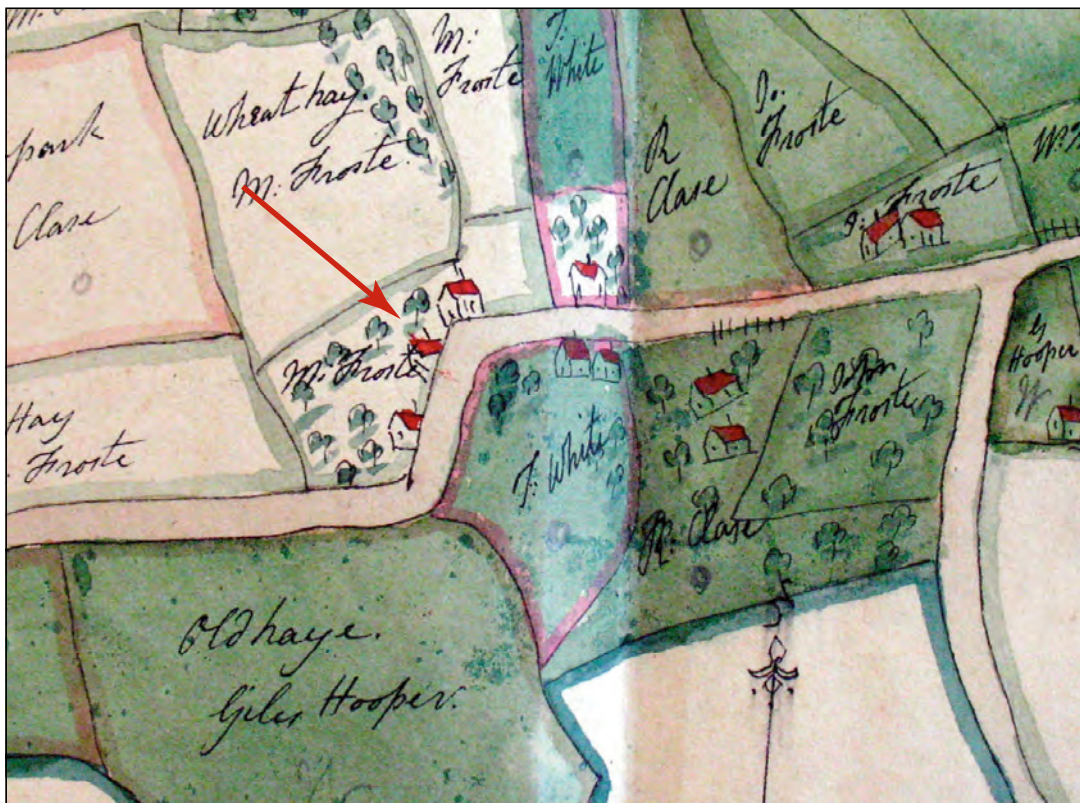


FARM BUILDINGS AT KNOWLE FARM COPPLESTONE DEVON

Results of a Desk-Based Assessment
and
Historic Building Survey



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX31 4NQ

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 090606
Authors: T. Green
C. Humphreys
Date: 18.12.2009

Contents	Page no.
List of Illustrations	4
List of Appendices	4
1.0 Introduction	5
1.1 Background	5
1.2 Summary	5
1.3 Methodology	5
2.0 Results of the Desk-Based Assessment	6
2.1 Prehistoric and Roman Periods	6
2.2 Documented History	6
2.3 Cartographic Record	6
2.3.1 Ordnance Survey Surveyor's Draft Map	6
2.3.2 The Crediton Tithe Map of 1841	6
2.3.3 Ordnance Survey Map at 1:2500 of 1886	6
2.3.4 The Ordnance Survey Second Edition map of 1905	7
3.0 Results of the Building Survey	8
3.1 Pound House	8
3.1.1 General Description	8
3.1.2 Detailed Description	8
3.2 Linhay	8
3.2.1 General Description	8
3.2.2 Detailed Description	9
3.3 Milking Parlour	9
3.3.1 General Description	9
3.3.2 Detailed Description	10
3.4 Stables	10
3.4.1 General Description	10
3.4.2 Detailed Description	10
3.5 Cottage at the east end of the Stables	11
3.5.1 General Description	11
3.6 Granary	11
3.6.1 General Description	11
3.7 Machine House	11
3.7.1 General Description	11
3.8 Cartshed	11
3.8.1 General Description	11
4.0 The Development of the Outbuildings	12
4.1 General description	12
4.2 Phase 1: pre 1841	12
4.3 Phase 2: between 1841 & 1886	12
4.3.1 Phase 2a	12
4.3.2 Phase 2b	12
4.3.3 Phase 2c	13
4.3.4 Phase 2d	13
4.4 Phase 3: post 1971	13

5.0	Conclusions	13
5.1	Archaeological potential	13
6.0	Bibliography and References	14

Acknowledgements

Thanks for assistance are due to:

Mr Richard Bloch for allowing unrestricted access to the site

The Staff of the Devon Record Office

The Staff of the West Country Studies Library

The Staff of the Devon County Historic Environment Service

List of Illustrations

Coverplate: Enlargement of part of the ‘Terrar’ of 1598.

Figs:		Page no.
1a.	Regional location map.	15
1b.	Site location.	16
2a.	Extract from a ‘Terrar and perfect Description of the hundred and manor of Crediton in the year of Christ 1598’ by John Norden.	17
2b.	Enlargement of part of the ‘Terrar’ of 1598.	17
3.	Extract from the Ordnance Survey Surveyor’s Draft map of 1806-7.	18
4.	Extract from the Ordnance Survey ‘Old Series’ one inch map published 1809.	18
5a.	Extract from the Crediton tithe map of 1841 showing Knowle Farm within the contemporary landscape.	19
5b.	Detail from the Crediton tithe map of 1841.	19
6.	Extract from the Ordnance Survey First Edition map at 1:2500, surveyed 1886, published 1889.	20
7.	Extract from the Ordnance Survey Second Edition map at 1:2500, published 1905.	20
8:	Knowle Farm outbuildings, ground floor plan showing building phasing.	21
9:	Knowle Farm outbuildings, first floor plan showing building phasing.	22
10:	Knowle Farm outbuildings, the north facing elevation of the Stables and Milking Parlour showing building phasing.	23
11.	Knowle Farm outbuildings, elevations facing into the courtyard showing building phasing.	24
12a.	Knowle Farm, the re-used timbers over the linhay doorway (D6).	25
12b.	Knowle Farm, the re-used timbers over the linhay doorway (D6).	26
Plates:		
1.	The Farmhouse and entrance to the Yard, viewed from the east.	27
2.	The Cartshed and Farmhouse, viewed from the north west.	27
3.	The Farmyard, viewed from the north east.	28
4.	The Farmyard, viewed from the south.	28
5.	The first floor and roof structure of the Linhay, viewed from the north.	29
6.	The roof structure of the Pound House, viewed from the south west.	29

List of Appendices

1.	DCHES Brief	30
2.	Written Scheme of Investigation (WSI)33	
3	Extracts from the Devon Historic Environment Record (HER)36	
4	English Heritage Listing	39
5.	The lintels made from re-used timber over doorway (D6) in the west wall of the shippon	41
6.	List of Jpegs on CD to the rear of the report	42

1.0 Introduction

Location: Outbuildings at Knowle Farm, Knowle Lane
Parish: Coplestone
District: Mid Devon
County: Devon
NGR: 278183.101552
Planning Application nos: 06/02345/Full & 06/02346/LBC
Proposal: Conversion of outbuildings to dwellings and attached offices
HES ref: Arch/dc/md/11146
OASIS No: southwes1-57954.
OS Map copying Licence No: 100044808

1.1 Background

South West Archaeology (SWARCH) were asked by Richard Bloch (the Client) to carry out historic building recording and a desk-based appraisal of outbuildings at Knowle Farm, Knowle Lane, Coplestone, Devon, prior to the conversion of the outbuildings to dwellings and attached offices. The archaeological work was carried out to fulfil the archaeological planning condition on the development and in accordance with a Written Scheme of Investigation (WSI) (Appendix 2) produced to fulfil a brief from Devon County Historic Environment Service (DCHES) (Appendix 1).

Knowle Farm, now in the civil parish of Coplestone, was previously within the historic ecclesiastical parish of Crediton. The farm forms part of a settlement comprising Knowle Barton, Knowle Farm and Tapps (formerly Stone) Farm, all lying above a stream which feeds into the River Yeo which itself feeds the Creedy.

1.2 Summary

The much-modified 16th century farmhouse at Knowle Farm is adjacent to a remarkably well-preserved collection of 19th century farm buildings, including a granary, pound house, linhay, milking parlour and stables, all clustered around a central yard. This work has been able to establish that some of these buildings contain elements retained from earlier structures, and that the majority of the 19th century development of the farm buildings occurred in several phases between 1841 and 1888. The most significant works probably took place after 1871-81, when the farm increased in size from 250 to 360 acres.

1.3 Methodology

The desk-based assessment was carried out by Terry Green MA and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Records Office, the Westcountry Studies Library and involved a search of the Devon Historic Environment Service Records (HER).

The building survey was carried out by Colin Humphreys and Robert Waterhouse on 28th April 2009 and was based on English Heritage Level 3 guidelines, with reference to IfA guidelines on the recording of standing buildings. Drawings of the buildings are based on the architect's plans which were checked on site.

2.0 Results of the Desk-Based Assessment

The following study is limited to a collection of available cartographic sources, English Heritage records (Appendix 4), census records for England, and Devon County Historic Environment Service Records (Appendix 3).

2.1 Prehistoric and Roman Periods

The numerous records relating to prehistoric activity nearby (within 2km: Devon HER), together with the find of a 4th century Roman coin in a garden at Knowle (Devon HER 2147), give some indication of the long history of human occupation in this area.

2.2 Documented History

It appears that the tithing of Knowle was part of the Domesday manor of Crediton (Thorn and Thorn 1985, Part II, 22; also see Devon HER16197), although the earliest documentary reference to the settlement available to the authors of the *Place Names of Devon* (Gover, Mawer and Stenton, Vol.2, 1932) dates from 1281. A ‘Terrar’ or terrier, dating from 1598 and preserved in a 19th century copy (DRO 1660/A add4/E1), gives some detail on the ‘village, lands and barton of Knoll’ and the accompanying map shows a dwelling at the present location of Knowle Farm (Fig. 2a & 2b). This demonstrates that, at the very least, there were structures here in the late 16th century, and indeed the farmhouse and Knowle Farm Cottages are both much-modified 16th century structures (see Appendix 4, the English Heritage Listing).

2.3 Cartographic Record

2.3.1 Ordnance Survey Surveyor’s Draft Map of 1806-7 (Fig. 3) and one inch scale map published 1809 (Fig. 4)

With the notable exception of the 1598 terrier, these represent the earliest cartographic records available. The latter records ‘Knowle Farms’, presumably comprising Knowle Barton and Knowle Farm, which is indicated at the point where the road makes a right-angled bend towards the south. The representation of buildings cannot to be relied upon.

2.3.2 The Crediton Tithe Map of 1841 (Fig. 5a & 5b)

This map provides the earliest detailed record. Fig. 5a shows Knowle Farm within its immediate landscape context with, to its north, field boundaries which have been interpreted as representing the fossilised remnants of a medieval strip field system (see the results of the Devon Historic Landscape Characterisation project). Fig. 5b provides a detailed view of the complex of buildings at Knowle Farm at this date. In the tithe apportionment (1839) numbers 268 and 270 are described as ‘orchard’. Number 269 is ‘house, courtlage, etc.’ the layout of which comprises the dwelling (diagonal hatching) on an east-west axis to the east and a yard enclosed on three sides by outbuildings (criss-cross hatching) to the west. Beyond these to the north-west are two further detached buildings lying adjacent to Knowle Lane.

