing construction with sections of timber boarding and stone rubble piers.

This building appears on the Tithe Map and is likely to date to the first phase as a merchant's estate, being warehousing or connected commercial purpose, on the very boundary of the estate, away from the visuals of the main house but within the walls, so secure and adjacent to the road for ease of access.

Evidence for this Phase:

- **Historic mapping.**
- **Massive elements of timber framing, which have had to be adapted to allow for later conversion of use.**
- **Open-sided element A, in-filled in rubble, alternate piers of stone, likely with timber boarding between?**
- **Historic photos of demolished element.**
- **Slit vents for storage/warehousing in rear wall of Element B.**

4.3.2 PHASE 2 – 19TH CENTURY

There is a phase of adaption to a model farm in the 19th century. More buildings are constructed, element A is reworked into stables, Element B into a carriage house. A 'dutch barn' is built for hay and animal housing, other sheds and barns are also built of good quality stonework with brick architectural detailing.

Evidence for this Phase:

- **Historic mapping.**
- **Beaded timberwork to stables, in-filled openings set with hay-boxes, troughs, windows and doors which survive, cobbled floor all in Element A.**
- **In Element B – adapted hay loft, closed arched roof to hide warehouse style frontage, cut and reset doors and beaded planking to front. Brick floor and hooks for harness in tack room. Inserted stack.**
- **Blocking of earlier warehouse slit vents in rear wall.**

4.3.3 PHASE 3 (LATE 1800S/EARLY 1900S)

In the later 19th century, or early 1900s the 'carriage house' element was adapted to provide garaging for a motorcar and a workshop to maintain it.

Evidence for this Phase:

- **Historic mapping.**
- **Workshop fittings survive.**

4.3.4 PHASE 4 (20TH CENTURY)

In the later 20th century (believed to be the 1960s) the council wanted to widen the road to Northam and Appeldore. The most substantial and likely important historical element of this building, the east wing, on a north-south alignment and three storeys in height, was demolished to make way for the road. At the time it was still in use as low quality housing, adapted no doubt from earlier staff

accommodation.

Evidence for this Phase:

- **Historic mapping.**
- **Historic photos of demolished element.**



FIGURE 11: ROOM 3, ELEMENT B, THE HARNESS ROOM, WITH ITS FIREPLACE AND BRICK FLOOR, WITH 2M SCALE; FROM THE SOUTH-EAST.

