

**LAKE FARM  
WINGATE LANE  
HATHERLEIGH  
DEVON**

Historic Building Appraisal



South West Archaeology Ltd. report no. 221216



[www.swarch.net](http://www.swarch.net)

Tel. 01769 573555  
01872 223164

## Lake Farm, Wingate Lane, Hatherleigh, Devon

### Results of a historic building appraisal

---

By E. Wapshott MCIfA  
Report Version: FINAL

Draft issued: 16<sup>th</sup> December 2022  
Finalised: 24<sup>th</sup> April 2023

Work undertaken by SWARCH on behalf of a Private Client

#### SUMMARY

---

*This report presents the results of a historic building appraisal carried out by South West Archaeology Ltd. (SWARCH) for a private client on Lake Farm, Hatherleigh, Devon in advance of a proposed planning submission.*

*Lake Farm is an isolated farmstead located in the rolling countryside to the north-east of the town of Hatherleigh. First reliably documented in the mid-18<sup>th</sup> century, the evidence from the house and barn would suggest the site has been occupied since the late 15<sup>th</sup> century. The 19<sup>th</sup> century history of the farmstead indicates it was once a small hamlet of multiple households, declining to a single household by 1901.*

*This is a farmstead with its stylistic roots in the medieval period, and the standing evidence points to a 16<sup>th</sup> century or perhaps late 15<sup>th</sup> century date, as there is an in situ jointed cruck in the barn. The barn was, in fact, a domestic hall, presumably part of a range of buildings of which only the house and barn survives. The current house originated as two detached blocks, perhaps of 17<sup>th</sup> century date, later linked together to form a single domestic residence. The overarching narrative is one of steady investment until the early 1800s when challenging economic conditions for small farms were such that consolidation and demolition left only the house and barn, and a fragment of threshing barn. The late date of the period carpentry in the house might suggest a catastrophic event (e.g. fire) here during the 19<sup>th</sup> century.*

*The current house has flexibility for change and further adaption under a managed and approved programme of works, in consultation with the conservation officer, as it has undergone multiple phases of considerable remodelling in the 18<sup>th</sup>-20<sup>th</sup> centuries. The modern extensions to the rear are of no heritage value. The barn is complex and in poor condition but contains many features of vernacular interest and sensitivity. Sensible, managed intervention is needed here but with more careful consideration of impact, risk of loss and consultation with experts.*

*There may be below ground evidence, beneath the standing buildings and in the various yards and gardens. Two long ranges have been lost, to the east and south of the yard, during the 19<sup>th</sup> century, and the south range was domestic for part of the 17<sup>th</sup>-19<sup>th</sup> centuries. The site is therefore assessed as of high archaeological potential.*

---



December 2022

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>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHY AND LOCATION	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
1.5 LISTING TEXT FOR LAKE FARM	6
<b>2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND</b>	<b>8</b>
2.1 DOCUMENTARY & PARISH RECORDS	8
2.2 CARTOGRAPHIC RECORDS	9
2.3 AERIAL PHOTOGRAPHS	11
2.4 HISTORIC PHOTOGRAPHS	13
2.5 SUMMARY OF THE DESK-BASED EVIDENCE	14
<b>3.0 HISTORIC BUILDING APPRAISAL</b>	<b>15</b>
3.1 SETTING AND LANDSCAPE CONTEXT	15
3.2 BUILDING 1 DESCRIPTION – THE HOUSE	15
3.2.1 Summary of evidence from the house	20
3.3 BUILDING 2 DESCRIPTION – THE BARN (FORMER DOMESTIC RANGE)	21
3.4 BUILDING DESCRIPTION – FORMER THRESHING BARN	25
3.5 THE FUNCTION OF THE BUILDING	25
3.5.1 The House	25
3.5.2 The Barn	25
3.6 STATEMENT OF SIGNIFICANCE FOR THE HOUSE	26
3.6.1 Evidential value (NPPF – Archaeological Interest)	27
3.6.2 Historical Associational/Illustrative Value	27
3.6.3 Aesthetic value (NPPF – Architectural/Artistic Interest)	27
3.6.4 Communal value	27
3.6.5 Authenticity & Integrity	27
3.7 DRAFT PHASING	29
3.8 SENSITIVITY OF SPACES – FLEXIBILITY FOR CHANGE	29
3.9 ARCHAEOLOGICAL POTENTIAL	31
<b>4.0 CONCLUSIONS AND RECOMMENDATIONS</b>	<b>34</b>
4.1.1 Recommendations	34
<b>5.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>35</b>

## LIST OF FIGURES

---

COVER PLATE: LAKE FARM; THE HOUSE AND BARN, FORMING AN L-SHAPED RANGE, FROM THE SOUTH-SOUTH-EAST.

FIGURE 1: LOCATION MAP.	6
FIGURE 2: EXTRACT FROM THE 1839 HATHERLEIGH TITHE MAP.	10
FIGURE 3: EXTRACT FROM THE 1839 TITHE MAP, OVERLAID ON THE ORDNANCE SURVEY 2 <sup>ND</sup> EDITION MAP.	10
FIGURE 4: EXTRACT FROM THE 1885 1 <sup>ST</sup> EDITION 25" OS MAP (SURVEYED 1885).	10
FIGURE 5: EXTRACT FROM THE 1906 2 <sup>ND</sup> EDITION OS MAP (SURVEYED 1904).	10
FIGURE 6: 1946 RAF AERIAL PHOTOGRAPH OF THE SITE.	11
FIGURE 7: EXTRACT FROM A 2003 AERIAL PHOTOGRAPH.	12
FIGURE 8: EXTRACT FROM A 2017 AERIAL PHOTOGRAPH.	12
FIGURE 9: EXTRACT FROM A 2022 AERIAL PHOTOGRAPH.	13
FIGURE 10: 1910 IMAGE OF THE PARTLY-COLLAPSED COB BUILDING RESPONSIBLE FOR THE DEATHS.	13
FIGURE 11: THE HOUSE ELEMENT OF THE L-SHAPED RANGE; VIEWED FROM THE SOUTH.	15
FIGURE 12: GROUND- AND FIRST-FLOOR PLANS.	16
FIGURE 13: R2, THE FORMER KITCHEN OF THE HOUSE, WITH ITS PARLOUR-STYLE FIREPLACE; VIEWED FROM THE SOUTH-EAST.	17
FIGURE 14: R9, VIEWS EAST AND WEST ON THE FIRST FLOOR OF THE HOUSE.	18
FIGURE 15: R11, THE MAIN BEDROOM ON THE FIRST FLOOR, WITH FIREPLACE BUILT INTO THE STACK; VIEWED FROM THE WEST.	19
FIGURE 16: VIEW OF THE ROOF STRUCTURE OVER THE HOUSE.	20
FIGURE 17: THE JUNCTION BETWEEN BUILDINGS 1 AND 2, SHOWING THE PHASES OF REBUILDING AND FORCED OPENINGS.	22
FIGURE 18: THE BARN ATTACHED TO THE HOUSE; VIEWED FROM THE EAST.	23
FIGURE 19: R13, THE SMOKE-BLACKENED 16 <sup>TH</sup> OR 17 <sup>TH</sup> CENTURY KITCHEN WITHIN THE EARLIER COB RANGE.	23
FIGURE 20: R14A, THE 'CROSS-PASSAGE', FORMED BETWEEN 19 <sup>TH</sup> CENTURY PLANK SCREEN AND REUSED MEDIEVAL SCREEN.	24
FIGURE 21: THE STABLES, FORMERLY THE THRESHING BARN; VIEWED FROM THE EAST.	25
FIGURE 22: R3, THE LARGE FIREPLACE IN THE FORMER DETACHED BLOCK; VIEWED FROM THE WEST.	26
FIGURE 23: PROVISIONAL PHASE PLAN OF THE HOUSE AND BARN.	30
FIGURE 23: GROUND-FLOOR PLANS, SHOWING THE LOCATION OF SIGNIFICANT FEATURES AND SENSITIVITY OF SPACES.	32
FIGURE 24: FIRST-FLOOR PLANS, SHOWING THE LOCATION OF SIGNIFICANT FEATURES AND SENSITIVITY OF SPACES.	33

## LIST OF TABLES

---

TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT FOR HATHERLEIGH, DATED JULY 1841.	10
TABLE 2: FUNCTION OF ROOMS WITHIN THE BUILDING	26
TABLE 3: TABLE OF FEATURES OF HISTORIC OR ARCHITECTURAL INTEREST WITHIN THE BUILDING	27

## ACKNOWLEDGMENTS

---

THE CLIENT (FOR ACCESS)

## PROJECT CREDITS

---

DIRECTOR: DR BRYN MORRIS, MICfA  
 SITE VISIT: EMILY WAPSHOTT MCfA  
 HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT MCfA  
 DESK-BASED ASSESSMENT: EMILY WAPSHOTT MCfA  
 GRAPHICS: EMILY WAPSHOTT MCfA  
 REPORT: EMILY WAPSHOTT MCfA  
 EDITING: FAYE BALMOND MCfA; DR. BRYN MORRIS MCfA

## 1.0 INTRODUCTION

---

<b>LOCATION:</b>	LAKE FARM
<b>PARISH:</b>	HATHERLEIGH
<b>DISTRICT:</b>	WEST DEVON
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SS 54717 05427
<b>SWARCH REF.</b>	HLF22
<b>PLANNING REF.</b>	PRE-PLANNING

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client to undertake a historic building appraisal for Lake Farm, Hatherleigh, Devon. This work was undertaken in accordance with best practice and the relevant guidance.

### 1.2 TOPOGRAPHY AND LOCATION

Lake Farm lies just over 1.2km north-east of the historic core of the small town of Hatherleigh, c.12km north of Okehampton (Figure 1). The farm is located in a narrow coombe, on a west-facing slope above Lake Farm Copse; the stream in the coombe drops down to the valley of the River Torridge, c.0.8km to the north-west, at an altitude of c.100m AOD. The surrounding landscape is wholly agricultural with scattered isolated farms. The soils of this area are the slowly permeable, seasonally waterlogged clayey, fine loamy and fine silty soils of the Hallsworth 2 Association (SSEW 1983); these overlie the sedimentary sandstones of the Bude Formation (BGS 2022).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Lake Farm is a private house a short distance from the small market town of Hatherleigh, which lies within the historic Hundred of Black Torrington and the deanery of Okehampton (Lysons 1822). Lake Farm is enclosed by the former ancient manor of Fishleigh. Hatherleigh and Fishleigh Manor are both in the Domesday Book as part of the lands of Tavistock Abbey. Archaeological investigations near West Fishleigh have uncovered agricultural activity and at least one post-built structure relating to the 11<sup>th</sup>-15<sup>th</sup> centuries (AC Archaeology 2018). At the Dissolution the manor was bought to the Arscotts, possibly passing through the Russells, sold 'fairly recently' according to Lysons by Sir Arscott Ourry Molesworth Bart. to a Mr Oldham, a Shropshire industrialist, who then transferred it to his nephew Joseph Lang. The manor of Fishleigh was also held by Tavistock Abbey, whereupon it passed to a cadet-branch of the Yeo family of Heanton-Satchville. Lysons notes the manor of Fishleigh was sold to a Mr Darke of Launceston in the 19<sup>th</sup> century. There are ninety-one individual or grouped Listed structures or buildings in the parish and wider area, mostly Grade II listed. Spears Fishleigh and Fishleigh Down Farmhouse just to the north-east and north-north-east of Lake Farm are both Grade II listed.