2.3.3 Ordnance Survey Map at 1:2500 surveyed in 1886 (Fig. 6)

At first glance the configuration of the outbuildings appears similar to that of 1841. It is clear however, that the north-west corner has been filled in, the south-west has been completely reconfigured, and on the south is a more substantial building constructed. On the west side of the group is an open-fronted building which is longer (north-south) than that recorded in 1841. The building has an outshut to the rear. Comparison of this building’s relationship to the small orchard numbered 252 in 1841 suggests that it lies farther to the west than the earlier version and that it is therefore a new building dating from some time in the mid-19th century. A study of the census records for the period 1851 to 1891 indicates that during that time the

acreage farmed by John Coombe (the occupier in 1841) and his son, also John, increased from 200 acres to 360 acres, with the major increase from 250 to 360 acres occurring between 1871 and 1881.

The fact that this increase in acreage was accompanied by a reduction in man-power, from 8 men and 3 boys to 7 men and 3 boys, might suggest the beginning of mechanisation and a general modernisation of the farm at that time, which may well have entailed new buildings.

2.3.4 The Ordnance Survey Second Edition map of 1905 (Fig. 7)

This indicates some slight further change with the addition of a second outshut on the west side of the long, open-fronted building. The plan of the outbuildings remains substantially unchanged today .

3.0 Results of the Building Survey

3.1 Pound House

(See Fig. 8, 9 & 11 & Plate 3 & 6)

3.1.1 General Description

A one-and-a-half storey, rectangular, cob and stone rubble building facing north into the yard, with a shallow-pitched ridged slate roof, joined to a contemporary lincay range to the north west, with a 19th century rubble stone granary abutting to the east.

3.1.2 Detailed Description

Roof: Welsh slate with a red ridge-tiles on tie-beam and king-post trusses, mitred into the Lincay roof. The structure has three elm tie-beam and king-post trusses, with a square-set ridge-pole supported on nailed corbels. The king-post foot is jowled with two halved and nailed struts, morticed and tenoned into the tie-beam. Both end walls stop at eaves level and have short posts supporting the purlins. There are five purlins per side, which are mostly modern but with some older elm purlins remaining. The light common rafters and battens have mostly been replaced on the north pitch, and have gone on the south. The trusses are notched into the top of the cob walls.

First floor structure: Supported on two heavy beams of elm roundwood with roughly adzed faces. There are small joists in the west bay. In the central bay these have been replaced in the 19th century with a taller section, integral with a small apple crusher at an angle to the south wall. An additional beam in the west bay, with six through bolts to the joists above, supported the line shafting. There are two bronze bearings on struts and a box conduit through the wall, probably all dating from the 1860s-1880s. The floor planks above are removable to allow apples to be fed into the crusher. The western main beam has a similar bearing and bears a wear mark from a large vertical shaft, probably the vertical axle of a horse engine that would have driven the apple crusher. In the east wall there are four cider-press support joist holes.

Walls: Cob on a stone rubble plinth. The stone is poor quality, purple and red trap probably from Posbury. Several raises are visible in the cob and the interior has a smooth face. Later 18th - very early 19th century pottery was found in the south wall. The north wall has been partly refaced in mortared stone rubble.

Floor: Earth at ground floor level.

Doors: D1 a large, wide door opening in the north wall with modern lintels and 19th century stone jambs (possibly widened?). D2 is a loading hatch at first floor level on the north side, with no frame and a cement sill. D3 in the south wall has no door or frame remaining.

Windows: W1 in the ground floor of the north wall has a fragment of pegged oak unglazed frame remaining and was probably originally of five lights and of recycled timbers, one with a chamfer and peg holes forming a lintel on small plank pads in the cob. W2 is at ground floor level in the south wall, with a chamfered pine frame of the later 19th century, with 3 x 1 panes above and open below.

Misc: Stone rubble flight of steps to the first floor on the exterior of the south wall. Modern mangers to the north of the interior.

3.2 Lincay

(See Fig. 8, 9 & 11 & Plate 3, 4 & 5)

3.2.1 General Description

A two-storey building facing east into the yard, of seventeen roof bays and thirteen structural bays long. The building is open on the east side with supporting posts and twelve dividing bays, the two bays at the centre and to south of centre are wider. It has a ridged green slate roof of shallow pitch, mitred into wings with red clay ridge-tiles and with corrugated steel on the west pitch.

3.2.2 Detailed Description

Roof: Sixteen tie-beam and king-post trusses (as the Pound House) but many of the tie-beams are of pine and some blades are re-used from an earlier 45 degree roof, with trenched purlins and face-pegged collars. The tie-beams are slotted into trenches in the tops of the eastern wall posts and set into a small amount of cob on top of the western stone rubble wall.

Walls: A level course in the stonework in the lower portion of the west wall suggests that it may originally have been constructed of cob on a stone plinth but was later rebuilt in blockier mortared stone with creamy mortar. The east wall has fourteen elm posts with the first floor beams morticed and tennoned into them and trusses trenched into them above. There are four horizontal bar stall dividers with vertical in-and-out planks also morticed and tennoned into the posts. The posts are resting on trap pad stones. Several of the posts have been wholly or partially replaced and the lower half of the southernmost post has been removed and two replacement posts set back 1m from the front of the building. The north and south walls are of cob on a stone plinth integral with the north and south ranges flanking the yard.

Floors: At ground floor level there are cobbles with no drain. The first floor consists of 20th century boarding.

Doors: All in the west wall. D4 at ground floor level is a later 19th century door forced through in the centre bay, with machine-made brick jambs and an oak lintel. This was blocked in the 20th century. D5 in the 1st bay south of centre, with a plank door with four planks and three battens in elm, with a traditional oak finger latch and oak lintel and in a plain pegged oak frame. This is original to the building. D6 in the 4th bay from the south is as D5 above with spear-ended strap hinges, in a pegged oak frame and with recycled oak lintels; see Appendix 5 and Figs 12a & 12b.

At first floor level D7 is in the 5th bay from the north, a large elm door of seven planks and three battens with strap hinges. D8 is a hatch in the 2nd bay from the south with pegged oak frame and oak lintels with the line shafting conduit notched into the top.

Misc: There are the remains of mangers towards the northern end of the building, with a stone rubble base, brick sides, cambered timber lips and cement pointing and lining. With two posts to the front and the back, each dividing point is morticed for four bars, running forward to the eastern wall posts. Every other divider has vertical nailed boards and the intervening dividers have triangular hayracks with vertical wooden bars set facing the mangers not the stalls. Three bays survive intact with one set of division bars here to the north and another further south. There are traces of red oxide paint on all the woodwork. The bricks are machine made and date from the 1850s onward. There is a feed passage along the rear wall with a plank and batten door at the north end and a ladder set against the west wall.

3.3 Milking Parlour

(See Fig. 8, 9, 10 & 11 & Plate 4)

3.3.1 General Description

A fragment of an earlier wing, partly subsumed into the Stable and consisting of a two-storey cob and stone building facing south into the yard, with a shallow pitched roof, as the Linhay and Pound House.

3.3.2 Detailed Description

Roof: Two tie-beam and king-post trusses, as the Pound House and Linhay above.

Walls: As the Pound House, with possibly original semi-dressed rubble around the door and windows. The southern wall has been partly rebuilt in rubble at the east end. The north wall is abutted by a later cob wall to the east and sealed by later stonework above at the east end. A ladder fixed to the west end of the south wall gives access to the first floor of the Linhay.

Floor: The ground floor surface is concrete, a 1950s milking parlour floor with a gully to a slot at the foot of the south wall. The first floor has two elm beams and joists, as the pound house, with the beam ends visible in the outer wall faces.

Doors: At ground floor level in the south wall D9 is a stable type door of beaded tongue and groove, ledged and braced, with strap hinges, thumb latch and a late 19th century lift latch, in a pegged oak frame with old graffiti on the plank supports to the oak lintel. D10 at first floor level above D9 is a loading hatch, with the door as D9 but with a single leaf.

Windows: W3 in the south wall at ground floor level, a later 19th century window in an older opening, with sawn slate sill. The frame is as W2 in the Pound House but is intact and with sliding slats.

3.4 Stables

(See Fig. 8, 9, 10 & 11 & Plate 4)

3.4.1 General Description

Stables with a cottage of apparently the same build at the east end (cottage not included in the survey but generally described at 3.5.1). A large two-storey stone building on the north side of the yard, gabled to the west and hipped over the cottage to the east. The roof is ridged slate with black and red ridge-tiles. It has a steeper pitch than most of the other buildings, but similar to that of the Granary.

3.4.2 Detailed Description

Roof: Five tie-beam and king-post trusses with the king-posts bolted to the tie-beams and the struts notched into the king-posts, not jowled, with a plank collar nailed to each. There are two purlins on each side and the ridge plank rests in a slot in the king-post. The wall plate is partly supported on the end of the tie-beams and partly on outrigger joists in the wall tops, with sawn common rafters and battens.

Walls: To the east, west and south, the walls are constructed of angular trap rubble with some granite in the quoins and with pink mortar. The north wall is cob with cream mortared rubble at the wall top at the west end. The east end is rendered above a stone plinth and is lumpy with some rock outcrops (possibly also cob?). The lower eastern part of south wall appears to be a plinth.

Floor: The ground floor is cobbled with a drain running east-west. The first floor is of circular-sawn common joists set transversely with an axial joist below supported on four posts with cross-bracing struts. There are positions for three more internal posts with a pair of wooden tack pegs on each side of the plank across the face. Scars are visible on the joists to the rear suggesting more posts with stall partitions beneath, making 7 stalls – probably for cart horses. There is a feed slot running the length of the building along the north wall, indicating the existence of a hay rack (now removed), and there are holes in the northern cob wall to take timber struts. Three timber lacing struts in the cob may also have supported hayracks.

Doors: D11 at ground floor level in the south wall, with two leaves, ledged and braced with the bottom leaf dating from the 19th century and repaired in the 20th century, the top leaf is modern, with old strap hinges and a pegged chamfered frame. Door originally opened inward. D12 is an interior sliding door at the west end. It is a ledged and braced plank door from the early 20th century. D13 is an interior door in the west end room, of tongue and groove planks with chamfered battens, a decorated thumb latch with round end and T hinges, set in a plain frame and reset in the late 19th century. D14 at first floor level is a single leaf door of tongue and groove with strap hinges and in a chamfered frame dating from the late 19th century.

Windows: Two two-light casements in the southern wall on the ground floor with 1x2 panes and cement sills, probably 20th century.

Misc: Mid-to-late 20th century stalls for ponies, constructed from recycled 19th to early 20th century doors and boards. In the south wall there are three timber lacing lengths drilled for tack pegs (late 19th century).

3.5 Cottage at the east end of the Stables
(Not included in detailed survey. For location see Fig. 8)

3.5.1 General Description

Cottage of two cells, with a small gabled wing at the east end of the south wall. With a large door with a granite threshold, a loading hatch above to the south and several forced windows in the cob wall to the north. 2x2 light casements in the east end with cement sills.

3.6 Granary
(Not included in detailed survey. For location see Fig. 8)

3.6.1 General Description

Former Granary now converted to accommodation, on the east end of the Pound House. A two-storey three-cell Granary with a stone stair to the first floor set against the north wall. Of stone rubble construction with a steeper slate roof gabled to east and west as the stable to the north, with several two-light casements.

3.7 Machine House
(See Fig. 8 & 11c)

3.7.1 General Description

Two continuous single-storey lean-tos against the west wall of the Linhay. The southern lean-to is original, the northern lean-to (not included in detailed survey) was added later in the late 19th century, the south wall abuts the west wall of the Linhay and it has brick quoins. The lean-to to the south is of mortared stone rubble with a corrugated iron roof on 20th century blades and purlins. With the remains of a weather-boarded north end on the main block, roofed northward in the 20th century to join the late 19th century lean-to to the north. The south end lean-to has one window in the west wall with a chamfered frame and iron bars, and two hatches low in the walls which are timber-lined for an unknown purpose. There is also a timber-lined hole in the east wall for the line-shaftings, which has been forced through. A cast-iron flywheel for a flat belt drive is set high in the east wall above the hatch. This was probably a lean-to built to house a portable steam engine, later replaced by an oil engine in the 20th century.

3.8 Cartshed
(See Fig. 8, Plate 2 & 3)

3.8.1 General Description

Building with monopitch corrugated iron roof, sloping down to the west on three half king-post trusses, supported in the east wall and on posts to the west, with three purlins and tongue and groove planking. All apparently original and with corrugated iron roof probably also from new in the late 19th century. There is a continuous wall plate on the open, west side supported on three oak posts with two angled struts each. The walls are mortared angular stone rubble with pale pink mortar.