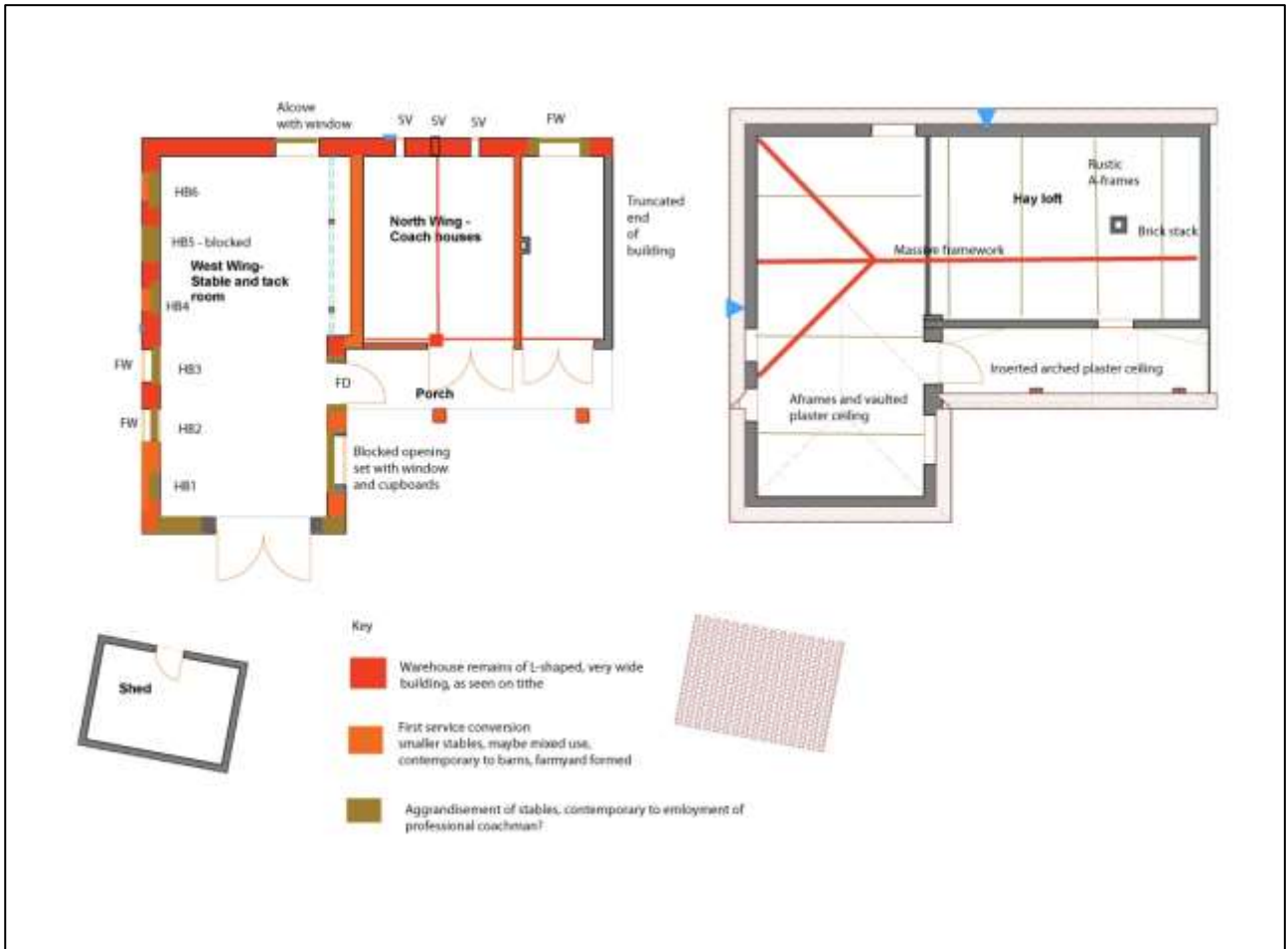


FIGURE 12: PHASED PLAN (BASED ON AGENTS PLANS).

4.4 STATEMENT OF SIGNIFICANCE

The building is constructed in vernacular slate stone, with cob and lime mortars, under slate roof. It is considered architecturally and historically interesting, with some good internal carpentry and plasterwork surviving, if damaged, to the stables. It also exhibits quite complex historic phasing and change of use, which inform on the narrative of the Porthill Estate and also the wider areas historic trade connections.

It is assessed as locally important. Its evidential value and authenticity are its primary conservation values. Whilst it survives only in part and is probably not in good enough condition to be Listed, it certainly fits the age criteria and should be added to the Historic Environment Record, as a local undesignated heritage asset.

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

4.4.1 EVIDENTIAL VALUE

High. The building is not Listed and is not recorded on the Devon HER. It has been under appreciated for its various narrative value to Porthill, but also the wider area, reflecting potentially the importance of Bideford and the River Torridge's mercantile history. The number of historic features from the high status gentry stable's phases makes it architecturally and historically interesting and the layout and altered built form also indicate a far more complex and involved developmental narrative than is first apparent.

4.4.2 HISTORICAL VALUE

Low/Medium. Associative value with the Porthill Estate and Bideford's 18th century industry.

4.4.3 AESTHETIC VALUE

Medium (compromised). The building received a comprehensive late Regency-style but actually mid-19th century makeover creating a smart set of minor gentry stables. Many features and the character of this phase survives but has been compromised by part-demolition and later adaptation's and current poor condition.

4.4.4 COMMUNAL VALUE

None. The buildings have no known communal value.

4.4.5 AUTHENTICITY & INTEGRITY

High. The building is incredibly authentic for its current minor gentry service-building function, with all of the adaptations connected to such use, updating to a stables, then a car garage. Its integrity was reduced by 40-50% by a significant portion being demolished in the 1960s to widen the Northam Road. What survives is in fairly poor condition.

4.5 SENSITIVE SPACES IN THE BUILDING

Element A - The most sensitive spaces in the whole building are the stables range, with the highest proportion of surviving features and in being the high-status part of the building designed for show. The proportions of this space should be left as one open room, within the design, with the hay-boxes retained at height on the west wall and the ceiling certainly should be retained and supported in situ, if a structural engineer deems this possible. This should be enough to ensure the space still reads correctly in future.

Element B – the loft and its associated timber framing provides the strongest evidence of an earlier mercantile past as a warehouse. The ground floor spaces here have already been so heavily altered they offer lots of opportunity for change.