The Historic Landscape Characterisation for Devon (HLC) characterises the land around the property as *medieval enclosures based on strip fields*, and *former orchards*. The setting is a farming landscape of great age but limited research in this area means there are few HER entries; Lake farmhouse and barn are recorded on the Devon HER (MDV34580), there are two quarries in woodland to the east noted on the 19<sup>th</sup> century mapping (MDV78489; MDV78488) and an 18<sup>th</sup> century cob barn is noted at Fishleigh Down, with a horse engine (MDV34573).

## 1.4 METHODOLOGY

The historic building appraisal site visit was conducted by E. Wapshott on Wednesday 9<sup>th</sup> November 2022. This work follows the guidelines laid down in ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the setting follows the approach outlined in the appropriate guidance (DoT guidance and Historic England 2015).

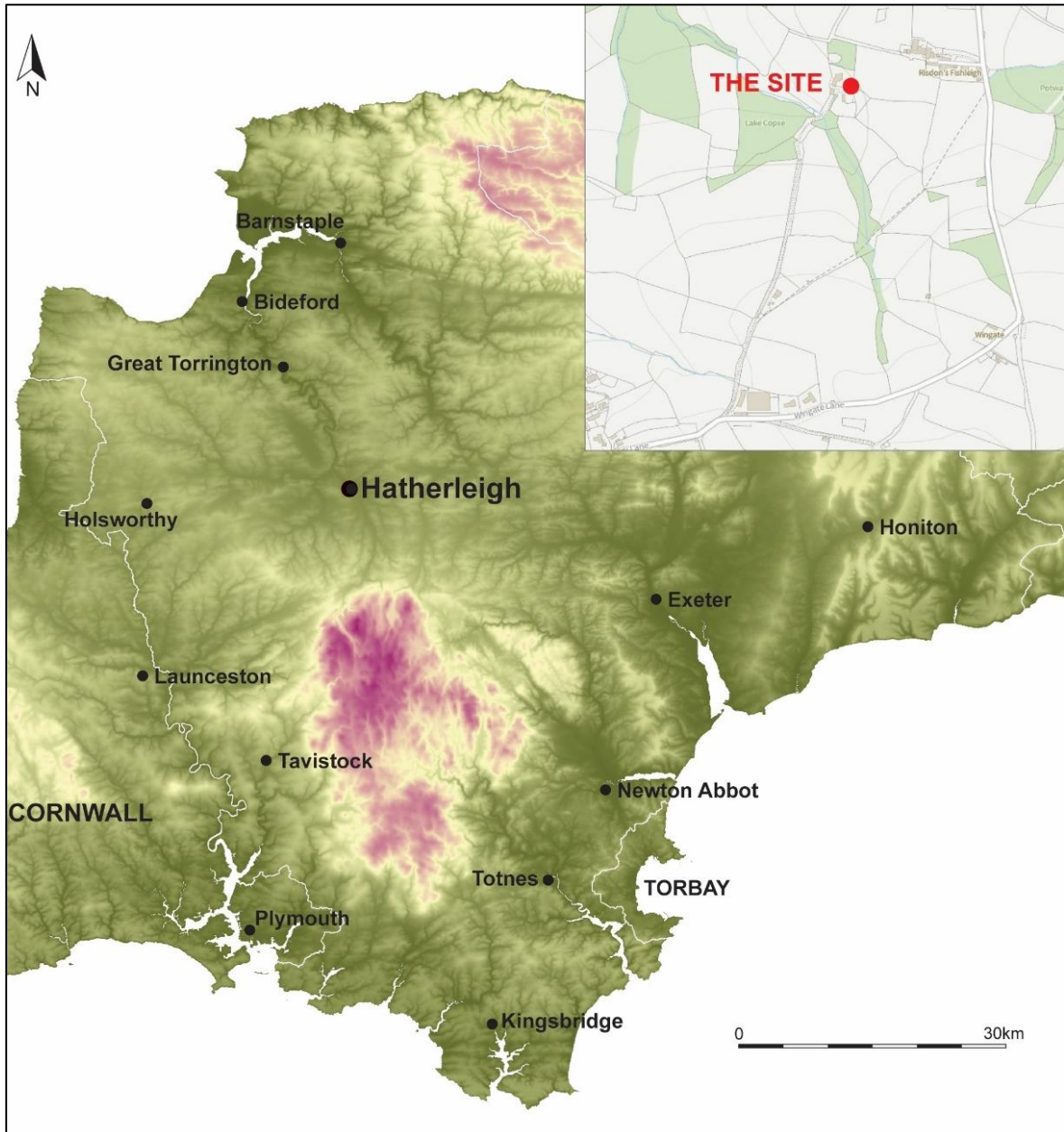


FIGURE 1: LOCATION MAP.

## 1.5 LISTING TEXT FOR LAKE FARM

The house and adjoining barn are Grade II Listed (UID: 1326482). The building was listed in 1988, in one of the later phases of protection and recording. The text for the Listing is below:

*Farmhouse and adjoining outbuilding which is original house. Older part may be early C16 if its screen is*

*original. The present house is probably C18. Rendered rubble and cob walls. Present house has gable ended thatch roof; outbuilding has corrugated iron roof. Rendered rubble stack at right gable end of house. Plan: original house now outbuilding - of 2 or 3 room-and-through-passage plan, lower end to the left. The hall has a stack at its higher end, if there were an inner room beyond, it was rebuilt as the present farmhouse. The lower end from the evidence of the screen was divided into 2 service rooms. There is no evidence of whether there was an open hall or not as the original roof timbers of this part are all C20, but it could be inferred from the early date suggested by the screen. The present house was added probably in the C18 at right angles to the original house at the higher end of the hall and is of 2-room plan with central entry hall. Exterior: 2 storeys. Asymmetrical 2 window front of 3-light metal frame casements. Late C20 plank and glazed door to left. Long outbuilding wing projecting from left-hand end which has a 2-window front. Right-hand 1st floor window is C17 4-light chamfered wooden mullion window. C20 3-light casement below. C19 plank door at left end to right of centre. Loading hatch above left-hand end. Interior: former house, now outbuilding has heavy chamfered and hollow step-stopped cross beams in right-hand room. Open fireplace with chamfered wooden lintel. At lower side of passage is remains of early C16 good quality plank and muntin screen from which the planks have been removed. It has a moulded headbeam and moulded muntins. 2 shouldered-head wooden doorframes also moulded.*

Note on the Listing: The interior of the farmhouse was not inspected during the Listing visit, and other details (e.g. the part-surviving cruck in the barn) were missed. Listing has protected this building but underplays the complexity of the surviving building.

## 2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND

---

### 2.1 DOCUMENTARY & PARISH RECORDS

Lake Farm is located in the ancient ecclesiastical parish and Manor of Hatherleigh. From the 10<sup>th</sup> century until the Dissolution of the Monasteries in the 1530s, the Manor of Hatherleigh was a possession of Tavistock Abbey, having been part of the Abbey's original endowment when it was founded in AD 981. During the Abbey's tenure, probably at some time between 1220 and 1374, the borough of Hatherleigh was formed, and a market was granted (Finberg 1969, 205). It was also during this time that over 400 acres of Hatherleigh Moor were granted by the Abbot to the burgesses of Hatherleigh for grazing their stock and gathering furze. After the Dissolution of Tavistock Abbey in 1539, the manor came into private hands, descending via Betts, Arscotts, Molesworths and Oldhams to the family of Laing who have held it from the end of the 18<sup>th</sup> century until the present day (Manaton 1951).

In 1841 Lake Farm consisted of a farmstead, cottage (Lake Cottage), and 74 acres of land. The first documentary references are rather late (AD1779 as noted in Gover *et. al.* 1932, 144; although there is an apprenticeship indenture of 1750, DRO: 2817A/PO/13/34) which *could* be taken to imply a late settlement were it not for the structural evidence from the house and barn (below). That being the case it is more likely it was known by another name in the past (probably *Fishleigh*) and its documentary history is likely to remain obscure.

In 1841 it was owned by Mr Mark Sloman and leased to Thomas Densham 'and others'. *White's Devonshire Directory* (1850) records Richard Abell as the *farmer* at Lake and Mr Vanstone at Lake Cottage, a *carpenter*, confirming the Census records (below). A tragic report from June 1910 in the North Devon Journal records the deaths of James and Alexander Saunders, the farmer at Lake Farm and his son, who were demolishing a range of cob buildings in the farmyard when part of the cob wall collapsed on them.

The 1841 Census lists multiple households at Lake. Mr Mark Sloman (aged 45) was an *independent* (i.e. independently wealthy), with two servants, Jane Smale and Betty Hooper. Thomas Densham (aged 20) is noted as a *farmer*, with his wife Mary (aged 20) and their three-month-old son. Also at Lake is the separate household of Richard Gill (aged 30), an *agricultural labourer* and his wife Mary (aged 25), and their four children. Living at *Lake Cottage* (probably the house up the lane) were the Tucker and Vanstone families. Nathaniel Tucker (aged 45) was an *agricultural labourer*, with a wife and five children. Joseph Vanstone (aged 35) was a *carpenter*, with a wife and four daughters.

In the 1851 Census Mark Sloman is noted as a *widower* and a *landed proprietor*; the name *Lake Cottage* has been crossed out next to his name and it is not clear if he may have moved out of the main farmstead and into a cottage. Richard Abell (aged 54) is also listed at *Lake*, being a '*farmer of 48 acres, employing one labourer*', which might suggest Richard had moved into the main house. He lived with his wife Jane (aged 48), described as a *farmers wife*, and two children. They also had two *son-in-law* (stepsons?). The Vanstone family still lived at *Lake Cottage*; the other half of the range may have been unoccupied, or perhaps occupied by Mark Sloman.

In the 1861 Census the farmstead/hamlet is no longer recorded separately, and the multiple households are recorded as living at *Lake Cottage*. Mark Sloman is not mentioned and presumably had moved on or died. In 1863 Fishleigh Farm, Stone Fishleigh, Lewer Farm, and Lake Farm were offered for sale (DRO: 62/9/2/Box/5/23); as Mark Sloman only held Lake Farm, this probably meant he had sold the farm to a large landowner who then liquidated his assets. The farmstead may therefore have not been occupied or rented out at the time of the Census, although no



unoccupied properties are indicated in the area (or the names have been conflated by the recorder). William Sanders (aged 27), *agricultural labourer*, was the head of one household. Abram Beal (aged 68), *agricultural labourer*, was another. Abram and his wife and daughter had *boarders* and relatives living with them.

In the 1871 Census there is the same conflation of names (Lake/Lake Cottage). As a *farmer* is mentioned then his family is most likely to be occupying the main farmstead, but we cannot say for sure. James Daniel (aged 40) is a *farmer of 16 acres* living at *Lake Cottage* with his wife and six children. Abraham Beal and family still live on site with their eldest son William (aged 55). Both Abram and William are *labourers*, and they house four *lodgers*. Two other households are also noted at *Lake Cottage*: the Smale and Hill families. Isaac Smale (aged 55) with his wife, three children and a granddaughter. James Hill (aged 36) had a wife and two children. Both men were described as *labourers*.