4.0 The Development of the Outbuildings

(see Fig. 8, 9, 10 & 11)

4.1 General Description

The survey concentrated on the courtyard of farm buildings to the west of Knowle Farmhouse that includes two sets of Stables, a Linhay, Pound House and Granary.

Three 2-storey ranges face into the courtyard, in the centre of which is a small Cartshed.

The north range comprises of two Stables and Tack Room, the west range of a Linhay, and the south range of the Pound House with Apple Store and Granary. The Granary and Stables at the ends of the north and south wings are built of stone and are larger and taller than the rest of the buildings, which are predominantly cob walled.

4.2 Phase 1: pre-1841

The evidence for this phase is based on the layout of the buildings shown on the tithe map (Figs. 5a & 5b) and the relationships between the extant walls. There is no architectural evidence – with the exception of the re-use of roof timbers as door lintels – that could be used as dating for this phase.

The layout of the yard as shown on the tithe map is very similar to the First Edition Ordnance Survey map of 1886 (Fig. 6). A close comparison of the two maps demonstrates that the basic footprint of the buildings is the same, but that the west range is shown more to the east, towards the farmhouse, and is depicted as several buildings rather than as the continuous range shown on later maps.

In many respects the tithe map does appear to be an accurate survey (the relationship between the other buildings extant in 1841 and the lane seems to be accurate). It would therefore appear that only the north and south ranges predate 1841, the west range having been demolished to create a larger yard.

During the survey it became apparent that the southern wall of the Stables, and parts of those of the Milking Parlour to the west, had been rebuilt, probably in the middle part of the 19th century. These walls are of rubble stone with lime mortar. However, the rear (north) wall of both units is built of cob. When examined, it became apparent that this cob wall had been built in several phases (Fig. 10), phases that did not coincide with the rebuilt elements to the south, indicating that parts of this wall were part of an earlier building(s) – probably those shown on the tithe map – elements of which had been retained during the rebuilding of the yard in the mid 19th century.

4.3 Phase 2: between 1841 & 1886

The rest of the buildings, although some are partly on the footprint of the buildings shown on the tithe map, were all built or altered between 1841 and 1888. The phases below are listed in the order in which changes occurred but it is not possible to date them precisely.

4.3.1 Phase 2a

The Pound House, Linhay and Machine House appear to have been built in one phase and the roof structure suggests a mid 19th century date.

4.3.2 Phase 2b

The east end of the north wall of the Stables is a survivor from an earlier structure, the construction of which predates 1841. Between 1841 and 1886 a slightly lower wall was added to the west connecting the ‘new’ Linhay to the earlier building.

4.3.3 Phase 2c

Against this 'new' wall the Milking Parlour (formerly a stable) was constructed, and is likely to have continued further to the east abutting the building shown on the tithe map. The extant west wall of the Milking Parlour abuts the north wall.

4.3.4 Phase 2d

Later in the 19th century the east end of the Milking Parlour was demolished along with the south wall of the building shown on the tithe map to the east. The extant Stables were then built in this position overlapping and re-using the north wall of both earlier buildings.

This can be demonstrated by the raising of the north wall at its lower end to the east (see Fig. 10).

4.4 Phase 3: post 1886

The Cartshed in the centre of the yard, with gates to the north and south dividing the yard into two, does not appear on any mapping until the 1971 1:2500 Ordnance Survey map. However, this must represent an oversight rather than a reliable indication of date as the building is visible on RAF aerial photographs dating from the late 1940s and the roof structure would appear to date from the late 19th century.

5.0 Conclusions

As described in the English Heritage Listing (Appendix 4), these buildings do represent a remarkably complete 19th century farmyard. It would appear, however, that some of the buildings contain elements that pre-date the 19th century investment and there are several phases of alteration between 1841 and 1888.

5.1 Archaeological Potential

In the event of any ground penetration it should be noted that Knowle is apparently a medieval settlement with some slight evidence of a Romano-British presence. There are also prehistoric sites within 2km of the site, as noted in the Devon HER (see Appendix 3). If service trenching or any other groundwork is undertaken in the yard the position of the earlier buildings may be established.

6.0 Bibliography and References

Published Sources:

English Heritage. 2006: *Understanding Historic Buildings, a Guide to Good Recording Practice.*

Gover, J., Mawer, A. and Stenton, F. 1932: *The Place-Names of Devon*, Part 2, Cambridge.

Institute of Field Archaeologists. 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment.*

Institute of Field Archaeologists. 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*

Thorn, C. and Thorn, F. (eds), 1985: *Domesday Book: Devon*, Chichester.

Unpublished Sources:

Devon Record Office:

DRO 1660/A add4/E1 'Terrar and perfect Description of the hundred and manor of Crediton in the year of Christ 1598'.
Crediton tithe map (1841) and tithe apportionment (1839).
Ordnance Survey Second Edition map at 1:2500 (Devonshire sheet 66.40, 1905).

West Country Studies Library:

Ordnance Survey Surveyor's Draft map No.36E, 1806-7.
Ordnance Survey First Edition map at 1:2500 (Devonshire sheet 66.4), 1886.

Devon Historic Environment Service:

HER 36274, 36275, 36276, 36277, 36278, 36279

Devon Historic Landscape Characterisation project:

http://www.devon.gov.uk/index/environment/historic_environment/landscapes/landscape-characterisation.htm

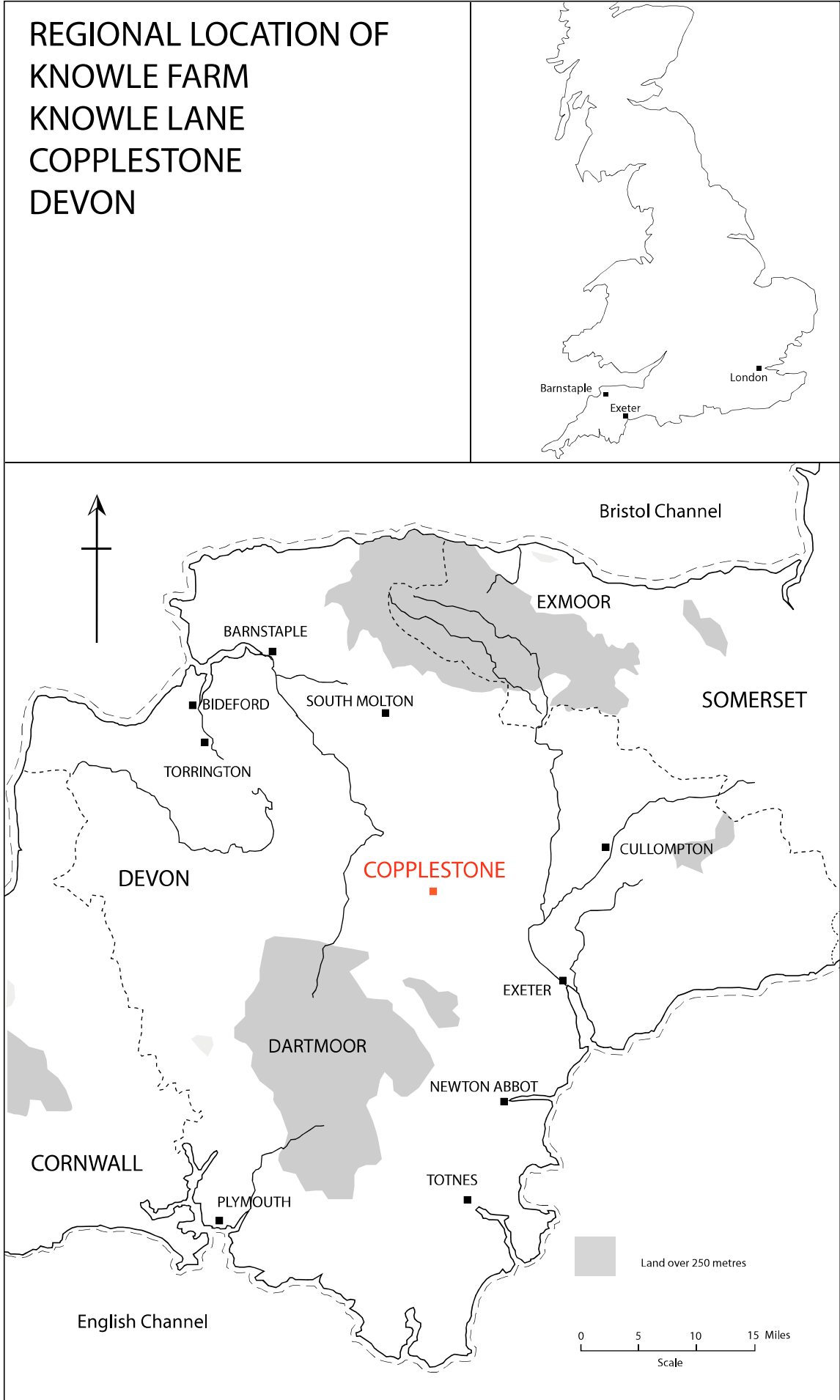


Fig. 1a: Regional location.

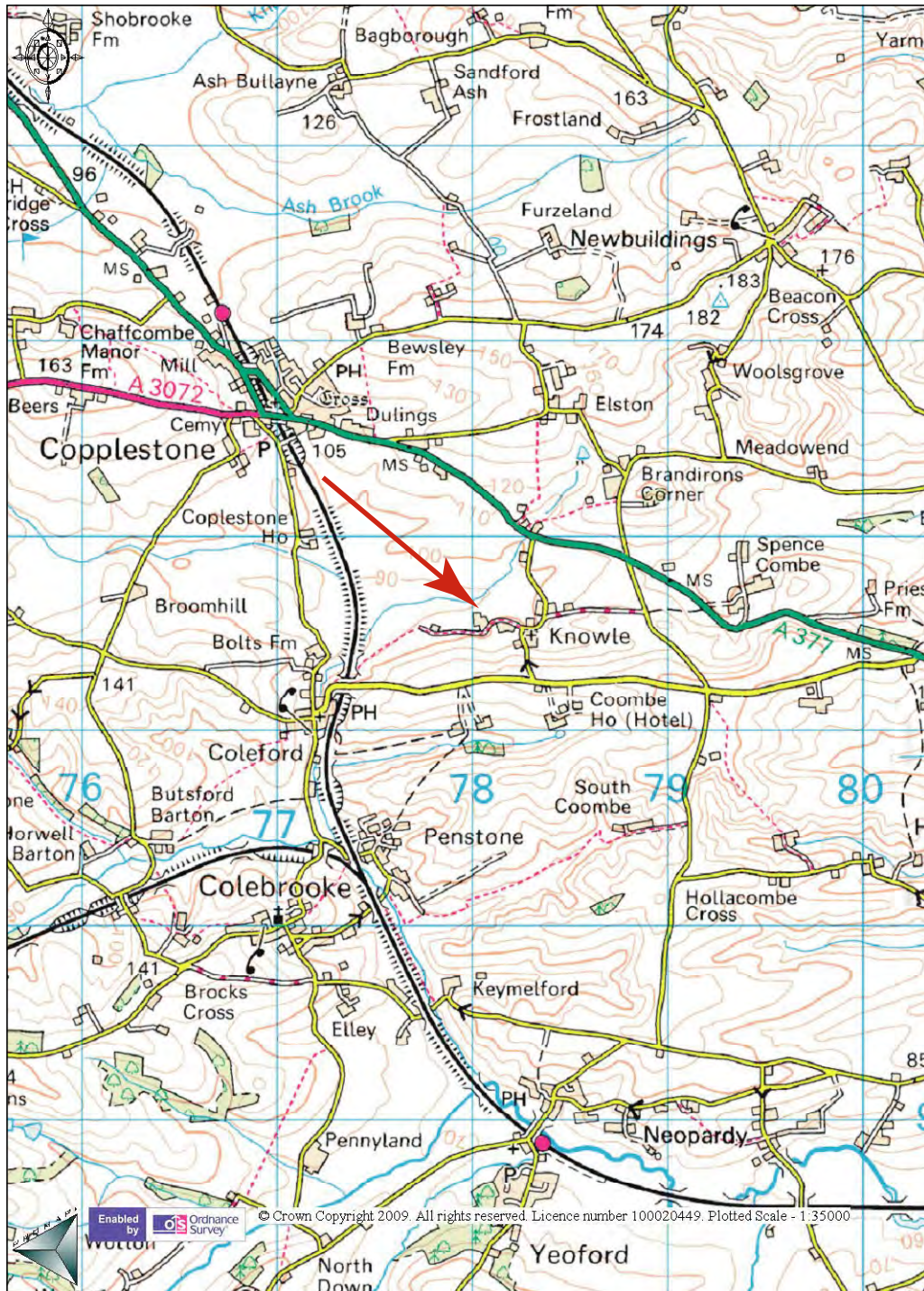


Fig. 1b: Site location.