FIGURE 13: ELEMENT B, WITH 2M SCALE; FROM THE SOUTH.

4.6 IMPACT ASSESSMENT

Plans have been proposed to renovate and convert the building to single-occupancy domestic residential use. This will ultimately ensure the survival of a building which is currently derelict and in declining condition. The split character of the current building seems to allow for a living space to the west and more obvious small divisions to the east, enclosing in glazing the front veranda in some way. Sympathetic conversion, restoring where possible or exchanging like for like and maintaining a historic stables/warehouse type feel in treatments of floors, doors, and windows will ensure the building can still be ‘read’ for its complex narrative.

5.0 CONCLUSIONS

Porthill Stables exhibits complex historic phasing and changes of use, which inform on the wider character of the Bideford area and history of trade. It is assessed as locally important. Aesthetically the building reflects the important social changes and ideas about 'presentation' with its remodeled stables from the 19th century but has a more interesting working character history from the later 1700s. The portion of the building which survives is substantially complete structurally, with a generous number of fittings allowing for identification of function, flow of processes and hierarchy of spaces. In its current dilapidated state, it is not expected to survive and has clearly suffered from some anti-social behaviour. A conversion to a dwelling, of sympathetic character would allow for the sustainable repurposing and retention of this building for the future.

6.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Historic England** 2015 (Revised 2017): *The Setting of Heritage Assets*.
- Historic Scotland** 2015: *Managing Change in the Historic Environment: Setting*.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. International Council on Monuments and Sites.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.

Websites:

- British Geological Survey** 2020: *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>

APPENDIX 1: BUILDING RECORDING TABLES

BUILDING		General Description
Function/Summary:		Pre-1800 warehouse, part demolished, converted into a farm building and country house style stables in the 19 th century
Dating Evidence:		Form, build and plan, historic mapping.
Figure Numbers:		
Exterior		ELEMENT A
Elevation NORTH		Description
Fabric Description:		Stone rubble walling, slightly battered to base, cob/clay bond, cob and lime brownish-grey mortar. Rendered and lime plastered internally.
Roof Covering		Hipped to north end, crudely contiguous with the adjacent east range. Slate with red terracotta ridge and hip groins.
Opening – Windows:		Large rounded headed window set high in an alcove to the west side, where it adjoins Element B. Boarded over. Beaded frame peaks around the side
Openings - Doors		N/A
Drainage/Guttering		Some plastic guttering.
Significant Details:		N/A
Relationships:		This is heavily altered but ultimately contiguous with the rear wall of Element B, part of the earlier massive L-shaped warehouse range.
Elevation SOUTH		Description
Fabric Description:		Stone rubble walling, forced to centre sides patched with brick and concrete blocks. Lime mortars and cement mortars. Externally rendered in poor quality coarse mix render, applied by spray method this is already flaking off. Internally lime plastered and painted. Unpainted exterior.
Roof Covering:		Hipped to south end, crudely contiguous with the adjacent east range. Slate with red terracotta ridge and hip groins.
Openings – Doors:	D1	Large double doorway forced into the wall, off-centre. Timber lintels, merely trees cut down from the estate. Concrete block and brick patching to sides. Boarding above opening. Modern plank boarded ledged and braced garage doors.
Opening – Windows:		N/A
Drainage/Guttering		Painted barge boards and plastic grey guttering.
Significant Details:		N/A
Relationships:		Thick end of west wall projects here, the stone rubble of the south wall thinner, likely an adaption when converted to stables, the main opening is forced into the wall.
Elevation WEST		Description
Fabric Description		Long low elevation, largely obscured by overgrowth. Stone rubble, multiple phases, externally cement rendered, coarse mix, poor quality and unpainted, flaking off in places to expose stone beneath.
Roof Covering		Long shallow pitched elevation of roof, slate, slightly graduated with red terracotta ridge tiles. Hipped to north and south ends.
Openings - Doors		N/A
Openings - Windows	W1	Small rectangular 20 th century window, forced into the rear of one of the hay-box alcoves on the internal face of this wall, both to south end. Boarded over.
	W2	Small rectangular 20 th century window, forced into the rear of one of the hay-box alcoves on the internal face of this wall, both to south end. Boarded over.
Drainage/Guttering		Painted barge boards and grey plastic guttering.
Significant Details:		N/A
Relationships		Slight crank to southern bay, building may have been slightly extended or altered at this end, at some stage.
B1 Elevation EAST		Description
Fabric Description:		Stone rubble walling, multiple phases to south end. Externally cement rendered, coarse mix, poor quality and unpainted, flaking off in places to expose stone beneath. Internally lime plastered and painted. To the north end, this becomes a later phase internal partition wall of looser stone rubble, clear build line to north and south. Lime plastered and painted on both sides. Timber framed