The 1881 Census once again makes a clear distinction between *Lake* and *Lake Cottages*. The Simmons family is recorded at Lake, Thomas Simmons (aged 28) noted as an *agricultural labourer*. Two families live in Lake Cottages, the Smales as in 1871 and the Jeffrey family. John Jeffrey (aged 24) was *agricultural labourer* and had a wife and daughter. Isaac Smale, now a widower, is listed as an *agricultural labourer*.

The 1891 Census makes no distinction between Lake and Lake Cottages. The site is referred to collectively as *Lake* and only two households are recorded. Robert Madge (aged 45) was an *agricultural labourer* and lived with his wife and daughter. William Shaddick (aged 38) was a *labourer* and lived with his wife and five children.

The 1901 Census records a single household at *Lake Farm*. James Saunders (aged 51) was a *farmer* who lived with his wife Sarah (aged 41) and his son Alexander (aged 6). The Census also states he works on his *own account*, i.e. he is self-sufficient and does not employ anyone. Both James and Alexander were killed in 1910 when they were demolishing a 'disused cottage'.

The 1911 only Sarah Ann Saunders and her niece was resident at the farm, she was described as the *farmer*, and employing a professional horseman to aid her.

Extrapolating from the Census data we have in broad outline a story of rural impoverishment and decline. Lake was, it would appear, a small hamlet with one main farm and multiple cottages. In truth, those multiple additional households may once have held separate tenements, perhaps of 20-25 acres, which had been amalgamated into a single farm, the earlier houses or even farm buildings divided up into tiny cottages for the now landless labourers. The decline in the number of families here probably reflects two factors: depopulation as the rural poor moved to the towns, and depopulation caused by landowners rationalising their landholdings.

## 2.2 CARTOGRAPHIC RECORDS

The earlier maps available to this study are district and county maps that lack the required detail to make a meaningful contribution to this analysis. Lake is shown on the 1805 Ordnance Survey (OS) surveyor's draft map, so was clearly in existence by that date. The first detailed map is the Hatherleigh tithe map of 1839. This map shows three sets of buildings arranged around a central yard: A long L-shaped range to the west, and two shorter rectangular ranges to the south and east. It is possible these buildings framed the remains of an earlier medieval courtyard site.

To the north-west, attached to the northern end of the west range, is a wider structure, with two attached gardens. The apportionment indicates the farmstead is owned by Mr Mark Sloman and

leased to Thomas Densham 'and others'. Plot 865 is described as *house, courtlage and two gardens*, indicating a single farmhouse but the Census states there were multiple households (see Census details, above).



LEFT: FIGURE 2: EXTRACT FROM THE 1839 HATHERLEIGH TITHE MAP (TNA VERSION); THE HOUSE AND BARN ARE INDICATED.  
 RIGHT: FIGURE 3: EXTRACT FROM THE 1839 TITHE MAP, OVERLAID ON THE ORDNANCE SURVEY (OS) 2<sup>ND</sup> EDITION MAP.

TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT FOR HATHERLEIGH, DATED JULY 1841.

Plot No.	Landowner	Occupier	Plot Name	State of Cultivation
BEAFORD MILL				
862	Mark Sloman	Thomas Densham & Others	Buthagate	Arable
863			Higher Orchard	Orchard
864			Garden	Garden
865			House, Courtlage & 2 Gardens	Building & Gardens
866			Lower Orchard	Orchard
867			Garden	Garden
868			Back Meadow	Meadow
869			Lower Meadow	Meadow



LEFT: FIGURE 4: EXTRACT FROM THE 1885 1<sup>ST</sup> EDITION 25" OS MAP (SURVEYED 1885) (DEVON SHEET LII.10); THE HOUSE AND BARN ARE INDICATED (NLS).  
 RIGHT: FIGURE 5: EXTRACT FROM THE 1906 2<sup>ND</sup> EDITION OS MAP (SURVEYED 1904) (DEVON SHEET LII.10); THE HOUSE AND BARN ARE INDICATED (NLS).

The 1885 1<sup>st</sup> edition 2<sup>nd</sup> OS map indicates some change had occurred during the intervening 46 years. The long L-shaped range survived, internal lines indicating it was divided into multiple (x6) units. The house itself, forming the northern part of the L-shaped range, can be seen to have a series of small extensions to the rear, presumably a dairy and/or scullery. A 19<sup>th</sup> century plank partition still survives in the barn, dividing the cross passage from the kitchen. A horse engine is shown attached to the southern end. This would have powered a range of machinery in the adjacent barn. The rectangular south range is shown divided into four units; this may have had a mixed or semi-domestic use at some stage, considering the number of households recorded on

the site on the Census during the 19<sup>th</sup> century. The east range had been demolished by this date, and a smaller, two-unit structure (probably a pigsty) built to the north-east side of the yard. The southern boundary of the tithe-era garden (plot no. 864) has been pushed south into the yard; this may indicate the northern part of the barn had been formally or informally incorporated into the domestic space. The 1906 2<sup>nd</sup> edition OS map indicates relatively little change. A well is indicated within the yard, and a lean-to at the southern gable end of the L-shaped range had been lost by this date. The internal divisions of the L-shaped range are shown slightly differently.

## 2.3 AERIAL PHOTOGRAPHS

The 1946 RAF aerial photograph indicates the L-shaped range still survived as a single continuous range (Figure 8). While this photograph is indistinct, it appears the southern part of the range has had its roof replaced with corrugated sheeting or slate with a sharper profile to the rooflines and angles. The horse engine house is also still in evidence. The central and northern end of the west range (the barn) and the block to the north (the house) appear to be thatched. The south range appears to survive in part (as indicated by its linear shadow). The late 19<sup>th</sup> century pigsties are also still standing, and a small possible structure in the farmyard may be a wellhouse. The gardens to the east of the farmhouse are subdivided into formal square vegetable beds.

By the end of the 20<sup>th</sup> century the contiguous western barn range had been breached to create a gap between the barn and threshing barn and providing access to the fields. Both parts of the former range had been reroofed with corrugated sheeting (perhaps multiple times). The farmyard has also been terraced and raised, offsetting the steep slope. The ruins of the southern range had been partially cleared and the 19<sup>th</sup> century pigsties and the horse engine house demolished. By the later part of the 20<sup>th</sup> century a new range of outbuildings had been built to the south of the farmyard, and during the 2010s the field immediately to the west of the farmstead appears to have been partly landscaped (mown paths, trees planted).



FIGURE 6: 1946 RAF AERIAL PHOTOGRAPH OF THE SITE (HISTORIC ENGLAND AND DEVON COUNTY COUNCIL).



FIGURE 7: EXTRACT FROM A 2003 AERIAL PHOTOGRAPH (© INFOTERRA LTD. BLUESKY).



FIGURE 8: EXTRACT FROM A 2017 AERIAL PHOTOGRAPH (© GOOGLE EARTH).



FIGURE 9: EXTRACT FROM A 2022 AERIAL PHOTOGRAPH (© GOOGLE EARTH).

## 2.4 HISTORIC PHOTOGRAPHS



FIGURE 10: 1910 IMAGE OF THE PARTLY-COLLAPSED COB BUILDING RESPONSIBLE FOR THE DEATHS (NORTH DEVON RECORD OFFICE ARCHIVES AND ACCESSED VIA HATHERLEIGH HISTORY ARCHIVE WEBSITE 2022).

The reporting of the deaths of James and Alexander Saunders was accompanied by a photograph of the building in question (Figure 10). While not entirely conclusive, it is most likely that this structure can be identified as part of the south range shown on the tithe map and the historic OS maps, for a number of reasons. Firstly, the site of the tragedy is noted as *Lake Farm*, not *Lake Cottage*. Secondly, to the front of the building we can see an area that is open and level (the yard) with apple trees behind. This is almost certainly the *Lower Orchard* immediately to the south of the south range. Thirdly, the stone footings of this building can still be seen to the west end of the

farmyard today, the modern concrete shed having been built on top at an angle. There is a pile of dismantled jointed crucks and heavy chamfered oak timbers with run-out or cut stops to the south-east corner of the current farmyard. This is broadly suggestive of 15<sup>th</sup> to 17<sup>th</sup> century phases of activity onsite and may come from the standing barn, or the demolished east or south ranges.

The historic photograph (Figure 10) contains a lot of information on the domestic character of this range. We can see the remains of three cells from a linear cob range, divided into individual units (the south range is shown on the OS maps as divided into four units). The two visible internal walls are plastered. A fine fireplace can be seen in the middle cell, with dressed stone jambs and slightly curving bressummer beam. The stack above the fireplace is built out from the line of the wall, rather awkwardly to the righthand side of the hearth, indicating this may be an addition to the building. The fireplace is a large open-hearth, broadly of 17<sup>th</sup> century style, of a size used for cooking; the fine dressed jambs similar to those in the current house. In the foreground and to the right of the photograph, a small post-medieval box-hearth has been forced into the wall, with a thin shallow cob stack above. This range of features clearly indicates the domestic use of this structure; the apparent complexity of features of different periods indicates multiple phases of use and adaptation and therefore a long period of occupation, rather than short-lived and ad-hoc adaption for habitation in the 19<sup>th</sup> century. The good, dressed stonework to the plinth nearest the camera is similar to the fine stonework surviving in the farmyard near the entrance to the farm track, and the good stonework noted in the current house. This points to a later medieval to 17<sup>th</sup> century phase of investment in the property.

## 2.5 SUMMARY OF THE DESK-BASED EVIDENCE

- The historic mapping evidence confirms the L-shaped range that survives was present in 1839. The two other ranges, one to the south and one to the east, were lost in the later 19<sup>th</sup> and 20<sup>th</sup> century.
- The tithe map suggests that there was a courtyard arrangement with ranges to three sides of the yard.
- The photographic evidence from 1910 shows another domestic range, with thick cob walls, fine stonework plinth and some good 17<sup>th</sup> century details (which look inserted). This broadly echoes and confirms the narrative of the surviving barn and house (origins in the medieval period with 17<sup>th</sup> century additions and alterations)
- Comparing the physical evidence and the documentary and Census records would suggest a drop in status during the post-medieval period, with the building(s) converted to multiple occupancy, before a gradual but partial restoration of status in the early 1900s.
- The Census charts the increase and decline in the population. At one extreme there were 24 people living at Lake and Lake Cottage (1871), and at the other extreme there were only three (1901), and two of them died in 1910.
- This reflects the countrywide agricultural depression that began in the early 1870s and the generalised removal of unskilled agricultural labourers from the countryside and a shift to town living.
- The drop in occupancy at the farm will have led buildings to become disused and thereafter demolished, or others becoming agricultural when previously they were of mixed use or semi-domestic. The east range was demolished between 1839-1884, and the south range was being demolished in 1910 (its remains survived into 1946 but it was gone by 1999). The L-shaped range was breached and the northern part, once domestic, became a barn by the 1900s.
- In the 20<sup>th</sup> century equipment sheds and modern agricultural buildings replaced historic barns.
- The farm also shrank in size from the 19<sup>th</sup> century to today, recorded as 74a in 1841, c.50 acres in the 1860s, which was fairly average for a Devonshire farmstead in this period, dropping to 16 acres in the later 19<sup>th</sup> century, and now 14.1 acres.