Fig. 2a: Extract from a 'Terrar and perfect Description of the hundred and manor of Crediton
in the year of Christ 1598' by John Norden. The location of Knowle Farm is arrowed.
 (DRO 1660/A add4/E1)



Fig. 2b: Enlargement of part of the 'Terrar' of 1598.



Fig. 3: Extract from the Ordnance Survey Surveyor's Draft map of 1806-7. The presumed location of Knowle Farm is arrowed. (West Country Studies Library)

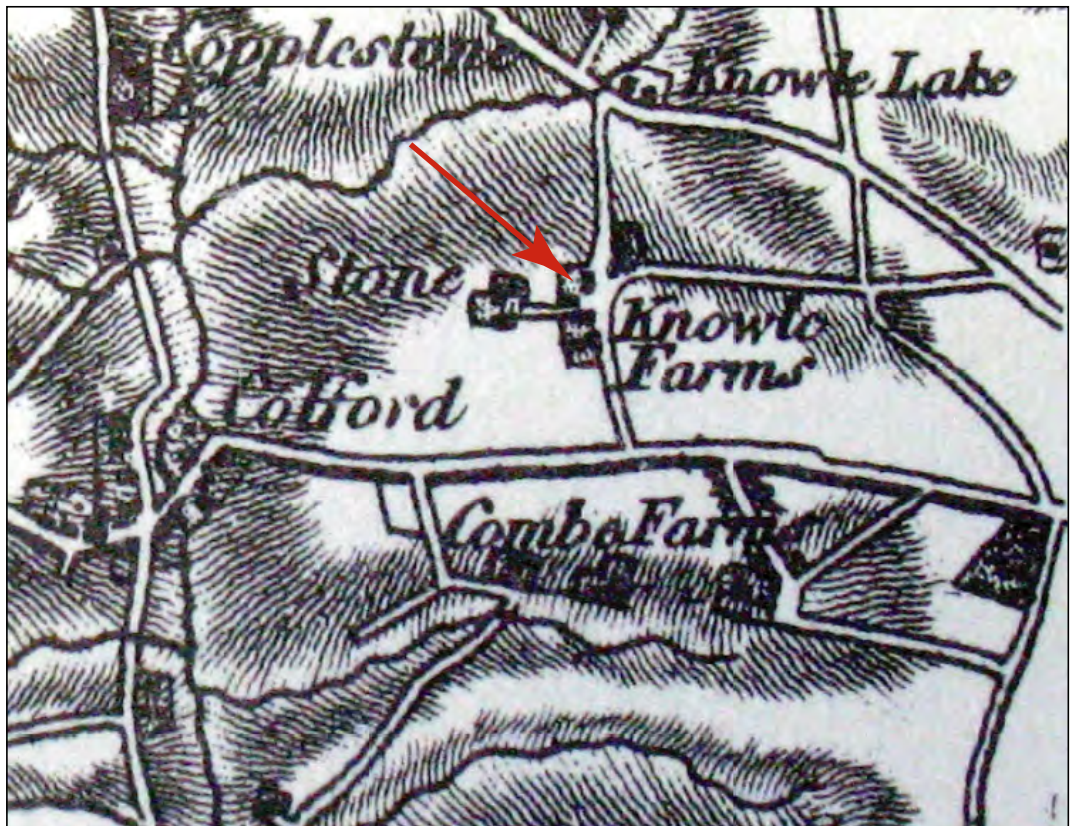


Fig. 4: Extract from the Ordnance Survey 'Old Series' one inch map published 1809. The presumed location of Knowle Farm is arrowed.



Fig. 5a: Extract from the Crediton tithe map of 1841 showing Knowle Farm (named here simply 'Knowle') within the contemporary landscape. (DRO)



Fig. 5b: Detail from the Crediton tithe map of 1841.

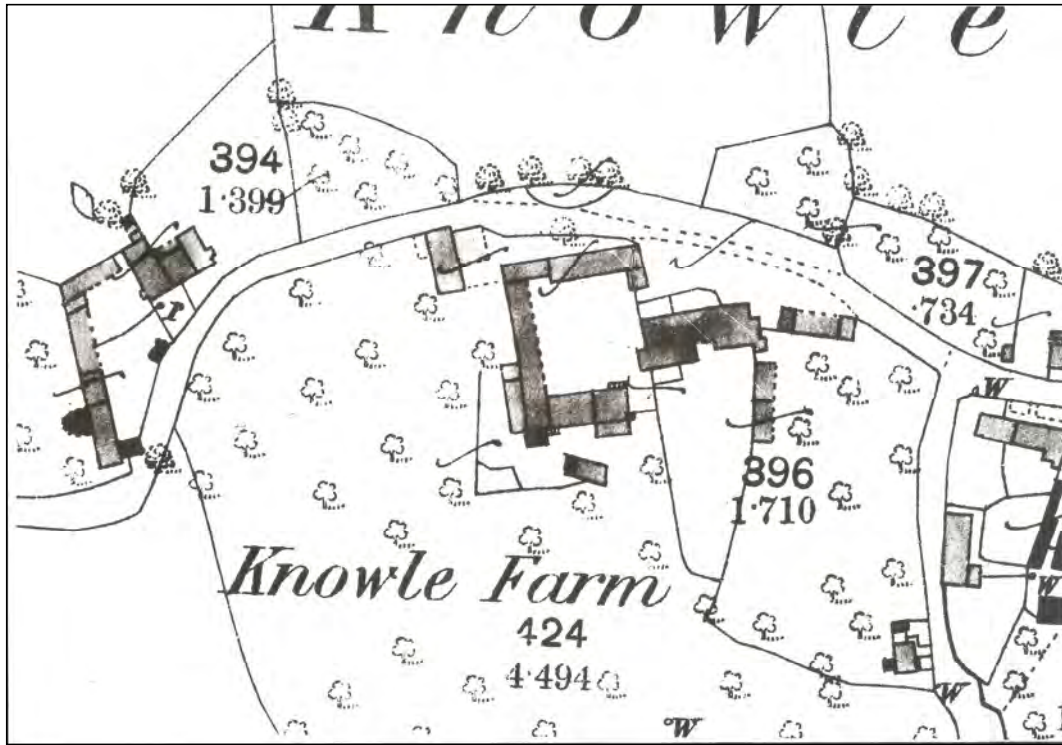


Fig. 6: Extract from the Ordnance Survey First Edition map at 1:2500, surveyed 1886, published 1889. (Devonshire sheet 66.4) (WCSL)

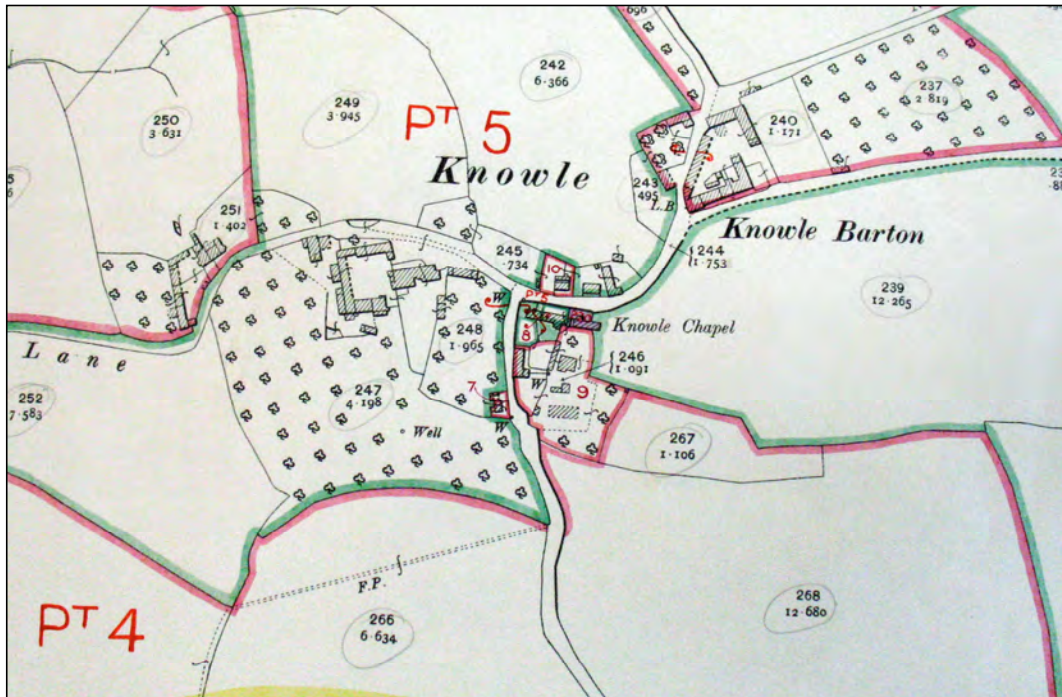


Fig. 7: Extract from the Ordnance Survey Second Edition map at 1:2500, published 1905. (Devonshire sheet 66.4) (DRO)

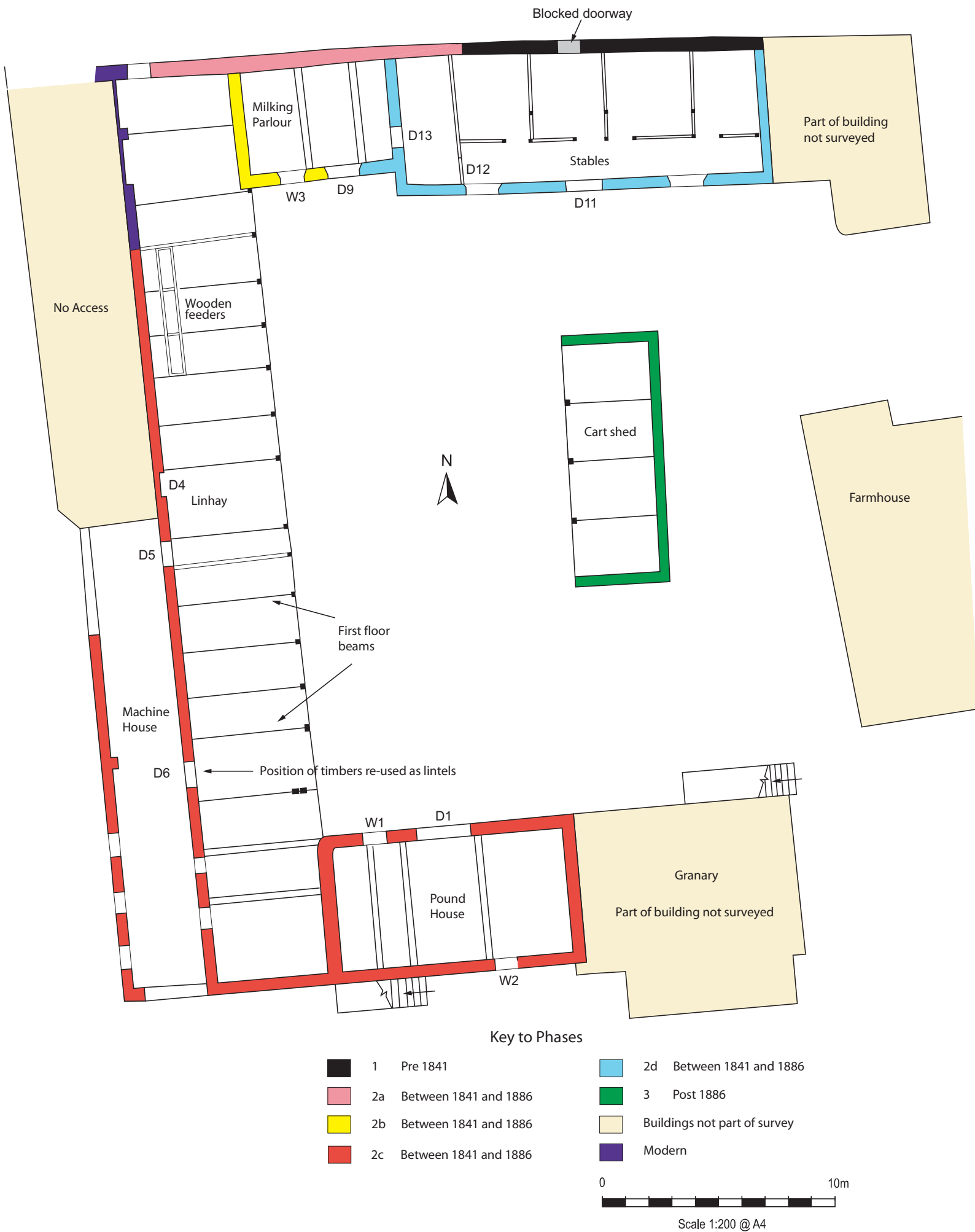


Fig. 8: Knowle Farm outbuildings, ground floor plan showing building phasing.