		loosely above, closing attic over Element B.
Roof Covering		Long shallow pitched elevation of roof, slate, with red terracotta ridge tiles. Hipped to north and south ends, crudely adjoins roof of Element B, leaded flashings between, awkward angles.
Openings: Doors	D2	Round headed tall doorway, with beaded frame. Massive plank boarded and framed door, ogee outer frame. Fanlight above, with beaded central opening casement for air flow. This door appears to have been forced into the wall, ragged patched sides to inner exposed stone and brick patching.
Openings: Windows	W3	Large semi-circular window set high on the wall, sloping embrasure. Beaded frame and hopper casement. Beaded opening to window on internal side.
Drainage/Guttering		Painted barge boards, grey plastic guttering.
Significant Details:		N/A
Relationships:		The south end of this wall may be a sub-phase extension associated with the first conversion to farm-building or similar. The window sits within a large opening, the door is forced. To the north end this becomes a later partition wall insertion.
Interior – R1		Description
Function:		Warehousing, converted to farm building/stable and then aggrandisement to stables.
Ceiling		Fine cavetto vaulted eaves to raised lath and plaster ceiling, carried on thin battens. A-frames, rustic in form, clench nailed are cut into to provide this cavetto form eaves Massive bracing beam struts and hip braces and rafters project from element B, part of an earlier warehouse range to the north end.
Walls		Lime plastered walls, painted a rich ochre yellow colour.
Floor:		Fine cobbled floor, a mix of split slate slabs and rounded river pebbles. Laid in lime and sand. Off-centre drain, lined by larger slates. Sockets for partition stall posts and longer slates mark position of partitions, obviously having framed the base of each.
Significant Details		Along the west wall, set high are a set of six hay-boxes. These are rectangular, with beaded timber frame, internally plastered, with curving wood and iron bar hayricks integral to the lower part of the alcove. Under each is a deep cast iron feed trough for mash/oats, with beaded edge detailing, these have integral loop rings for tethering horses. The fifth hay-box has been blocked with rubble and plastered over as the northern stall has been enlarged, sockets forced in for strengthening beams, either for a foaling box or stallion box, or possibly for a much larger working horse. There is a large beaded sunken alcove formed by the inserted partition wall, this has a beaded timber framework and posts. Saddle trees are mounted on the posts and within the alcove is the scarring for racks and shelving or similar.
Dating Evidence:		The bead detailing, round headed arches and character of the aggrandised ceiling all are broadly neo-classical in style, this appears to be late Georgian or Regency, but in fact is of mid-19 th century date, merely created in a slightly more archaic style.
Comments:		This is an extraordinary high status space and is very authentic despite a relatively derelict condition.
Exterior		ELEMENT B
Elevation NORTH		Description
Fabric Description:		Stone rubble walling, slightly battered to base, cob/clay bond, cob and lime brownish-grey mortar. Rendered and lime plastered internally or painted stone.
Roof Covering		Crude gable to east where building was truncated abuts pitched roof to Element A to west, awkward joint, some lead flashings. Late with red terracotta ridge tiles.
Opening – Windows:	W4	Tall but narrow forced window set low to the east end, concrete repairs around it, boarded over. At least three if not four large blocked slit vents to the centre and east end of the wall, chunky timber lintels.
Blocked Openings - Doors		One blocked doorway offset to the west end, low and wide dimensions, with a long thin timber lintel on the internal face, cut by one of the slit vents.
Drainage/Guttering		Some plastic guttering.