### 3.0 HISTORIC BUILDING APPRAISAL

#### 3.1 SETTING AND LANDSCAPE CONTEXT

The farm is located down a long unadopted parish lane (*Wingate Lane*) that once connected Lake Farm, West Fishley, Fishley and Risdons Fishley. A lane that runs to the east along the higher ground is also called *Wingate Lane* and links the other three farms to Hatherleigh; there is a cottage on that other lane called *Wingate* (*Windgate* on the OS draft map). The relatively remote location of the farmstead, and its low acreage, practically guaranteed it would be bypassed by the Victorian high farming movement; this has, in turn, ensured the preservation of early building fabric here, with little evidence of the comprehensive Victorian makeover exhibited by the larger and more prosperous farms in the area.

The farmstead stands on a shallow south-west facing slope above a narrow coombe. It is enclosed by plantations and woods to the south, the ground rising steeply to the north and north-east to Fishleigh Castle and Risdons Fishleigh. Fields frame the house to the east and west, there is large surviving orchard to the north, and a scrubby rewilded area to the south and east which was once also an orchard. The house is enclosed by a walled cottage garden to the south, east and north-east. The ongoing agricultural character of the setting, and the proximity of the historic and still unconverted barns (used for animals and storage), enhances the appreciation of this being a historic farmstead and the farm is a good authentic example of its type.



FIGURE 11: THE HOUSE ELEMENT OF THE L-SHAPED RANGE; VIEWED FROM THE SOUTH.

#### 3.2 BUILDING 1 DESCRIPTION – THE HOUSE

The current house presents as a cob range of low two storeys height, the cob on a rubble plinth, the elevations rendered in cement, with a thatched roof. It is a blocky, wide, rectangular range, on an east-west alignment, awkwardly attached to the earlier barn to its south-west corner. Its roof is half-hipped to the east around a chunky rendered stone gable stack, and hipped to the west, with a lateral rear stack to the north-west end of the building.



FIGURE 12: GROUND- AND FIRST-FLOOR PLANS (MEASURED PLANS PRODUCED BY THE CLIENT).

The south (front) elevation is an irregular two-window range, with a set of 20<sup>th</sup> century casement windows (altered since Listing in 1988). There is a later 19<sup>th</sup> or 20<sup>th</sup> century cottage-style front door, in an opening with rebuilt rubble reveals mortared in cement under a thin timber lintel. There is a cement mortared set of front steps, covered by a canopy porch with a tiled (triple) roof. Next to the front door the stone plinth is exposed, and a set of quoins and a returning corner can be seen, indicating phasing. On the ground floor east of the front door there is a large three-light casement window with cement sill that lights the sitting room (Room R3). The relatively modern render obscures the detail but it appears this opening was once a wide doorway, blocked to form a narrow doorway, then reopened to form a window. At first-floor level there is a small two-light casement window fitted in an irregular opening over the porch, and a wide three-light casement to the east side (as per the ground floor) that lights the main bedroom (R11). The rest of the elevation is concealed by the attached barn.

The east elevation is rendered and painted but blind, with a corner-gable stack built within the footprint of the building.

The west end elevation is rendered and painted. The top of the walls are leaning out and the thatched roof forms an odd angle at the hip, where the roof and walls are trying to accommodate and enclose the earlier stack, which is failing and may be affecting the structure of the later build here. The north-west corner of the range is battered, and it may that there has been a raise here to form a full loft or first floor; again, much is obscured by the render covering. There is a central opening at ground- and first-floor level. The ground-floor opening is a large, blocked doorway set with a modern three-light sliding window. Above this is a tall narrow opening, partly blocked and now set with a 20<sup>th</sup> century casement window with a cement sill; this may have been a loading door.



Most of the north elevation is concealed behind the various flat- and mono-pitch extensions here, built or renewed in the early 2000s. It is rendered and painted with a blocky projecting box stack to the west end, next to the small four-pane casement window that lights R2. At first-floor level there is a narrow window to the centre of the elevation that lights the stairs (R9), and a small high-set two-light timber casement window to the east end, under the eaves, which lights the main bedroom (R11).



FIGURE 13: R2, THE FORMER KITCHEN OF THE HOUSE, WITH ITS SMALL DOMESTIC, PARLOUR-STYLE FIREPLACE, WITH RAISED AND REPLACED BRESSUMMER BEAM; VIEWED FROM THE SOUTH-EAST.

Internally the house is divided by two thick internal cob walls to form an irregular three-cell plan, again evidence of its more complex evolution. To the centre of the ground floor and accessed via the modern forced doorway is a hallway (R1) with a 19<sup>th</sup> century closed-string stair rising to first floor with plank boarded cupboard below. Of interest here are the two small, deep sub-square keeping places in each of the thick cob walls, adjacent to the doorways opening onto to the reception rooms to each side (R2 and R3). These keeping places have been *Gothicised* in recent years (tops chopped out to form an arc, and new timber sills) but these keeping places indicate the probable service character of these spaces in earlier periods. There are four doorways opening off this space, to R2, R3, R3 and R13.

In the thick cob partition wall to the west is the tall narrow doorway to R2, with thick rustic (recycled) timber lintels; there is evidence of a door and doorframe having been removed here. R2 was most recently used as a kitchen but historically may have been an unheated service room, then a heated living space, perhaps a 17<sup>th</sup> century parlour, as indicated by the small fireplace with good, dressed jambs in the north wall. The fireplace does appear to be an addition to this space, and while the dressed jambs survive intact the replacement bressummer beam has been reset higher in the cob to accommodate a later stove. Either side of the fireplace deep alcoves appear to have been hacked out of the wall, framed by timber lintels, the cob poorly patched to each side. These may have been used as cupboards, or for shelving, and the west alcove now has a small window set into it. This room is built around and onto the back of a large stack that addresses the barn. There was a doorway to the west wall, which is now set with a window, under a chunky rustic timber lintel.

East of the hallway is a large sitting room (3). The doorway between the two has been forced and enlarged during the most recent remodel of the house prior to its last sale. R3 contains another fireplace, this time of larger scale and suitable for cooking. This fireplace also has finely dressed stone jambs but its bressummer beam has been replaced and a post-medieval brick bread oven with iron door has been inserted into an opening for an earlier bread oven. Whilst the jambs are stone the rest of the stack is cob (as in R2). To the front of the hearth there are some surviving stone flags; the rest of the hearth has been raised in brick and a wood burner installed. To the west end of the north wall there is a small, blocked window, now an alcove, and there may be more blocked windows in this elevation. The large window to the south was formerly a doorway, and the many changes to this opening (under a very thin timber lintel) has led to structural issues and the lintel is sagging noticeably. The ceiling of this room is now of plasterboard between thin rustic joists of surprisingly poor quality. The joists have nail stains and lath-and-plaster marks. These timbers are clearly post-medieval in form and scantling and are presumably replacements; they are not very sturdy and, given the width of the room, and the ceiling is sagging as a result.

To the north of the hallway (R1) a forced doorway with recycled timber lintels leads into series of modern extensions (R4-8) that contain bathrooms and a second living space. These extensions were built in the early 2000s and replace the post-medieval service ranges shown on the historic maps. Historic timbers that may have been sourced from the farm have been used as lintels in this build, and exposed in the walls for pastiche effect, but there is nothing of heritage value in these spaces.

The stairs rise to a short first-floor landing (R9). The stairs have been assembled to address and connect the two separate elements of the building, and much reused timber (planks, beams) is in evidence here. The narrow landing is floored with massive oak planks, heavily smoke blackened and perhaps reused from the barn. Over these a lath-and-plaster partition now encloses and forms a small bedroom (R10).

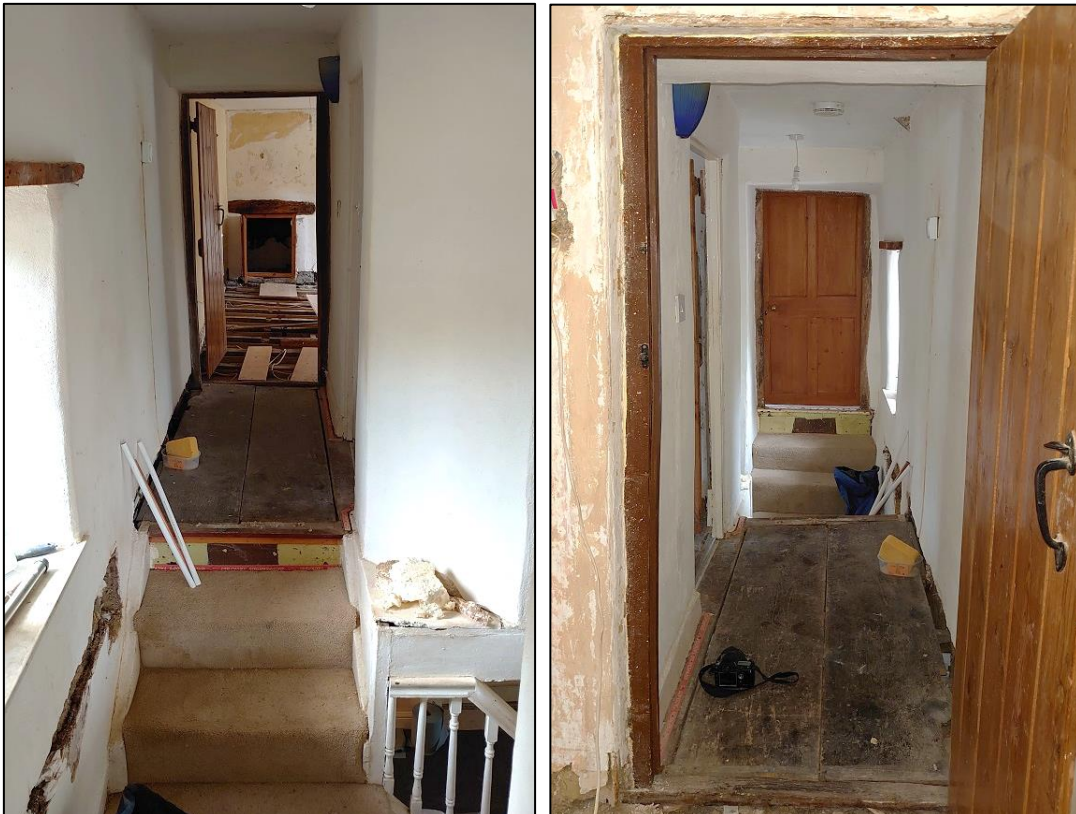


FIGURE 14: R9, VIEWS EAST (LEFT) AND WEST (RIGHT) ON THE FIRST FLOOR OF THE HOUSE.



FIGURE 15: R11, THE MAIN BEDROOM ON THE FIRST FLOOR, WITH FIREPLACE BUILT INTO THE STACK; VIEWED FROM THE WEST.