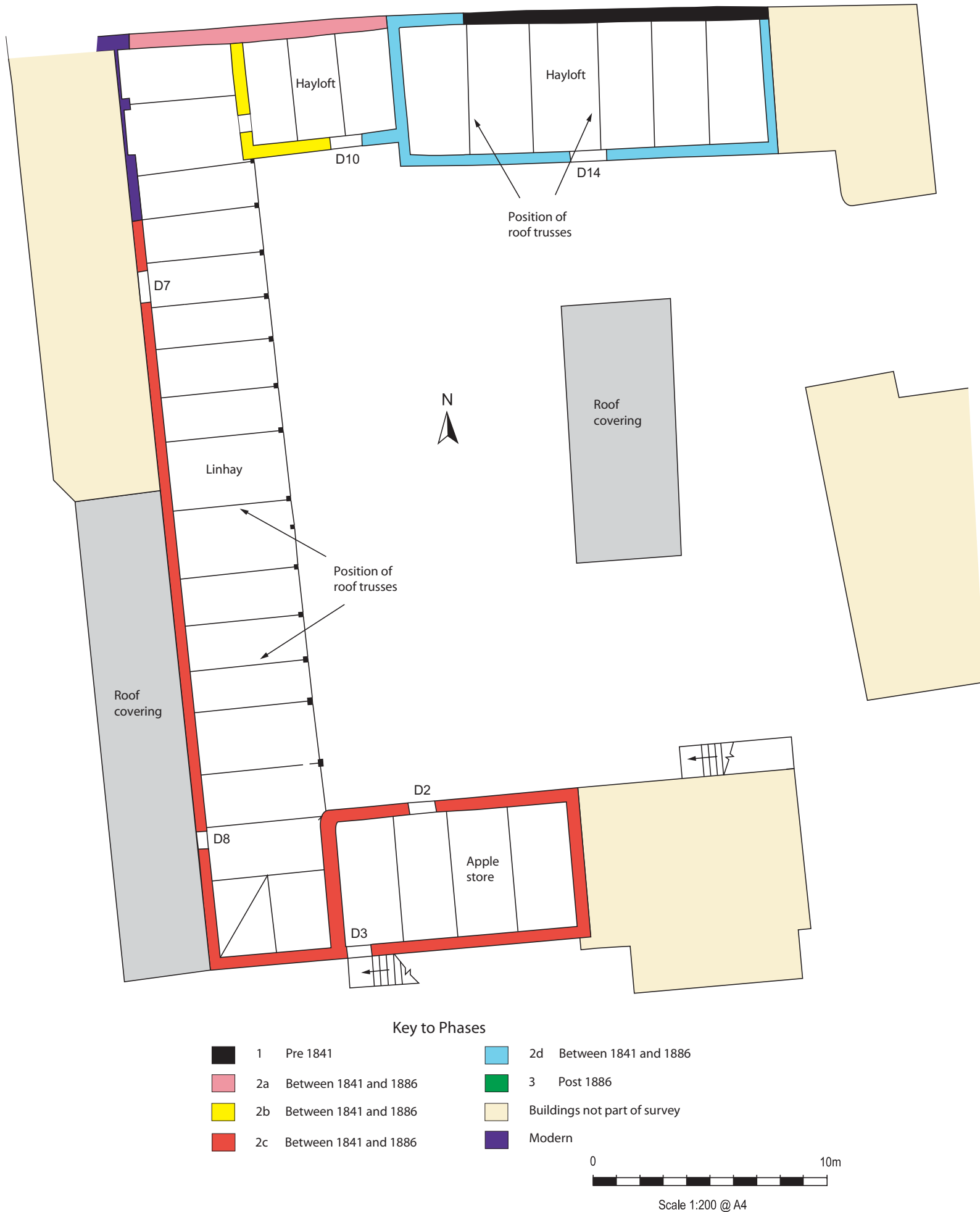


Fig. 9: Knowle Farm outbuildings, first floor plan showing building phasing.

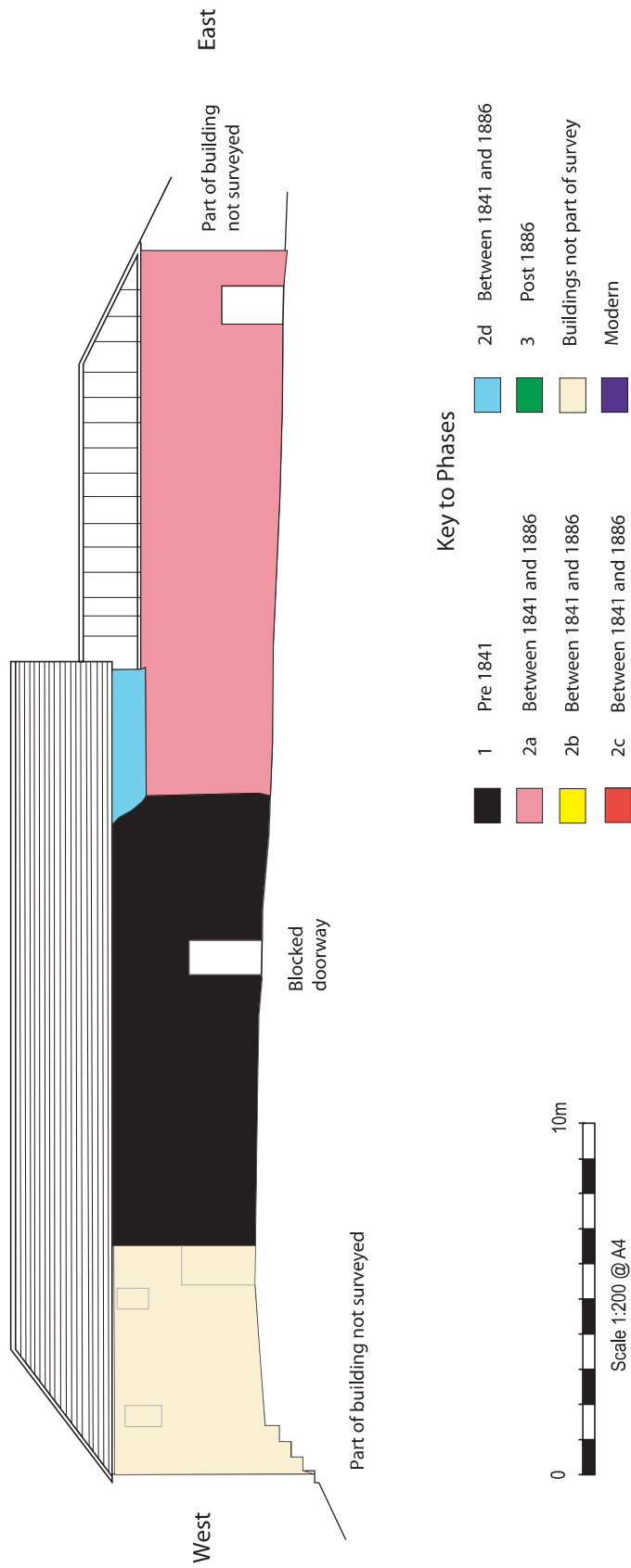


Fig. 10: Knowle Farm outbuildings, the north facing elevation of the Stables and Milking Parlour showing building phasing.

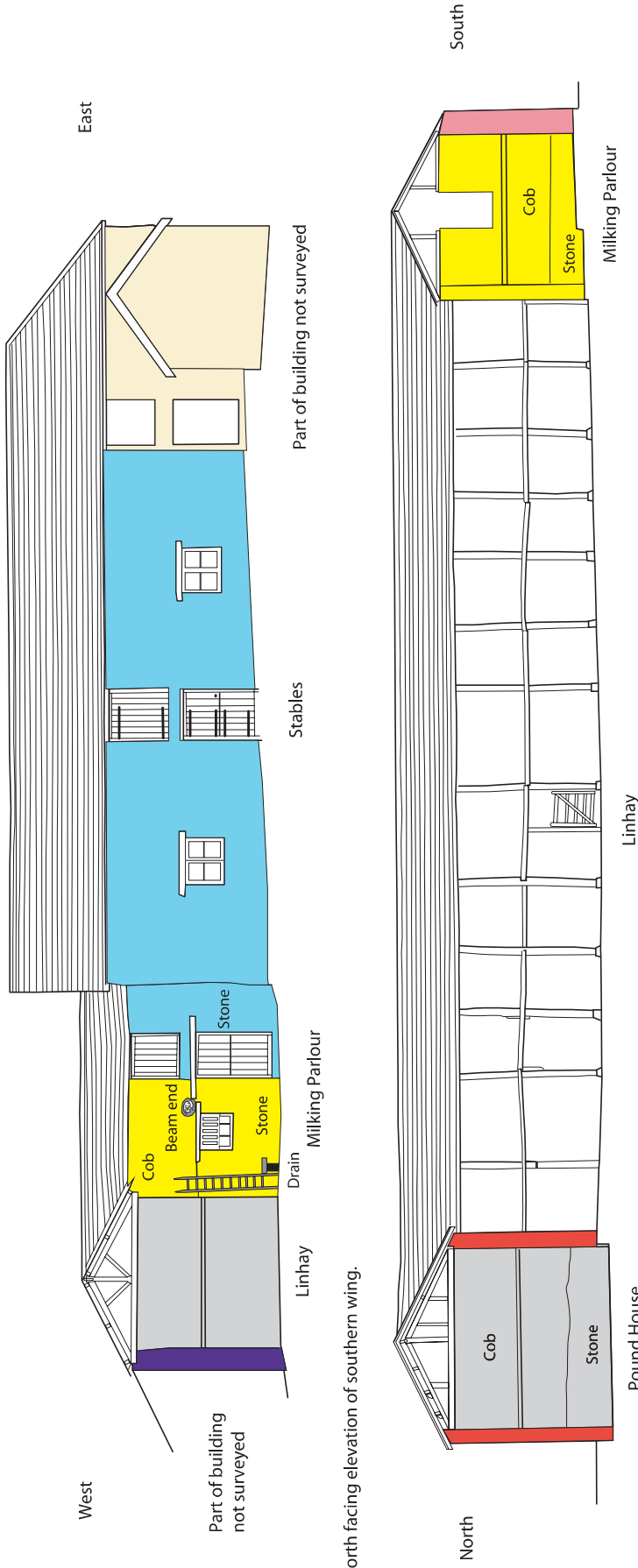


Fig. 11a: North facing elevation of southern wing.

Fig. 11b: East facing elevation of western wing.