Significant Details:		N/A
Relationships:		This is heavily altered but ultimately contiguous with the rear wall of Element A, part of the earlier massive L-shaped warehouse range.
Elevation SOUTH		Description
Fabric Description:		Massive timber box-framing, with parallel first floor and eaves rails, with upright struts between, all joints morticed and with heavy wooden pegs. Half of the struts have been removed to lighten the frame and aid with air flow, in a later phase, with beaded plank boarded applied externally. The close-set struts and braces are both weight bearing and for security. Lots of cut and reset timber along the front. Upper loft has an angled slightly jettied frontage, sloping outwards to the eaves. The roof has been extended on this side to form a verandah.
Roof Covering:		Crude gable to east where building was truncated abuts pitched roof to Element A to west, awkward joint, some lead flashings. Late with red terracotta ridge tiles.
Openings – Doors:	D3	Large set of doors to workshop. Massive scantling, commercial or industrial scale; planks, on heavy crudely shaped ledging bars, clench nails, iron bar closures and bolts, massive plain strap hinges. Doors are reused here, from an earlier building, likely the warehouse, cut and nailed sections of similar doors infill ground floor framework to form the timber boarding here.
	D4	Large set of doors to former harness/tack room. Massive scantling, commercial or industrial scale; planks, on heavy crudely shaped ledging bars, clench nails, iron bar closures and bolts, massive plain strap hinges. Doors are reused here, from an earlier building, likely the warehouse, cut and nailed sections of similar doors infill ground floor framework to form the timber boarding here.
	LD1	Wide loading door with a pair of raised and fielded panelled doors, on LH hinges, beaded frame. Heavy plank boarded framework to the sides.
Opening – Windows:		N/A
Stack:		Brick stack projects upwards from roof to east end – inserted into building, lead flashings.
Drainage/Guttering		Painted barge boards, guttering and downpipe.
Significant Details:		The doors and massive framework are obviously part of the earlier warehousing which occupied this site, although weather partly dismantled and reused or if elements are in-situ it is hard to tell, with several later phases of further alteration.
Relationships:		The massive framework seems integral with the stone wall to the north and stud of wall to the south-west.
Elevation WEST		Description
Fabric Description		Stone rubble partition wall, infilling between north wall and stub of south wall, at west end. Plastered to both sides, clear build lines, showing this is inserted. Timber framework above closing attic loft, jettied from stone rubble partition below, made from lots of recycled timber and planks.
Roof Covering		N/A
Openings - Doors		N/A
Openings - Windows		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships		Inserted partition, build lines between north wall and south walls, divides space into elements A & B.
B1 Elevation EAST		Description
Fabric Description:		Timber boarded wall, concrete and external render. Modern wall from 1960s or 1970s, where building was truncated.
Roof Covering		Crude gable end where roof rationalised where building truncated.
Openings: Doors		N/A
Openings: Windows		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		Abuts the historic building, very crudely tied in.
Interior – R2		Description
Function:		Carriage-house, converted to workshop and mechanics pit for motorcar.

Ceiling		Heavy timber box-framing with upright posts. Later typical 19 th century joists, cut into top of beam. Other timbers associated with doors and carriage-house function added to earlier frame. Wide planks used for loft floor, mix of styles and wood. Set of oak planks showing lath and plaster staining, likely removed from the stables partitions, when this loft was formed.
Walls		Painted stone, plastered partition wall to west. Painted brick stack inserted to east.
Floor:		Raised timber planking to workshop floor, over void, pit area to east side for working on cars.
Blocked Openings: Windows		Three blocked slit vents in rear wall, two clearly visible to east and west, with timber lintels, one in the middle more comprehensively blocked.
Blocked Openings: Doors		Doorway, wide and low blocked to west end, thin long timber lintel, cut by western slit vent.
Significant Details		Stack in brick to east, shallow arched opening, carried on iron brace.
Dating Evidence:		Blocked openings from at least two phases and earlier massive timber framework, which is uncomfortable with carriage-house arrangement of openings and doors.
Interior – R3		Description
Function:		Tack room/harness room to carriage house
Ceiling		Lathe and plaster ceiling.
Walls		Timber plank boarded walls, to west over timber framework, to east over modern framework. Painted stone to north.
Floor:		Brick paved floor laid in sand and lime.
Significant Details		Stack to west wall, inserted, painted brick, jambs rendered with chamfer detail to match posts to the front south wall, which carry the verandah. Timber surround. Opening blocked. Long rows of pegs and hooks for reins, tack, harness etc.
Dating Evidence:		The brick floor crudely abuts the exterior cobbling under the verandah showing it is a much later alteration.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE MAIN HOUSE AT PORT HILL; CLEARLY REMODELLED IN THE 19TH CENTURY; FROM THE SOUTH-EAST.