Bedroom R10 is accessed from R9 through a plank door with ledging bars with thumb latch, in a pegged and beaded doorframe. A small internal window once looked out onto the stairs from this room but has been wallpapered over. A small two-light timber casement in a forced irregular opening overlooks the porch to the south. The floorboards in this room are a mix of oak and elm, some merely with an aged patina, some clearly smoke-blackened, of medieval to 18<sup>th</sup> century date. Sections of boarding are orientated east-west while others are orientated north-south. The joists are rustic split timbers which bridge the gap between the two thick internal cob walls. There is active woodworm infestation in the wood, and the boards and joists are currently being treated.

The main bedroom (R11) is accessed from the narrow landing (R9) via another plank door with ledging bars and thumb latch in a chunky beaded doorframe. The room is dominated by the cob stack that rises from the ground floor, and there is a small box-hearth fireplace to the north side of the stack that serves this space. This fireplace has a row of fine stone slabs edging the hearth with slate herringbone behind; the flue is lime plastered and heavily smoke-blackened. The fireplace has a heavy bressummer beam with chamfer over the hearth but is now set with a louvred door and used as a cupboard. There is a high-set two-light casement window with seat in the north wall, partly blocked by the roof of the new extension below. To the south wall there is a modern timber three-light casement. The floor of this space sags due to the thin joists below. The floorboards are a mix of 18<sup>th</sup> and 19 century even-width boards, with modern replacements and covered by MDF sheeting and modern boarding to try and address the sagging. The floorboards have an active woodworm infestations and have been taken up for treatment.

West of the landing (R9), and up another three steps and through a forced opening, is another bedroom (R12). The forced opening has been poorly patched to the sides, particularly to the north where the cob is very irregular. The door is a good ogee moulded four-panel pine door with iron lock and brass knob and LH hinges to the inner side, set in a plain chunky doorframe. A modern two-light window in a possible former loading door to the west lights the room. There is an alcove

in the south-east corner of the room, now a cupboard, with a beaded door frame with damaged LH hinges; the door is missing. The floor in this bedroom has wide even-width pine floorboards of 19<sup>th</sup> century date. The boards are currently being treated for woodworm, and the regular sawn on-edge Victorian joists, with the lath-and-plaster ceiling of the room below, are visible. The ceiling in this room is high, exposing the base of chunky truss blades of post-medieval character.

The roof over the current house was almost completely replaced in the later 19<sup>th</sup> century, or even the first decades of the 1900s. It is still thatched but all the timbers and rafters appear relatively modern and are split pine trees, many still being embarked, and are perhaps from the adjacent plantation. The trusses are lightweight A-frames with an overlap at the ridge, pegged at the ridge and with face-pegged collars, held in place by spikes which are turned over on the rear face. The two trusses to the west end present slightly differently. The blades of the trusses are sawn and show clear evidence of the marks and at least one blade is reused, of different patina, with evidence of having been cut down from a wider timber. The westernmost truss is more rustic and irregular in shape and profile, with a much narrower collar and appears to be earlier and more obviously 19<sup>th</sup> century in character. The style of the roof is fairly archaic but likely just traditional to the area, with willow withies used to fix the rafters together and to stitch the ridge.



FIGURE 16: VIEW OF THE ROOF STRUCTURE OVER THE HOUSE.

### 3.2.1 SUMMARY OF EVIDENCE FROM THE HOUSE

- The range now presents as being of three irregular cells, but it is not a traditional cross-passage structure. Instead, it appears the range has been formed by linking two detached blocks.
- The west block was accessed from the fields and may have also has a loading door to the west. This would imply a non-domestic use, and it is unlikely there was access into the house at first-floor level until the later 19<sup>th</sup> century.
- The east block was accessed via a wide door in its south wall from the farmyard and had windows in its north wall.

- There are two good 17<sup>th</sup> or possibly early 18<sup>th</sup> century fireplaces (c.1650-1750), with dressed stone jambs. The one to the west is of domestic scale, for a parlour, that to the east is large, for cooking and has a bread oven.
- All of the timbers in the house are post-medieval, including the two bresssummers, ceiling beams and joists – could this indicate a devastating fire in the 18<sup>th</sup> or 19<sup>th</sup> century, or merely a comprehensive remodel?
- Poor quality 18<sup>th</sup> century style joists in R3/R11, but 19<sup>th</sup> century boards and joists in R2/R12. The different ends of the building were refloored at different times.
- The poor quality and lightweight timbers used in R3/R11 in particular *might* point to a lack of structural knowledge and *could* suggest the work was undertaken by farmhands or labourers, rather than experienced builders.
- There is a lot of evidence for the reuse of timber, planks, and beams from earlier phases in this range, this is particularly evident in the ad-hoc nature of the flooring of the hallway R1 and R10 and landing R9, as well as the stairs themselves. This was modernisation and remodelling undertaken on a budget, reusing as much extant material as possible.
- The roof trusses are all later 19<sup>th</sup> century in date. There is only one truss to the west end over R12 (still rustic and of poor quality) that is likely to be earlier 19<sup>th</sup> century.
- The current roof uses lots of archaic thatching features, like willow withies to wrap the ridge and secure the overlapping rafters but its materials are halved split pine trees from the plantation and not that old.
- There are two older timbers in the roof, with peg holes at different levels, one which sharply tapers and appears cut down from a much larger blade – indicating the possible reuse of some material from an earlier roof.
- The ground floor extensions at the back appear to have completely replaced the post-medieval service blocks shown on the historic maps.

### 3.3 BUILDING 2 DESCRIPTION – THE BARN (FORMER DOMESTIC RANGE)

This is a complex building, of cob and stone, with multiple phases of construction and repair. This rectangular building is orientated north-south and abuts the current house at its northern end. It is one 1½ storeys in height under a modern, shallow pitched, corrugated box-profile roof covering. The building is clearly truncated at its southern end. The external walls are rendered and painted like the current house, with some exposed sections of stone plinth, for decorative effect.

The southern gable end, of rendered cob, has been remodelled to some extent in the 20<sup>th</sup> century, with two rebuilt stubs now forming buttresses where the southern half of the structure has been lost. The breach in this range happened between the 1946 and 1999. It is probable that the south gable is a 19<sup>th</sup> century infill, and one of the internal divisions shown on the 1<sup>st</sup> edition OS map.

The west (field) elevation is of agricultural character. To the south end there is a narrow, forced doorway with reveals rebuilt in rubble. This has a thin timber lintel and partly collapsed boarded door with louvred frame above. To the centre of the elevation there is a wide low doorway with narrow timber lintel. This is now partly blocked with concrete blocks and fitted with a fixed pane 20<sup>th</sup> century window. This doorway may also have been forced as the reveals are rebuilt in post-medieval rubble up to first-floor height, but with finely shaped blocky quoins; the build includes some bricks to the interior. North of this opening the stone plinth has been re-faced, in the recent past, in stone rubble to try and offset the lean of the cob above. This represents one of two phases of underbuilding of the earlier surviving cob at first-floor level, which is still failing. To the north of that central blocked door, at ground-floor level and within the post-medieval rubble, is a small low window opening under a massive timber lintel. It has a chunky two-light chamfered frame with internal plank shutters, of good 18<sup>th</sup> or early 19<sup>th</sup> century character. Much of the cob

on the north-west corner of the barn, where it adjoins the current farmhouse, has been replaced with modern cob block build and has been rendered over to blend in its appearance.



FIGURE 17: THE JUNCTION BETWEEN THE HOUSE (LEFT) AND THE BARN (RIGHT) SHOWING THE PHASES OF REBUILDING AND FORCED OPENINGS; VIEWED FROM THE SOUTH-WEST (CLIENT PHOTOGRAPH).

The east (yard) elevation is more domestic in character; the thick painted render obscures detail but it is clear that the walls at the north end of this building are thicker and slightly battered. There are five openings in this elevation: a central door and four windows. At ground-floor-level to the south end is an early 19<sup>th</sup> century two-light timber casement window. To the centre there is a forced doorway, which is framed by underbuilt 19<sup>th</sup> century stonework including a few bricks, under a thin, reused timber lintel and with a later 19<sup>th</sup> century ledged and braced plank door in a chunky plain doorframe. There appears to be an infilled keeping place in the rubble, with slate slab sides, lintel, and sill. To the north end there is a low wide window with a fixed 20<sup>th</sup> century three-light timber frame within a possible blocked doorway, now with a sloping slate sill. At first-floor level and at the eaves is a later 18<sup>th</sup> or early 19<sup>th</sup> century chamfered pegged two-light window frame with chamfered central mullion. To the north is a 16<sup>th</sup> or 17<sup>th</sup> century four-light mullion window with ovolo moulding, with chunky timber sill and lintel.

Internally, the building can be divided into three spaces. To the north end of the range there is a former kitchen (R13). This is closed off from the rest of the building by an 18<sup>th</sup> or early 19<sup>th</sup> century chunky plank screen set under a 16<sup>th</sup> or 17<sup>th</sup> century chamfered beam with heavy socket holes for joists; the screen has a good integral plank door with ledging bars and thumb latch. There is a 16<sup>th</sup>-17<sup>th</sup> century inserted ceiling of three massive, chamfered beams with carved stops and square profile joists, all of which are smoke blackened. Many of the joists have been replaced with 19<sup>th</sup> century timber, above which is a thick plank floor of pine boards. The walls are of cob, with smoke-blackened cob plaster, and later post-medieval phases of lime plaster and whitewash in places. To the north-west corner is a massive open fireplace, with chamfered timber lintel, serving a tapering cob stack. To the north-west corner of the fireplace is a large pyramidal scar, patched with loose rubble in lime mortar, likely to be a former bread oven. The corner of the

building is failing and the wall to the west and north-west is partially rebuilt in cob block and the fireplace bressummer beam is propped on mortared concrete blocks. To the north-east corner of the kitchen a later 19<sup>th</sup> century door has been forced into the cob walls, with brick steps leading up to a ledged and braced plank door with a thumb latch, which provides access to the hallway (R1) of the house.



FIGURE 18: THE BARN ATTACHED TO THE HOUSE; VIEWED FROM THE EAST.



FIGURE 19: R13, THE SMOKE-BLACKENED 16<sup>TH</sup> OR 17<sup>TH</sup> CENTURY KITCHEN WITHIN THE BARN; VIEWED FROM THE SOUTH-EAST.



FIGURE 20: R14A, THE 'CROSS-PASSAGE', FORMED BETWEEN 19<sup>TH</sup> CENTURY PLANK SCREEN (LEFT) AND INSERTED AND REUSED MEDIEVAL SCREEN (RIGHT); VIEWED FROM THE EAST.

To the middle of the building, separating R13 from R14b, is a 'cross-passage' between opposing 19<sup>th</sup> century doors (R14a). However, this is a post-medieval creation within this range. There is a typical post-medieval cobbled floor to this space.

To the south end the building is now open to the roof and has been used as a storage barn, cow house and workshop (R14b). However, scarring for a once complete floor, plaster and limewash to the walls, as well as the presence of two windows, would suggest this was occupied into the post-medieval period. The current timber tallet is nailed together, or even just propped with reused architectural salvage from around the farmstead. This will be a creation of the 20<sup>th</sup> century due to its ad-hoc non-structural nature and connected to the animal housing function of this space. The wear and tear to the internal face of the cob walls, and the sockets for stalls, all point to the housing of cows at some point in the more recent past. Lengths of reused timber and whole pine trees (from the adjacent plantation) have been nailed together to consolidate a late medieval (16<sup>th</sup> century?) carved hall screen which has been reset here and used as a partition to divide off the cow housing. The hall screen has ovolo-moulded detailing but only one of the jambs of the formerly paired doors is now *in situ* and all the muntins and styles have been lost. This screen may have been relocated from within this range or from elsewhere on the site; it is too narrow for the current location in the building range and staining on the timber end-posts suggests it was once fully embedded in a wall. The screen has been whitewashed in various periods but shows no sign of smoke blackening.