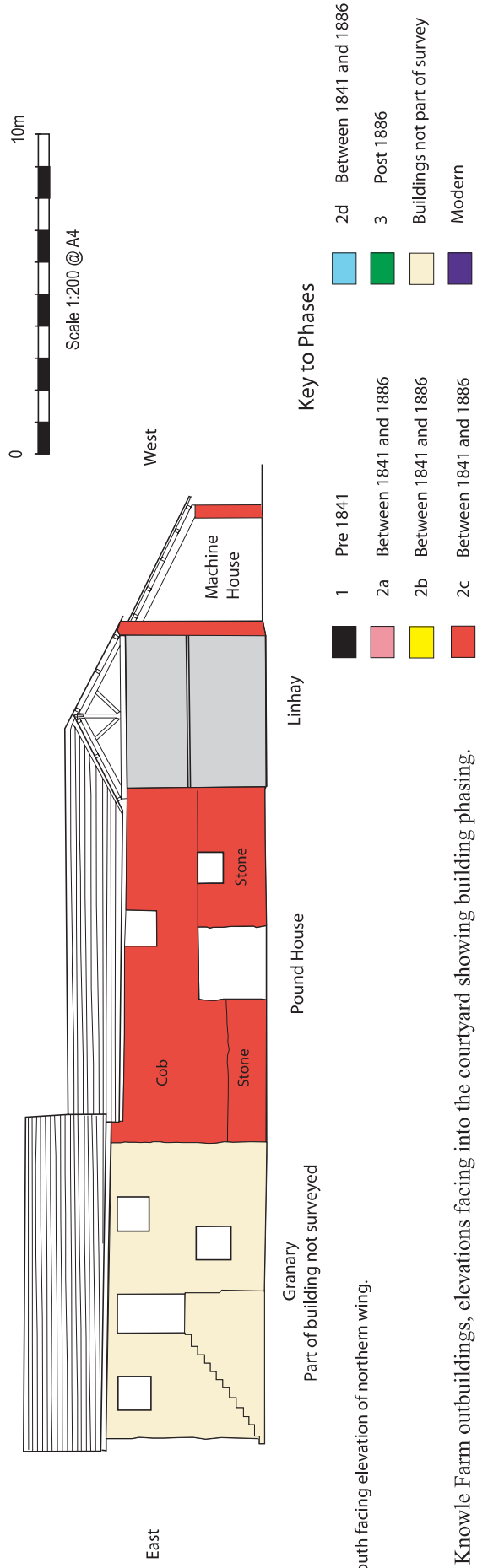
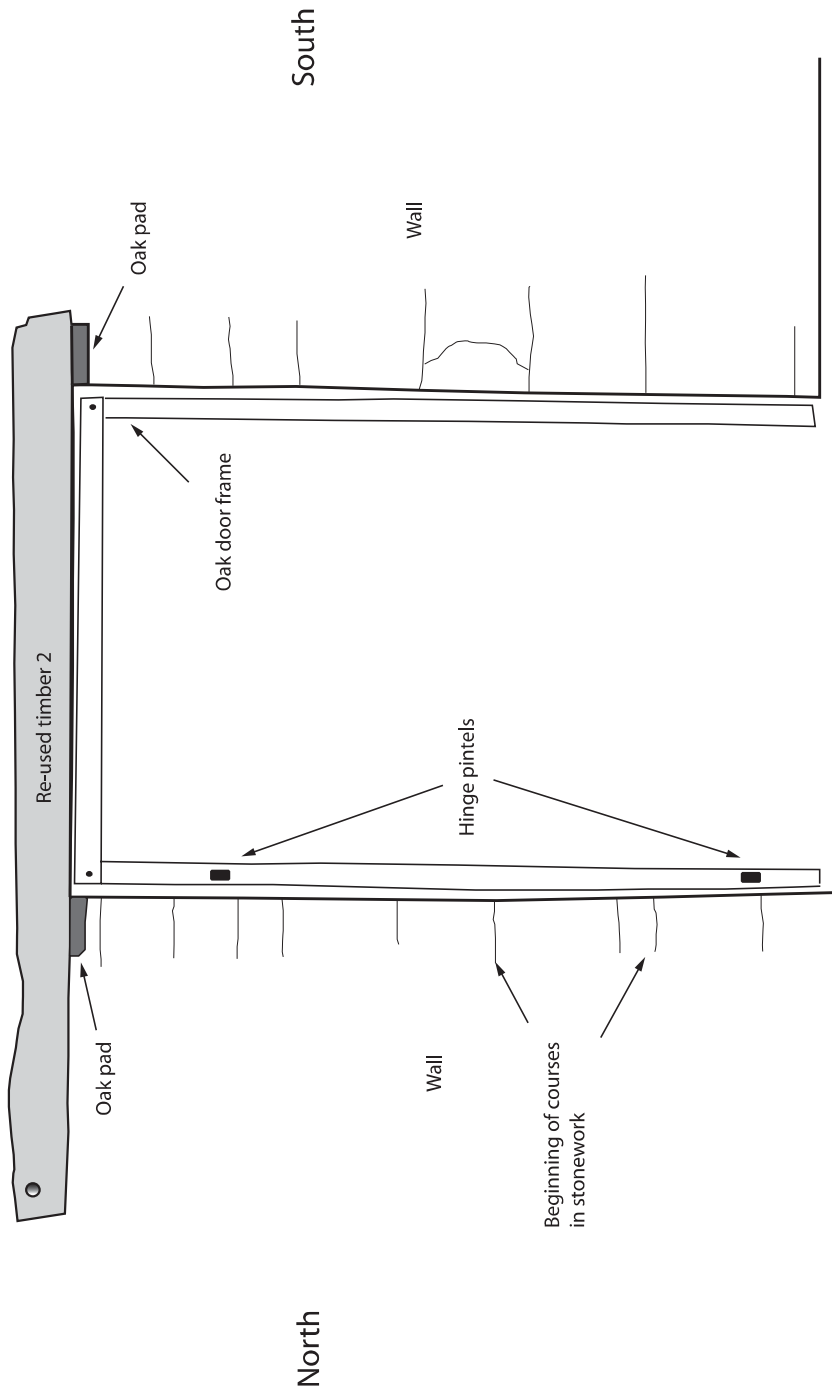


Fig. 11c: South facing elevation of northern wing.

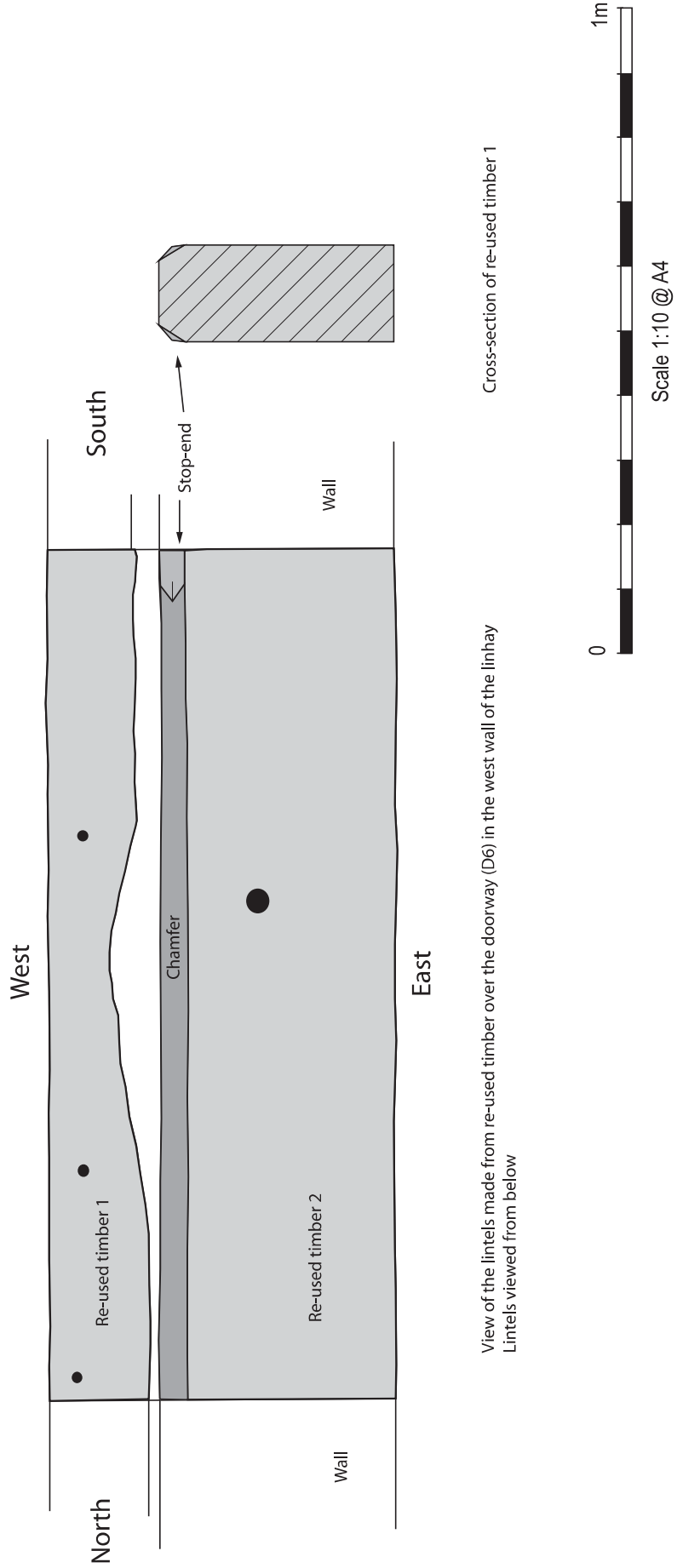
Fig. 11: Knowle Farm outbuildings, elevations facing into the courtyard showing building phasing.



View of re-used timber 1 over the doorway (D6) in the west wall of the linhay
Viewed from the west.



Fig. 12a: Knowle Farm, the re-used timbers over the linhay doorway (D6).



View of the lintels made from re-used timber over the doorway (D6) in the west wall of the linhay
 Lintels viewed from below

Fig. 12b: Knowle Farm, the re-used timbers over the linhay doorway (D6).



Plate 1. The Farmhouse and entrance to the yard, viewed from the east.



Plate 2. The Cartshed and Farmhouse, viewed from the north west.



Plate 3: The Farmyard, viewed from the north east.



Plate 4: The Farmyard, viewed from the south.



Plate 5: The first floor and roof structure of the Linhay, viewed from the north.



Plate 6: The roof structure of the Pound House, viewed from the south west.

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Outbuilding at Knowle Farm, Knowle Lane

Parish: Copplestone

District: Mid Devon

County: Devon

NGR: 278183.101552

Planning Application nos: 06/02345/Full & 06/02346/LBC

Proposal: conversion of outbuildings to dwellings and attached offices

Historic Environment Service ref: Arch/dc/md/11146

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted conditional upon a programme of archaeological works being undertaken - in this case a programme of historic building recording in advance of, and during if required, conversion. The wording of both Condition number 7 on the consent granted for planning application 06/02345/Full and Condition 3 for planning application 06/02346/LBC is:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'

1.3 The principal objectives of the archaeological work shall be to investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development and

1.4 The proposed development lies within the Conservation Area of Knowle and refers to a courtyard of agricultural buildings that comprises of stables, linnay, cider-house, granary, stores and pigsty, and is described as 'a remarkably complete C19 farmyard'. The conversion of these buildings will have an impact upon the historic fabric and character of the buildings and this work has been requested as mitigation for this impact.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA) in order to discharge Conditions 3 and 7 on the above consents.

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Desk-based assessment

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

This information will be presented as part of the final report along with the results of the fieldwork.

3.2 Historic building recording

3.2.1 A record shall be made of the historic fabric of the building affected by the conversion works.

This works shall conform to Level 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be reexamined in detail. It will

also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

3.3 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IFA and scientific guidelines for the analysis and dating of the historic buildings.

3.5 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the Mid Devon District Council's Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds.

5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their location, description of the historic building fabric, architectural features of interest together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

A copy of this brief shall be included in the report.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to Catherine Marlow, Mid Devon District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.6 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

5.7 Publication

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

6. PERSONNEL

6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

6.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

6.5 The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

7.4 The condition placed upon this development will not be regarded as fully discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

8. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW
Tel: 01392-383303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

Catherine Marlow, Conservation Officer, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Tel: 01884 234341 Email: cmarlow@middevon.gov.uk

19th March 2009

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT KNOWLE FARM, COPPLESTONE, DEVON

Location: Outbuilding at Knowle Farm, Knowle Lane
Parish: Copplestone
District: Mid Devon
County: Devon
NGR: 278183.101552
Planning Application nos: 06/02345/Full & 06/02346/LBC
Proposal: Conversion of outbuildings to dwellings and attached offices
HES ref: Arch/dc/md/11146

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for historic building recording to be undertaken prior to the conversion of the outbuildings at Knowle farm, Knowle Lane, Copplestone. It has been drawn up by South West Archaeology (SWARCH) at the request Richard Bloch (the Client) with regard to the archaeological work required as a condition of planning consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).