2. VIEW UP THE DRIVE TO THE MAIN HOUSE; FROM THE EAST.



3. ELEMENT A, THE STABLES, SOUTH AND EAST ELEVATIONS, WITH 2M SCALE; FROM THE SOUTH-EAST.



4. THE EAST ELEVATION OF ELEMENT A, FROM WITHIN THE VERANDAH OF ELEMENT B, WITH 2M SCALE; FROM THE EAST.



5. THE SOUTH AND WEST ELEVATIONS OF ELEMENT A, WITH 2M SCALE; FROM THE SOUTH-WEST.



6. THE RUINED BARNs SOUTH-WEST OF THE STABLES RANGE; FROM THE NORTH-EAST.



7. THE FARMYARD AS VIEWED ON THE APPROACH FROM THE CARRIAGE DRIVE WHICH CONNECTS TO THE MAIN HOUSE; FORM THE WEST.



8. THE COBBLED FLOOR OF THE STABLES RANGE, ELEMENT A, WITH 2M SCALE; FROM THE SOUTH.



9. THE TWO FRAMED CUPBOARDS IN THE EAST WALL OF THE STABLES, WITH 2M SCALE; FROM THE WEST.



10. THE CAVETTO EAVES TO THE VAULTED CEILING; FROM THE EAST-SOUTH-EAST.



11. ONE OF THE HAY-BOXES, WITHIN ITS FRAMED ALCOVE, WITH A CAST IRON FEEDER TROUGH BENEATH; FROM THE EAST.



12. AN EXAMPLE OF ONE OF THE TROUGHS AND A SECTION OF SURVIVING PANELLING; FROM THE NORTH-EAST.



13. THE ROUND-HEADED ALCOVE IN THE NORTH WALL; FROM THE SOUTH.



14. THE COBBLED FLOOR OF ELEMENT A, WITH 2M SCALE; FROM THE NORTH.



15. THE NORTH END OF THE EAST WALL OF ELEMENT A, THE PARTITION WALL, INSERTED TO DIVIDE THE RANGE, WITH 2M SCALE; FROM THE NORTH-WEST.



16. THE GOOD TAPERED LADDER, REUSED HERE FROM ELEMENT B; WITH 2M SCALE, SHOWING POSTS AND SADDLE TREES, FROM THE NORTH-NORTH-WEST.



17. THE MASSIVE DOOR TO THE STABLES, IN THE EAST WALL; FROM THE SOUTH-WEST.



18. THE ROUND HEADED DOORWAY, WITH FANLIGHT, INCLUDING CASEMENT WINDOW; FROM THE WEST.



19. ELEMENT B, THE DOORS, THE ARCHED CEILING AND POSTS OF THE VERANDAH, WITH 2M SCALE; FROM THE WEST.



20. THE DOORS RESET AND REUSED IN ELEMENT B; FROM THE WEST-SOUTH-WEST.



21. THE COBBLED FLOOR WITHIN THE VERANDAH, WITH 2M SCALE FROM THE WEST.



22. THE DOUBLE DOORS SET WITHIN THE LOADING DOOR, ABUTTED BY THE ARCHED INSERTED CEILING; FROM THE SOUTH.



23. THE PLASTERED PARTITION WALL IN ELEMENT B, ROOM 2; FROM THE SOUTH-EAST.



24. THE EAST WALL PARTITION BETWEEN ROOMS 2 AND 3 OF ELEMENT B, WITH INSERTED STACK IN BRICK; FROM THE SOUTH-SOUTH-WEST.



25. THE JOISTS AND REUSED WIDE PLANKS OF THE FLOOR OF THE LOFT IN ELEMENT B; FROM THE SOUTH-EAST.



26. THE BRICK FLOOR OF ELEMENT B, ROOM 3, WITH 2M SCALE; FROM THE SOUTH.



27. THE WEST PARTITION WALL, WITH ROOM 3, SHOWING BOARDING AND FRAMING AND BRICK STACK; FROM THE NORTH-EAST.



28. THE EAST BOARDED WALL OF THE ELEMENT B, ROOM 3, WHERE THE BUILDING HAS BEEN TRUNCATED; FROM THE NORTH-WEST.



29. THE LOFT ABOVE ELEMENT B, WITH INSERTED BRICK STACK; FROM THE WEST.



30. THE HEAVY FRAMED TIMBER FRONT WALL OF ELEMENT B, SHOWING LOADING DOOR; FORM THE WEST-NORTH-WEST.



31. THE ARCHED CEILING, MATCHING THAT IN ELEMENTS A, INSERTED INTO THE EARLIER WAREHOUSE STYLE SPACE; FROM THE WEST-NORTH-WEST.



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555

01872 223164

EMAIL: MAIL@SWARCH.NET