Above the kitchen and open to the barn is a loft (R14c). This again shows some evidence of plaster and whitewash to the walls, and there is a full height jointed cruck blade to the east wall, which rises to the top of the cruck foot with an exposed mortice joint. The cruck shows evidence of having been whitewashed in different periods but is not smoke-blackened. The current roof structure is a poor-quality rustic 19<sup>th</sup> century A-frames, pegged and spiked, of very shallow pitch.



### 3.4 BUILDING DESCRIPTION – FORMER THRESHING BARN

The last of the historic buildings surviving onsite (briefly addressed here for context) is the former threshing barn, once part of the long L-shaped west range. Rendered externally, it may be built in cob but significantly remodelled in the post-medieval period in stone rubble in a lime mortar. The roof timbers are 19<sup>th</sup> century A-frames, and the roof has been replaced with corrugated sheeting. The previous owner undertook unsympathetic works, rebuilding the north and west walls in concrete block and converting the space to a workshop, infilling and raising the floor levels, and demolishing the horse engine house to the rear, levelling a yard area. The current owners have now fitted it out with stalls.



FIGURE 21: THE STABLES, FORMERLY THE THRESHING BARN; VIEWED FROM THE EAST.

### 3.5 THE FUNCTION OF THE BUILDING

#### 3.5.1 THE HOUSE

The current house appears to have originated as two detached cob-built blocks. The larger one to the east was a kitchen block (hence the size of the fireplace); the smaller was originally unheated, linked to the first in the post-medieval period. These buildings would have been subservient to the other open hall range(s) but have now superseded them. From the mid-19<sup>th</sup> century onwards, we can trace the decline of the farmstead and the demolition of the other ranges; hence this range being remodelled into a separate dwelling in the 19<sup>th</sup> century.

#### 3.5.2 THE BARN

The thatched cob ranges, of which only the current barn survives (apart from foundations of the south range) were likely built as part of a late medieval courtyard complex, ultimately both domestic and agricultural in function. This late medieval site has evidence of phases of expansion and investment in the 16<sup>th</sup> and 17<sup>th</sup> centuries but decline thereafter. The cruck in the current barn, which is not smoke-blackened, suggests this range was previously unheated and may point to a build date in the late 15<sup>th</sup> century or early 16<sup>th</sup> century. All the other domestic features date from the 16<sup>th</sup> to 19<sup>th</sup> century phases.

TABLE 2: FUNCTION OF ROOMS WITHIN THE BUILDING

Room No:	Current Function	Historic Function
<b>Ground Floor – Building 1 – House</b>		
1	Entrance Hall/Stairs	Post-medieval infill structure between blocks – possible paved courtyard
2	Former Kitchen	Former detached block with small parlour-style fireplace – living space – possibly originally unheated
3	Sitting Room	Detached block with large open hearth for cooking, later post-medieval bread oven – kitchen or replacement Hall, with chamber above?
4	Rear Hall/downstairs loo	Modern extension, replacing 19 <sup>th</sup> century service block
5	Bathroom	Modern extension, replacing 19 <sup>th</sup> century service block
6	Former lounge/dining room (now bedroom)	Modern extension, replacing 19 <sup>th</sup> century service block
7	Second kitchen	Modern extension
8	Back porch – sunroom	Modern extension
<b>First Floor – Building 1 – House</b>		
9	Landing	Post-medieval infill structure between blocks – possible paved courtyard
10	Study/Bedroom	Post-medieval infill structure between blocks – bedroom
11	Main bedroom	First floor chamber over detached block – small fireplace, a box hearth – 17 <sup>th</sup> century
12	Second bedroom	19 <sup>th</sup> century bedroom over detached block
<b>Ground Floor – Building 2 – Barn</b>		
13	Store room/barn	Domestic medieval range, 16 <sup>th</sup> or 17 <sup>th</sup> century kitchen formed within it
14a	Store	Post-medieval passage forced through earlier cob building for cows
14b	Storage/former cow house	Post-medieval cow house, within earlier cob range
14c	Tallet open above R13	First floor 16 <sup>th</sup> or 17 <sup>th</sup> century chamber over kitchen



FIGURE 22: R3, THE LARGE FIREPLACE IN THE FORMER DETACHED BLOCK; VIEWED FROM THE WEST.

### 3.6 STATEMENT OF SIGNIFICANCE FOR THE HOUSE

Lake Farm and adjoining barn are Grade II Listed and therefore considered of national importance and architectural interest. The house very much presents as the picture-postcard Devon cottage today, but has, in fact, an interesting and involved history dating back to at least the 16<sup>th</sup> or 17<sup>th</sup> century, originating as two detached blocks. The adjacent barn was originally a range open to the roof, possibly a hall. The heritage value of the current house, whilst acknowledged, is secondary to

the narrative of the site as a whole and its cumulative value with the barn which contains several interesting, if damaged features. Superficially, the house would seem to be in good condition but does in fact have some serious woodworm issues, which the current owners are attempting to address. Emergency repairs have been carried out in the barn, but it will require further remedial works to ensure its continued survival.

### 3.6.1 EVIDENTIAL VALUE (NPPF – ARCHAEOLOGICAL INTEREST)

High. The house is full of changes in wall thickness, blocked or altered doorways, misalignments of doors, walls, and other features. More in-depth recording would be appropriate. It is particularly unclear how access worked between the ranges. The farmstead as a whole has high evidential value as the site has clearly been occupied since the early 16<sup>th</sup> century and there are numerous lost buildings and areas of interest that have been landscaped as farmyard or amenity space in the 19<sup>th</sup> and 20<sup>th</sup> century.

### 3.6.2 HISTORICAL ASSOCIATIONAL/ILLUSTRATIVE VALUE

Medium. This building is not known to be associated with any specific notable person or event of significance. However, it has *illustrative* as an example of a complex vernacular building whose development reflects the changing fortunes of a small farming community.

### 3.6.3 AESTHETIC VALUE (NPPF – ARCHITECTURAL/ARTISTIC INTEREST)

Medium. One of the highest conservation values for this building. The current farmhouse and barn are charming, if irregular, cob buildings, with some good historic structural details such as large stacks and open fireplaces and some well-preserved later carpentry such as plank or panelled doors. The south and east front, framed by the garden, is of particular value (other elevations have been hampered by agricultural repairs or modern extensions). This was not however, ever a site built for aesthetics but was a farmstead – there is more consideration of materials and appearance seemingly in the older phases, of which little survives.

### 3.6.4 COMMUNAL VALUE

None. The farm has always been a working farmstead.

### 3.6.5 AUTHENTICITY & INTEGRITY

Medium. The building now presents as a polite residence, a desirable rural property of upscale character. In fact, this would have been a relatively dirty, noisy and hectic working site for much of its life and was very much of multi-occupancy agricultural character. The original function of the rooms and intended layout of the house can still be interpreted and many features remain *in situ*. It has lost some authenticity with the current extensions and some over-uniform decorative schemes and rendered external covering which obscures evidence. Some of the more intensive renovations have altered the more inconvenient areas of an awkward Listed building to make them work for the previous owners, impacting on its heritage value. The buildings which still stand seem little altered since the 19<sup>th</sup> century other than fairly minor and superficial changes, like the conversion of some rooms to bathrooms. The barn is an extraordinary space, a rare survivor of the barn conversion trend that has swept Devon since the 2000s. It is in a parlous condition and contains valuable features and to retain its authenticity some elements of its structural integrity may have to be sacrificed to save the whole.

TABLE 3: TABLE OF FEATURES OF HISTORIC OR ARCHITECTURAL INTEREST WITHIN THE BUILDING

Room No:	Significant Features
<b>Ground Floor – Building 1 - Farmhouse</b>	
1	<ul style="list-style-type: none"> <li>19<sup>th</sup> century closed string staircase</li> <li>Keeping places to walls to east and west (may be original), adjacent to doors to both former detached blocks – chopped out and ‘Gothicized’ in a later phase, likely 20<sup>th</sup> century</li> <li>19<sup>th</sup> century door to barn forced in wall to corner</li> </ul>
2	<ul style="list-style-type: none"> <li>Late 17<sup>th</sup> century fireplace of dressed stone blocks, the bressummer beam has been raised in the post-medieval period</li> </ul>