In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken Condition number 7 on the consent granted for planning application 06/02345/Full and Condition 3 for planning application 06/02346/LBC requires that:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The proposed development lies within the Conservation Area of Knowle and refers to a courtyard of agricultural buildings that comprises of stables, linnhay, cider-house, granary, stores and pigsty, and is described as 'a remarkably complete C19 farmyard'. The conversion of these buildings will have an impact upon the historic fabric and character of the buildings and this work has been requested as mitigation for this impact.

3.0 AIMS

- 3.1 To investigate and establish the historical and archaeological context of the site and the extant buildings.
- 3.2 To investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development.

4.0 METHOD

4.1 The desk-based assessment:

This will involve the examination of relevant cartographic and photographic sources held by the Devon Records office, West Country Studies Library and records held by the County Historic Environment Service (HER).

4.2 Historic building recording:

An archaeological record of the buildings will be undertaken prior to the start of development works with the aim of a greater understanding of the building and the identification and recording of any historic features. The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001 & 2008). The recording will be based on English Heritage Level 3 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines and consist of:

- 4.2.1 A written description and analysis of the form and function of the building including evidence for different periods of build;
- 4.2.2 A digital photographic record of the building will be undertaken;
- 4.2.3 A drawn record consisting of phased plans of the buildings at a suitable scale (1.20/1.50) and elevation and cross section drawings as appropriate;

- 4.2.4 Should significant building elements be exposed which merit further archaeological work; this will be undertaken in consultation with, and to a specification agreed with Mid Devon District Council's Conservation Officer and the DCHES. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (i.e. dendrochronological analysis) can be called upon and undertake assessment and analysis.
- 4.3 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.3.1 Appropriate PPE will be employed at all times.
- 4.3.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.4 SWARCH will agree monitoring arrangements with DCHES and give notice of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made. Monitoring will continue until the deposition of the site archive and finds and completion of the OASIS record for this site.
- 5.0 ARCHAEOLOGICAL RECORDING**
- This will be based on IFA guidelines and those advised by DCHES and will consist of:
- 5.1 Survey and location of historic/architectural features within the fabric of the building. A plan of the building will be made using the existing architect's plans, if they are accurate, if not the plan of the building will be surveyed and redrawn.
- 6.0 ARCHIVE AND REPORT**
- 6.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records. The photographic record will be comprised of Black and White prints of archivable quality. The archive and finds will be deposited with the Royal Albert Memorial Museum, Exeter under accession number 75/2009. The museum's guidelines for the deposition of archives for long-term storage will be adhered to.
- 6.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing. A draft report will be submitted to the HES for comment prior to its formal submission to the Local Planning Authority, Mid Devon District Council's Conservation Officer, the DCHES and the Client.
- 6.3 A report will be produced. This will include the following elements:
- 6.3.1 A report number and the OASIS record number;
- 6.3.2 A copy of the DCHES brief and this WSI;
- 6.3.3 A location plan and overall site plan showing the location of the buildings;
- 6.3.4 The desk based assessment aspect will include the reproduction of relevant historic maps/plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
- 6.3.5 A description of the building including features of historical significance within the building;
- 6.3.6 Phased plans of the buildings, with elevations and cross sections where appropriate (based on drawings supplied by the architect if accurate) with photographs as appropriate;
- 6.3.7 An assessment of significant historical and/or architectural features, artefacts, environmental and scientific samples together with recommendations for further analysis;
- 6.3.8 Any specialist reports commissioned;
- 6.3.9 A conclusion including interpretation of the development and function of the buildings.
- 6.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 6.5 Should particularly significant historic fabric, architectural features, below-ground remains or finds been countered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

6.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database under OASIS record number southwes1-57954.

7.0 PERSONNEL

The project will be managed by Colin Humphreys; the building survey will be undertaken by Colin Humphreys and the desk-based work undertaken by Terry Green. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove
South West Archaeology
The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555

Appendix 1 – List of Specialists

Building recording

Robert Waterhouse

13 Mill Meadow, Ashburton TQ13 7RN Tel: 01364 652963

Richard Parker

Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN Tel: 01392 665521

exeter.arch@exeter.gov.uk

Conservation

Richard and Helena Jaeschke

Tel: 01271 830891

Curatorial

Alison Mills

The Museum of Barnstaple and North Devon

The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747

Thomas Cadbury

Curator of Antiquities Royal Albert Memorial Museum

Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356 Fax: 01392 421252

Fiona Pitt

Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ Tel: 01752 204766

Geophysical Survey

Ross Dean

South West Archaeology Limited/Substrata.

GSB Prospection Ltd.

Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW Tel: +44 (0)1274 835016

gsb@gsbprospection.com

Human Bones

Louise Lou

Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES Tel: 01865 263 800

Lithics

Martin Tingle

martin@mtingle.freereserve.co.uk

Metallurgy

Sarah Paynter

Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD Tel: 02392 856700

sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker

English Heritage SW, 29 Queen Square, Bristol BS1 4ND Tel: 0117 9287961

vanessa.straker@english-heritage.org.uk

Dana Challinor (wood identification)

dana.challinor@tiscali.co.uk

Julie Jones (plant macro-fossils)

juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis)

heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen,

Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN Tel: 01392 665918

Henrietta Quinnell

9 Thornton Hill, Exeter EX4 4NN Tel: 01392 433214

Timber Conservation

Liz Goodman

Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN

Tel: 0207 8145646

email: lgoodman@museumoflondon.org.uk

Appendix 3

Extracts from the Devon Historic Environment Record (HER)

HER 16197

Mid Devon District
Class: DOMESTIC
Type: FARMHOUSE
NGR: SS78390160
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Medieval
Listed Building Grade:
Period: Medieval, XIV

Knowle Barton, CREDITON. The placename reflects a survival of the name of one of the eighteen tithings of CREDITON Hundred. Recorded as early as 1340. (Reichel). No details available of the buildings of Knowle Barton. The existence of a 10ft high gatepost with a possible heraldic device on top is recorded on worksheet.

HER 2147

Mid Devon District
Class: Devon HER Term
Type: COIN
NGR: SS78--01—
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Colebrooke, Copplestone, CREDITON Hamlets
Broad Period: Roman
Period: IV, Roman

Roman coin. Maximin II, AD 308-314. Found in garden at Knowle, Copplestone. Now in RAM Museum Exeter. (Fox, A. TDA 88(1956)218; 23rd Report on Archaeology & Early History.

HER 36274

Mid Devon District
Class: DOMESTIC
Type: FARMHOUSE
NGR: SS78300150
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Medieval
Listed Building Grade: Grade II
Period: Medieval, XVI

Knowle Farm Cottages. Farmhouse, now 2 cottages. C16 core, subdivided and remodelled in C18. Plastered cob on rubble footings; rubble and brick stacks; wheat reed thatched roof. Original 3-room and through passage house was converted into two 2-room cottages facing north; the right (western) cottage occupies the former hall and inner room, the left (eastern) cottage, the former passage and service room. 2 storeys throughout and overall irregular 4-window front, 2 to each cottage. Left cottage has early c20 casements and central door with c20 slate-roofed porch. Right cottage has c20 casements with glazing bars on ground floor and c18 3-light casements to first with slender pine casements and leaded panes of thin glass (another survives to rear). Door with c18 oak bead moulded frame inserted through former lateral hall stack with still projects slightly from wall. Eaves rise up from left to right above door. Roof half-hipped to left. Inside left cottage early features are blocked or boxed in. The former passage doors are blocked by windows. In right cottage both rooms have late c16-early c17 chamfered crossbeams with step stops and former inner room includes a section of reset late c17 oak panelling. Roof apparently rebuilt in C18.

HER 36275

Mid Devon District
Class: DOMESTIC
Type: FARMHOUSE
NGR: SS78210157
Historic Parish: CREDITON

OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Medieval
Listed Building Grade: Grade II
Period: Post Medieval, XVI, XVII

Knowle farmhouse. Large farmhouse. Probably early c16, major C16 and C17 improvements and extension, extensively refurbished and addition to rear in late C19. Plastered cob and rubble; stone stacks topped with brick; slate and wheat reed thatched roof. Originally a 3-room-and-through passage house facing north with service room at west (right) end. Hall stack backing onto former passage and end stacks to service and inner rooms. The latter now an axial stack since c17 dairy extension to that end. Late c19 extension to rear of passage and service room with parallel slate roof. Main door to rear. Now 2 storeys throughout. 4 window front is irregular overall although the 3-window section breaking forward to right (hall, passage and service room) has roughly symmetrical arrangement of late c19 casements with glazing bars and a thatched gable rising over centre to emphasise original entry position. To left late c19 4-pane sash with horns below 4-light casement. Dairy door further left. Roof is hipped to right and gabled with shaped bargeboards to left. Interior is largely result of late c19 refurbishment although layout indicates survival of many earlier features behind plaster. Roof structure suggests complex early history. All trusses are jointed crucks. One only has side-pegging exposed. Early c16 trusses over hall have dovetail lap collars and threaded purlins and late c16 and c17 trusses have mortise-and-tenon collars with butt or trenched purlins. Large framed closed trusses over upper passage screen and upper end of hall, the latter over an internal jetty. Hall floored in early c17 with double ovolo moulded and step stopped crossbeam. Front of former passage now occupied by late c19 toilet which includes water closet with mahogany bench seat, transfer-printed bowl and brass flush handle and a marble handbasin with shell motif decoration and brass tap.

HER 36276

Mid Devon District
Class: UNASSIGNED
Type: OUTBUILDING
NGR: SS78200155
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Modern
Listed Building Grade: Grade II
Period: Modern, XIX

Implement shed approx 40m SE of Knowle farmhouse. Implement shed. Mid-late C19. Volcanic rubble; slate roof. High, gable-ended block set at different axis to other farm buildings and built over a culvert. Large double doors in north-east end (towards farmhouse). Arches of volcanic stone at either end of culvert. Small opening at ground floor level at right end of south-west side. 3-bay king post roof. This building was apparently built deliberately over a ditch and its purpose remains unknown).

HER 36277

District: Mid Devon District
Class: AGRICULTURE AND SUBSISTENCE
Type: FARMSTEAD
NGR: SS782-015-
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Modern
Listed Building Grade: Grade II
Period: Modern, XIX

Courtyard range of farm buildings approx 20m west of Knowle farmhouse. Courtyard range of farm buildings including stables, linhay, cider-house, granary, stores and pigstys. Mid-late C19. Partly cob on rubble footings, partly volcanic rubble with dressed volcanic or granite quoins; slate roofs. Three 2-storey ranges facing into courtyard. The north range comprises stables and harness room, the west range a linhay, and the south range cider-house, applestore, store and granary. The granary and stables at the ends of the north and south wings are stone and built larger and higher than the rest of the buildings which are cob-walled. The north range includes one cob stable to left and 2 stables in large stone block, each with a door with hayloft loading door above and window to left. At right end a small 2 storey harness room projects at right angles into courtyard. Each stable includes 3 wooden stalls. West range is 13-bay, open fronted alcock's type t1 linhay with timber posts resting on volcanic stone pads. The south range comprises cob cider house with apple store to right of stone store and granary. An external flight of granite steps lead to the granary door which is flanked by mullion-and-transom windows (one glazed). An unglazed 3-light mullion window serves store below and door is in left gable end. The cider house has a wide entrance to ground floor with windows to right and above. Apple store access by an external flight of stone steps to rear and rear of granary are a row of 3

granite walled pigstys under lean-to roof of corrugated iron. Each has wooden front with door and iron fittings. Granary and part-floored cider house carried on massive crossbeams. King-post roofs throughout. A remarkably complete C19 farmyard.