LAKE FARM, HATHERLEIGH, DEVON: HISTORIC BUILDING APPRAISAL

Room No:	Significant Features
	<p>for a stove/oven – this is a domestic fireplace but far too small for cooking, likely for a parlour or living space</p> <ul style="list-style-type: none"> <li>• Large, blocked doorway to the west – now a window</li> <li>• Two hacked out alcoves either side of the fireplace -large timber lintels above these carry the first-floor wall – alcoves possibly used for cupboards – small 19<sup>th</sup> century window in left hand alcove.</li> </ul>
3	<ul style="list-style-type: none"> <li>• Large open hearth – framed by jambs of finely dressed stone – 17<sup>th</sup> century – designed for cooking, fine stone hearth.</li> <li>• Later post-medieval bread oven forced into the northern jamb, brick and rubble, set within tall blocked pyramidal opening – indicating earlier 17<sup>th</sup> century oven has been replaced.</li> <li>• Bressummer beam has been replaced.</li> <li>• Large window in the south wall was formerly a large doorway, reduced to a narrow doorway then partly blocked and widened as a window – scarring to external stonework.</li> <li>• Blocked windows in the north wall – one survives as a cupboard.</li> <li>• Very poor-quality post-medieval stick joists, stained with lath-and-plaster marks and nail marks – weak and in poor condition this ceiling/floor is now notably sagging.</li> </ul>
4	<ul style="list-style-type: none"> <li>• 19<sup>th</sup> century boarded and framed service style door in east wall, leading to R5.</li> </ul>
5	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
8	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>First Floor – Building 1 - Farmhouse</b>	
9	<ul style="list-style-type: none"> <li>• Plank, ledged door in beaded frame to R10.</li> <li>• Plank, ledged door in chunky plain frame, pegged corners in thick cob full height wall to R11.</li> <li>• Four panel, ogee moulded Victorian door in chunky plain pegged frame – in thick two storey cob wall – irregular walls to this opening suggesting the forcing of this door.</li> <li>• Low plaster skirting boards.</li> <li>• Two massive oak late medieval or 17<sup>th</sup> century boards, heavily smoke blackened – possibly removed here from the barn – considering the smoke blackening. A third board has had the partition wall of R10 built over it – good evidence of phasing.</li> <li>• Small window in narrow opening in rear wall with narrow timber lintel – plank window seat below.</li> </ul>
10	<ul style="list-style-type: none"> <li>• Plank partition wall separates this from the hallway – wallpapered and plastered over – small inset internal window – papered over on landing side.</li> <li>• Fine, reused planks, some of late medieval or 17<sup>th</sup> century date, others likely 18<sup>th</sup> century – oak and elm mix – laid over poor quality halved timbers used ad-hoc to form joists.</li> </ul>
11	<ul style="list-style-type: none"> <li>• First-floor box fireplace in northern side of stack, over bread oven stone flag hearth, like ground floor, smoke blackened lime plastered flue feeds back into main tapering stack. Bressummer beam replaced, fireplace now fitted with door to form a cupboard.</li> <li>• 18<sup>th</sup> or 19<sup>th</sup> century floor, in poor condition – much repaired with 20<sup>th</sup> century wooden boarding.</li> </ul>
12	<ul style="list-style-type: none"> <li>• 19<sup>th</sup> century four panel door to R9, landing, chunky plain frame with pegged joints, LH hinges to room face of door.</li> <li>• 19<sup>th</sup> century floorboards – wide even width, likely pine – large sawn 19<sup>th</sup> century joists – on edge. Many of the boards have been cut and reset in previous renovations.</li> <li>• 19<sup>th</sup> century frame for cupboard with LH hinges built into alcove by stack in south wall.</li> <li>• Evidence of there having been a window seat below the window – or possibly the opening was once a loading door – this space not domestic until the 19<sup>th</sup> century.</li> </ul>
<b>Building 2 - Barn</b>	
13	<ul style="list-style-type: none"> <li>• 16<sup>th</sup> or 17<sup>th</sup> century cob tapering stack, massive open fireplace, with chamfered bressummer beam</li> <li>• Typical conical opening in cob to left hand side of hearth for a bread oven now missing the site patched with post-medieval rubble.</li> <li>• 17<sup>th</sup> century ceiling of three massive, chamfered beams and square inside joists – beam against stack carrying joists could suggest ceiling is secondary</li> <li>• 19<sup>th</sup> century chunky sawn floorboards relaid over this floor and new pine joists, only three or four original joists survive</li> <li>• Good 18<sup>th</sup> or early 19<sup>th</sup> century two light window to the west wall – plank ledged shutters on pintles, pintle holes in frame for iron glazing bars – no rebate for glass</li> <li>• Medieval full height cruck foot – oak post dropping to floor from eaves height – splayed – arched over to carry rafter or blade – now missing exposed mortice joint – jointed cruck would suggest 15<sup>th</sup> or 16<sup>th</sup> century date – timber appears to be whitewashed, not smoke blackened – was covered by later plaster in kitchen – now exposed in wall. This is a domestic medieval range – once open to the roof.</li> <li>• Later 18<sup>th</sup> or early-mid 19<sup>th</sup> century plank screen set under 17<sup>th</sup> century timber – closing off kitchen space – painted – integral ledged wide plank door with thumb latch.</li> </ul>
14a	<ul style="list-style-type: none"> <li>• Passage formed by two forced 19<sup>th</sup> century openings under thin timber lintels, with reveals rebuilt in rubble and bricks.</li> <li>• Post-medieval rough cobbled floor of slate stones</li> <li>• Medieval hall screen with ovolo moulding which probably dates it to the e16th century – not smoke blackened this has been whitewashed in the past. Likely not original to this location this screen is too narrow for this range, or the walls in their current form – the south end of the barn has been rebuilt. It is propped up on split pine trees from the adjacent plantation. The screen has a moulded top rail and one moulded door jamb, it has the typical layout of two doors with spaces for muntin's either side.</li> <li>• Later 18<sup>th</sup> or early 19<sup>th</sup> century plank screen under 17<sup>th</sup> century beam which encloses kitchen, R13, integral ledged and plank door.</li> </ul>
14b	<ul style="list-style-type: none"> <li>• Remains of lime plaster and whitewash</li> <li>• 19<sup>th</sup> century chamfered casement window</li> <li>• Early 19<sup>th</sup> century or 18<sup>th</sup> century chamfered two-light window with central mullion and pintles for shutters</li> </ul>

Room No:	Significant Features
	<ul style="list-style-type: none"> <li>• Reused beams with heavy sockets for joists – lots of reused joists and timbers forming ad-hoc tallet for storage</li> <li>• Remains of hayricks and stalls – now a workshop</li> <li>• Remains of a timber stable style door to the field in the rear wall probably 19<sup>th</sup> century – with louvred upper leaf for air circulation</li> </ul>
14c	<ul style="list-style-type: none"> <li>• Medieval full height – oak post from floor to eaves height – splayed – arched over to carry rafter or blade – now missing exposed mortice joint – jointed cruck would suggest 15<sup>th</sup> or 16<sup>th</sup> century date – timber appears to be whitewashed, not smoke blackened. This is a domestic medieval range – once open to the roof.</li> <li>• Two rustic, poor quality pegged A-frames carry very shallow pitched roof</li> <li>• 16<sup>th</sup> or 17<sup>th</sup> century four light mullion window with ovolo moulding details, thick pegged frame.</li> </ul>

### 3.7 DRAFT PHASING

A draft phase drawing for the house and barn is presented in Figure 23 (below). This is a farmstead with its stylistic roots in the medieval period but probably dates to the last century of that period, the 16<sup>th</sup> century or perhaps the late 15<sup>th</sup> century. The key piece of evidence is the jointed cruck in the barn. Only one element survives but a dendrochronological date may be possible. The site may have evolved from a small, compact hall, into a larger courtyard range in the 17<sup>th</sup> century, as it appears there was considerable investment in this period, when the ‘barn’ was built, initially as two detached blocks, as well as the lost east and south ranges. The over-arching narrative of the site appears to be steady investment until the 1800s when challenging economic conditions for small farms were such that consolidation and demolition led to the only buildings standing being the L-shaped range and fragment of threshing barn.

The linking of the separate blocks that make up the house to form a single domestic range appears to have occurred in the 18<sup>th</sup> or 19<sup>th</sup> century and may reflect the multi-occupancy seen in the Census records, as well as changing attitudes towards living and privacy. These more recent structures may have been considered easier to adapt than the barn, but it is clear that the barn was also in domestic use into the mid-19<sup>th</sup> century. The site is of interest for its early, still obscure, medieval phase, which make it part of a rarer sub-set of heritage assets with evidence that predates AD1600. The unconverted traditional farm buildings, which the new owners want to preserve, also make this part of a diminishing group of farms and increases their overall value.

### 3.8 SENSITIVITY OF SPACES – FLEXIBILITY FOR CHANGE

Within a complex historic building like this, some areas/rooms will naturally be more sensitive to change than others. Those spaces will be the least changed in terms of layout, or where the most historic features or floors/wall treatments/ceilings survive (‘significant features’). Conversely, those spaces which have been ‘modernised’ more recently or repeatedly, and which have lost their pre-1950 fixtures and fittings, are more amenable to a change of use.

To simplify and clarify understanding of the building, Figures 24-25 identify the most significant features within the building and zones the spaces into red/green system for sensitivity. Areas tinted green show those areas where there is more flexibility for change; those tinted red identifies those areas where there is an increased risk of loss, poor condition or features of increased sensitivity or interest.

The current house (R1-R3, R9-R12) is a much-altered 17<sup>th</sup> century building, with significant phases of 18<sup>th</sup> and 19<sup>th</sup> century remodelling. This building has few early features left apart from its two stacks (three fireplaces). All its carpentry is now of 18<sup>th</sup> or 19<sup>th</sup> century date. However, the doors, floorboards, joists, and other later features are not without merit and inform on an interesting narrative, possibly including a devastating event which has led to the wholesale replacement of much if not all of the timber elements in the house, leaving only the stone and cob elements surviving.

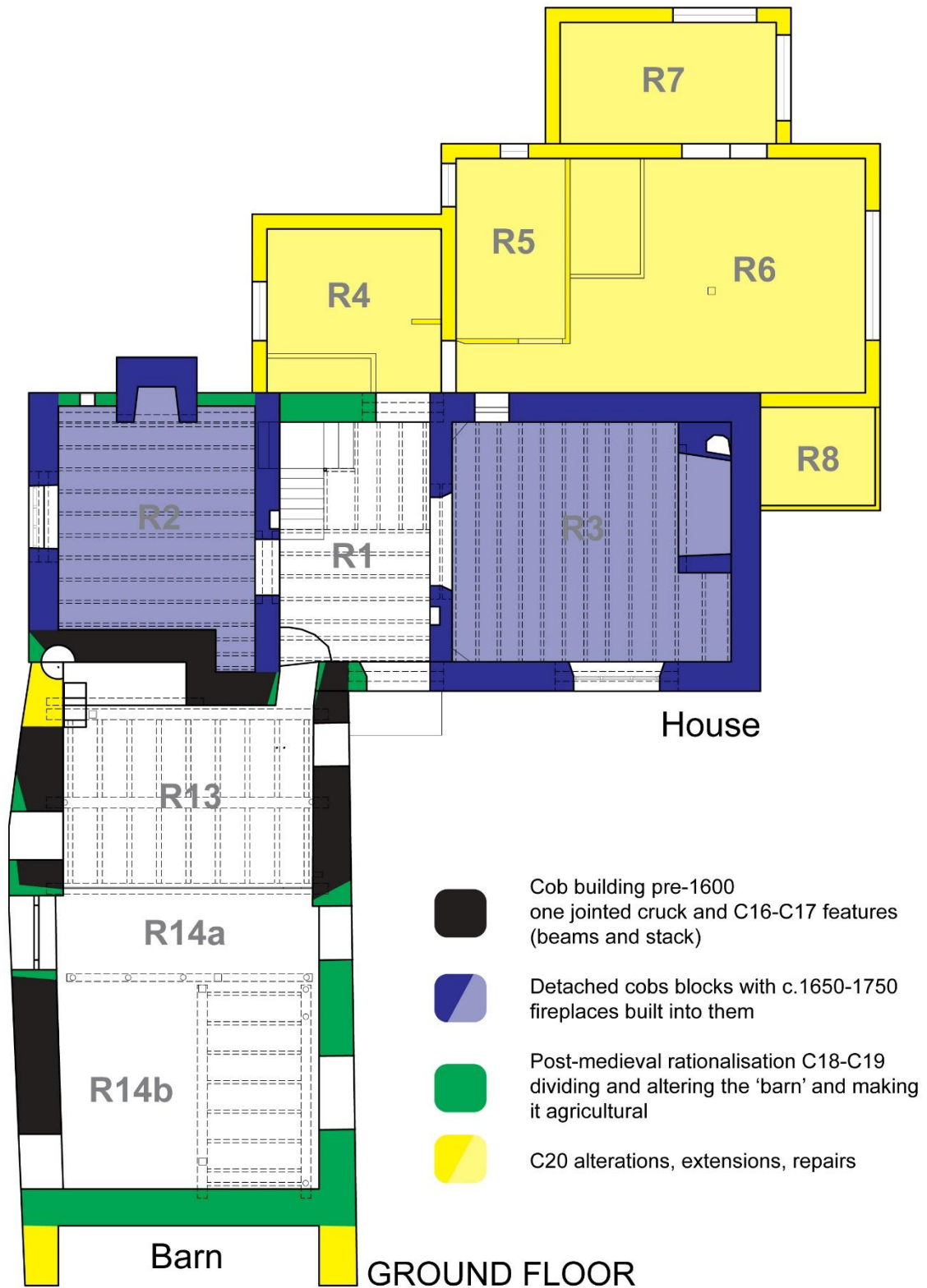


FIGURE 23: PROVISIONAL PHASE PLAN OF THE HOUSE AND BARN (BASE MAP PRODUCED BY CLIENT).

Broad heritage principles apply here, as in all Listed buildings. Historic structural elements and fixtures and fittings must be retained unless express permission is given, via a scheme approved under planning permission from the LPA, including consultation with the Conservation Officer. Cosmetic changes are allowable, and maintenance can also be undertaken without consultation. The layout/plan of the house must also be maintained, and elevations should remain unaltered. That said, there is flexibility for managed change, within such a scheme, as so much of this house

has already been altered, providing the key historic features are respected. It is also to be acknowledged that the previous owners built the large extensions (R4-R8), seemingly without permission, as well as other works which may not have aided the condition or appearance of the building. There is, therefore, a benefit to be had in allowing some sensible rationalisation and restoration of this structure. There are also some woodworm and structural challenges in the poor-quality post-medieval floor structures and some flexibility is required here to repair and maintain the structure through the introduction of new material. It is also acknowledged that intervention in this structure may be needed to address the failing stack in the barn.

The 'barn' is actually the historic core of the current L-shaped range. It probably originated as a late 15<sup>th</sup> or 16<sup>th</sup> century hall range, although the surviving cruck does not appear to be smoke-blackened, so this may have been an unheated space on a larger site. There is some good historic carpentry (doors, windows, beams, and trusses) from the 16<sup>th</sup>-17<sup>th</sup> century, and the remains of a post-medieval cobbled floor. Important features such as open fireplaces and the reset/recycled hall screen speak of a former high/middling status phase for the site. These spaces have been minimally modernised or partially stripped out to provide animal housing and barn functions, and cannot reasonably accommodate further change without loss of historic fabric or vital historic character. The cob wall to the west is also still of very fragile and the stack exhibits considerable cracking; there is a real risk of loss here without structural intervention, and a further programme of more holistic intervention and support.

The physical relationship between the house and barn is a key visual element on the site, providing evidence for its complex heritage and their role reversal in the modern era. Any further change or proposals within the standing L-shaped range would have to be carefully considered through a process of impact assessment, but there may be flexibility to adapt changes already made, as long as there is no further loss of historic fabric.

### 3.9 ARCHAEOLOGICAL POTENTIAL

The site exhibits evidence that represents occupation from the 15<sup>th</sup> or 16<sup>th</sup> century onwards, with significant phases in the 17<sup>th</sup> and 19<sup>th</sup> centuries. There is also likely to be below-ground archaeological evidence, beneath the standing buildings and under the various yards and gardens. The south and east ranges, as shown on the tithe and subsequent historic maps, may survive as buried features, and the south range was also domestic for at least part of the 17<sup>th</sup>-19<sup>th</sup> centuries. The site is therefore assessed as having **high archaeological potential**. The area within the ruined footprint of the southern range is of increased interest for the demolished buildings, as is the area to the immediate east, in the angle of the L-shaped range, now defined as a garden but likely once a working space. Archaeological monitoring of any proposed works as part of a planning application can be used as an effective mitigation of any groundworks – allowing for the gathering of information which may be able to further inform on the history of the site and its occupants, as well as identify artefacts for confirming the dating of the phases of development.



FIGURE 24: GROUND-FLOOR PLANS, SHOWING THE LOCATION OF SIGNIFICANT FEATURES AND SENSITIVITY OF SPACES (BASE PLAN PRODUCED BY THE CLIENT).



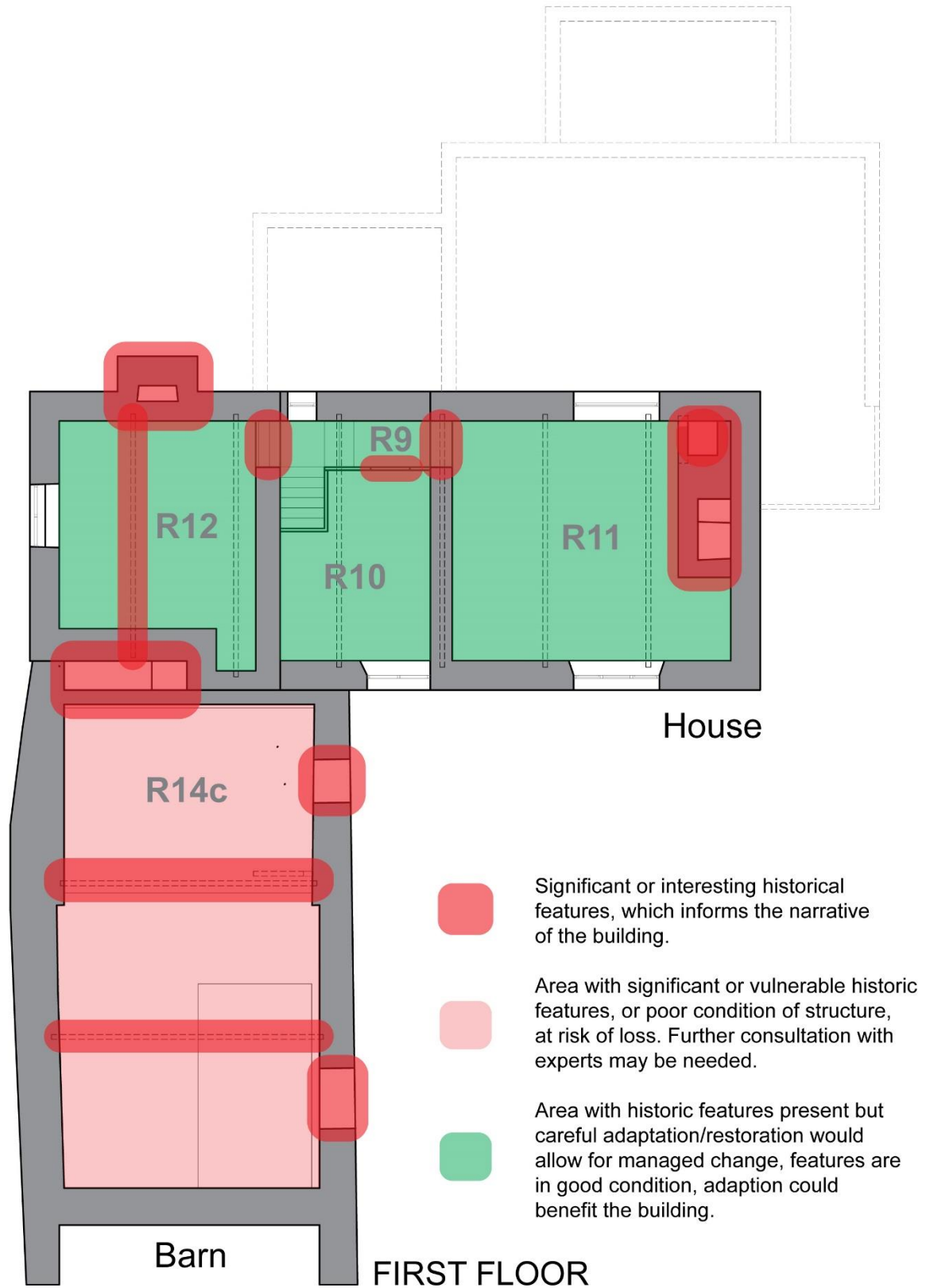


FIGURE 25: FIRST-FLOOR PLANS, SHOWING THE LOCATION OF SIGNIFICANT FEATURES AND SENSITIVITY OF SPACES (BASE PLAN PRODUCED BY THE CLIENT).

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

---

Lake Farm is an isolated farmstead located in the rolling countryside to the north-east of the town of Hatherleigh. First reliably documented in the mid-18<sup>th</sup> century, the evidence from the house and barn would suggest the site has been occupied since the late 15<sup>th</sup> century. The 19<sup>th</sup> century history of the farmstead indicates it was once a small hamlet of multiple households, declining to a single household by 1901.

This is a farmstead with its stylistic roots in the medieval period, and the standing evidence points to a 16<sup>th</sup> century or perhaps late 15<sup>th</sup> century date, as there is one element of an *in situ* jointed cruck in the barn. The barn was, in fact, a domestic hall, presumably part of a range of buildings of which only the house and barn survives. The current house originated as two detached blocks, perhaps of 17<sup>th</sup> century date, later linked together to form a single domestic residence. The overarching narrative is one of steady investment until the early 1800s when challenging economic conditions for small farms were such that consolidation and demolition left only the house and barn, and a fragment of threshing barn. The late date of the period carpentry in the house might suggest a catastrophic event (e.g. fire) here during the 19<sup>th</sup> century.

The current house has flexibility for change and further adaption under a managed and approved programme of works, in consultation with the conservation officer, as it has undergone multiple phases of considerable remodelling in the 18<sup>th</sup>-20<sup>th</sup> centuries. The modern extensions to the rear are of no heritage value. The barn is complex and in poor condition but contains many features of vernacular interest and sensitivity. Sensible, managed intervention is needed here but with more careful consideration of impact, risk of loss and consultation with experts.

There may be below ground evidence, beneath the standing buildings and in the various yards and gardens. Two long ranges have been lost, to the east and south of the yard, during the 19<sup>th</sup> century, and the south range was domestic for part of the 17<sup>th</sup>-19<sup>th</sup> centuries. The site is therefore assessed as of ***high archaeological potential***.

### 4.1.1 RECOMMENDATIONS

Once an agreed scheme has been determined, an impact assessment can highlight what detailed further work may be needed to mitigate and facilitate works to the house. It is envisaged that with a building of this age and quality, and with high archaeological potential, merits more detailed building recording. Reactive and proactive monitoring of the works is also likely to provide additional useful information on the development of the structures. This would ensure that if loss does occur, its complex heritage would at least survive in record.

## 5.0 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.*
- Finbery, H.P.R.** 1969: *Tavistock Abbey: a study in the social and economic history of Devon.*
- Gover, J.E.B., Mawer, A. & Stenton, F.M.** 1932: *The Place-Names of Devon, volume 1.* EPNS.
- 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.
- Lysons, D. & Lysons, S.** 1922: *Magna Britannia, volume 6, Devonshire.*
- Manaton, H.** 1951: *Devonshire Association Parochial Histories of Devonshire No. 6: Hatherleigh History in Brief.*
- 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.
- White, W.** 1850 *History, Gazetteer, and Directory of Devonshire, and the city of Exeter.*

*Websites:*

- British Geological Survey** 2022: *Geology of Britain Viewer.*  
[http://maps.bgs.ac.uk/geologyviewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html)
- British Listed Buildings** 2022:  
<https://britishlistedbuildings.co.uk/>
- Design Manual for Roads and Bridges (DMRB)** 2016: Volume 11, Cultural Heritage  
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- The Genealogist** <https://www.thegenealogist.co.uk/>
- Hatherleigh History** 2022: Lake Farm Tragedy, 1910  
<https://www.hatherleighhistory.co.uk/2021/lake-farm-tragedy-1910/>
- National Library of Scotland** <https://maps.nls.uk>
- WEBTAG** 2016: Transport Analysis Guidance, Cultural Heritage  
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>



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

01769 573555

01872 223164

EMAIL: [MAIL@SWARCH.NET](mailto:MAIL@SWARCH.NET)