HER 36278

Mid Devon District
Class: UNASSIGNED
Type: OUTBUILDING
NGR: SS782-015-
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Modern
Listed Building Grade: Grade II
Period: Modern, XIX

Cartshed and apple store approx 10m south east of Knowle farmhouse. Cartshed and apple store. Late C19. Cob on rubble footings, part snecked volcanic stone; wheat reed thatched roof. Long low building, open-fronted, facing east. 4 wide bays each separated by wooden post. The right (north) bay is partitioned off from rest with a weatherboarded front including c20 door. Roof is hipped to left and gable-ended to right. Right end wall (facing house) of snecked volcanic stone with weatherboarded gable. 8-bay roof of tie-beam trusses.

HER 36279

Mid Devon District
Class: MONUMENT <BY FORM>
Type: WALL
NGR: SS782-015-
Historic Parish: CREDITON
OS Map: SS70SE
Civil Parish: Copplestone
Broad Period: Modern
Listed Building Grade: Grade II
Period: Modern, XIX

Cob wall approx 30m east of Knowle farm. Cob boundary wall. Probably C19. Plastered cob on rubble footings with pitched thatch roof. Boundary wall along north side of Knowle Lane. Included for group value.

Appendix 4

Text of English Heritage Listing Documents

IoE Number: 443823

Location: KNOWLE FARM COTTAGES, KNOWLE LANE (south side)
CREDITON HAMLETS, MID DEVON, DEVON

Date listed: 20 May 1985

Date of last amendment: 20 May 1985

Grade II

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/112 Knowle Farm Cottages

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/112 Knowle Farm Cottages GV II Farmhouse, now 2 cottages. C16 core, subdivided and remodelled in C18. Plastered cob on rubble footings; rubble and brick stacks; wheat reed thatched roof. Original 3-room and through passage house was converted into two 2-room cottages facing north; the right (western) cottage occupies the former hall and inner room, the left (eastern) cottage, the former passage and service room. 2 storeys throughout and overall irregular 4-window front, 2 to each cottage. Left cottage has early C20 casements and central door with C20 slate-roofed porch. Right cottage has C20 casements with glazing bars on ground floor and C18 3-light casements to first with slender pine casements and leaded panes of thin glass. (Another survives to rear). Door with C18 oak bead moulded frame inserted through former lateral hall stack with still projects slightly from wall. Eaves rise up from left to right above door. Roof half-hipped to left. Inside left cottage early features are blocked or boxed in. The former passage doors are blocked by windows. In right cottage both rooms have late C16-early C17 chamfered crossbeams with step stops and former inner room

IoE Number: 444140

Location: KNOWLE FARMHOUSE, KNOWLE LANE (south side)
CREDITON HAMLETS, MID DEVON, DEVON

Photographer: Mr. Ken Saunders

Date Photographed: 26 July 2001

Date listed: 20 May 1985

Date of last amendment: 20 May 1985

Grade II

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/113 Knowle Farmhouse

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/113 Knowle Farmhouse GV II Large farmhouse. Probably early C16, major C16 and C17 improvements and extension, extensively refurbished and addition to rear in late C19. Plastered cob and rubble; stone stacks topped with brick; slate and wheat reed thatched roof. Originally a 3-room-and-through-passage house facing north with service room at west (right) end. Hall stack backing onto former passage and end stacks to service and inner rooms. The latter now an axial stack since C17 dairy extension to that end. Late C19 extension to rear of passage and service room with parallel slate roof. Main door to rear. Now 2 storeys throughout. 4 window front is irregular overall although the 3-window section breaking forward to right (hall, passage and service room) has roughly symmetrical arrangement of late C19 casements with glazing bars and a thatched gable rising over centre to emphasise original entry position. To left late C19 4-pane sash with horns below 4-light casement. Dairy door further left. Roof is hipped to right and gabled with shaped bargeboards to left. Interior is largely result of late C19 refurbishment although layout indicates survival of many earlier features behind plaster. Roof structure suggests complex early history. All trusses are jointed crucks. One only has side-pegging exposed. Early C16 trusses over hall have dovetail lap collars and threaded purlins and late C16 and C17 trusses have mortise-and-tenon collars with butt or tenoned purlins. Large framed closed trusses over upper passage screen and upper end of hall, the latter over an internal jetty. Hall floored in early C17 with double ovolo moulded and step stopped crossbeam. Front of former passage now occupied by late C19 toilet which includes water closet with mahogany bench seat, transfer-printed bowl and brass flush handle and a marble handbasin with shell motif decoration and brass tap.

IoE Number: 444141

Location: IMPLEMENT SHED APPROXIMATELY 40 METRES SOUTH EAST OF KNOWLE
FARMHOUSE, KNOWLE LANE (south side)
CREDITON HAMLETS, MID DEVON, DEVON

Photographer: Mr. Ken Saunders

Date Photographed: 26 July 2001

Date listed: 20 May 1985

Date of last amendment: 20 May 1985

Grade II

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/114 Implement shed approximately 40 metres south-east of Knowle

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/114 Implement shed approximately 40 metres south-east of Knowle Farmhouse GV II Implement shed. Mid-late C19. Volcanic rubble; slate roof. High, gable-ended block set at different axis to other farmbuildings (q.v.) and built over a culvert. Large double doors in north-east end (towards farmhouse). Arches of volcanic stone at either end of culvert. Small opening at ground floor level at right end of south-west side. 3-bay king post roof. This building was apparently built deliberately over a ditch and its purpose remains unknown.

IoE Number: 444142

Location: COURTYARD RANGE OF FARMBUILDINGS APPROXIMATELY 20 METRES WEST OF KNOWLE FARMHOUSE, KNOWLE LANE (south side)
CREDITON HAMLETS, MID DEVON, DEVON

Photographer: Mr. Ken Saunders

Date Photographed: 26 July 2001

Date listed: 20 May 1985

Date of last amendment: 20 May 1985

Grade II

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/115 Courtyard Range of farmbuildings approximately 20 metres west of

SS 70 SE CREDITON HAMLETS KNOWLE LANE (south side) 2/115 Courtyard Range of farmbuildings approximately 20 metres west of Knowle Farmhouse (IV II Courtyard range of farmbuildings including stables, linhay, cider-house, granary, stores and pigstys. Mid-late C19. Partly cob on rubble footings, partly volcanic rubble with dressed volcanic or granite quoins; slate roofs. Three 2-storey ranges facing into courtyard. The north range comprises stables and harness room, the west range a linhay, and the south range cider-house, applestore, store and granary. The granary and stables at the ends of the north and south wings are stone and built larger and higher than the rest of the buildings which are cob-walled. The north range includes one cob stable to left and 2 stables in large stone block, each with a door with hayloft loading door above and window to left. At right end a small 2 storey harness room projects at right angles into courtyard. Each stable includes 3 wooden stalls. West range is 13-bay, open fronted Alcock's Type T1 linhay with timber posts resting on volcanic stone pads. The south range comprises cob cider house with apple store to right of stone store and granary. An external flight of granite steps lead to the granary door which is flanked by mullion-and-transom windows (one glazed). An unglazed 3-light mullion window serves store below and door is in left gable end. The cider house has a wide entrance to ground floor with windows to right and above. Apple store access by an external flight of stone steps to rear and rear of granary are a row of 3 granite walled pigstys under lean-to roof of corrugated iron. Each has wooden front with door and iron fittings. Granary and part-floored cider house carried on massive crossbeams. King-post roofs throughout. A remarkably complete C19 farmyard.

IoE Number: 444144

Location: COB WALL APPROXIMATELY 30 METRES EAST OF KNOWLE FARM, KNOWLE LANE (south side)
CREDITON, MID DEVON, DEVON

Date listed: 20 May 1985

Date of last amendment: 20 May 1988

Grade II

SS 70 SE CREDITON KNOWLE LANE (south side) 2/117 Cob wall approximately 30 metres east of Knowle Farm

SS 70 SE CREDITON KNOWLE LANE (south side) 2/117 Cob wall approximately 30 metres east of Knowle Farm GV II Cob boundary wall. Probably C19. Plastered cob on rubble footings with pitched thatch roof. Boundary wall along north side of Knowle Lane. Included for group value.

Appendix 5

The lintels made from re-used timber over doorway (D6) in the west wall of the shippon
See Figs 12a & b.

Two timbers showing signs of re-use were identified over the doorway (D6) in the shippon.

Re-used timber 1:

Of oak with a series of three small holes almost in a line on the underside, the two external faces were squared but the inner surface (that towards re-used timber 2) appeared to be the outer part of the tree/branch from which it was cut.

There were no signs of smoke-blackening or any other staining.

The previous function of this timber could not be identified from the amount of the timber exposed in the wall.

Re-used timber 2:

Of oak, fully squared (see cross-section Fig 12b) with a double chamfer and pyramidal stop-ends, possibly of 16th - 17th century date. On its northern side it has a face-pegged hole possibly for a jointed cruck, which if this is the case it would more likely give a 15th century date.

The quality of the timber would suggest that it came from a residential building.

There were no signs of smoke-blackening or any other staining.

Conclusion.

Timbers re-used in the construction of 19th century buildings are not an unusual occurrence and although the re-used timber (2) may be of an early date it is not possible to be more precise without removing the timber from the wall.

It is not possible to be clear on where the timber may have originated. The lincay which contains this timber is partly in the position of an earlier building, however that building is likely to have been agricultural and probably not the source. It is possible that it came from the farmhouse which was altered in the 19th century but it is equally likely that it came from other buildings which were acquired as the farm expanded in the 19th century.

Good pieces of oak must have been becoming rarer with the expansion of farm buildings in the 19th century. In a farm context it is not unusual to see timbers that have been re-used and indeed timbers stored for use in the future.

Appendix 6

List of Jpegs on CD to the rear of this report.

General

1. The Farmhouse and entrance to the yard, viewed from the east.
2. As above.
3. As above.
4. As above.
5. The Farmyard, viewed from the north east.
6. As above, viewed from the north.
7. As above, viewed from the north west.
8. The Cartshed and Farmhouse, viewed from the north west.
9. As above, viewed from the west.
10. The Farmyard, viewed from the south west.
11. As above, viewed from the south.
12. As above, viewed from the south east.

The Linhay & Machine House

1. The Linhay, viewed from the first floor of the Pound House to the south east.
2. The Linhay & Pound House, viewed from the first floor of the Stable to the north.
3. The south end of the Linhay, viewed from the east.
4. The north end of the Linhay, viewed from the east.
5. The south end of the Linhay, viewed from the east.
6. The centre section of the Linhay, viewed from the east.
7. As above.
8. The north end of the Linhay, viewed from the east.
9. Detail of the first floor carpentry of the posts of the east side of the Linhay.
10. The first floor of the Linhay, viewed from the south.
11. The northern end of the first floor of the Linhay, viewed from the south.
12. The first floor of the Linhay, viewed from the north.
13. The southern end of the first floor of the Linhay, viewed from the north.
14. As above.
15. The roof structure between the Pound House and the Linhay, viewed from the south.
16. As above.
17. The most southerly ground floor department of the Linhay, viewed from the north.
18. The ground floor of the Linhay, viewed from the south.
19. As above.
20. The screen to the north side of the through passage of the Linhay, viewed from the north east.
21. The feed passage to the rear of the stalls in the northern end of the ground floor of the Linhay, viewed from the south.
22. The stalls and through passage of the ground floor of the Linhay, viewed from the north.
23. The stalls in the northerly section of the ground floor of the Linhay, viewed from the south east.
24. As above, viewed from the north east.
25. The ground floor of the Linhay, viewed from the most northerly compartment.
26. The northerly compartment of the ground floor of the Linhay, viewed from the south east.
27. As above, viewed from the south west.
28. The Machine House attached to the west of the southerly end of the Linhay viewed from the south west.
29. The Machine House, viewed from the west.
30. Detail of above.
31. As above, viewed from the north west.
32. The south end of the building attached to the northern end of the west side of the Linhay (not included in survey).
33. As above, viewed from the south west.
34. Doorway to the through passage in the west wall of the Linhay, viewed from the west.
35. Interior of the Machine House, viewed from the north.
36. The doorway (D6) between the Machine House and the Linhay, viewed from the west.
37. Machine gears and openings in the west wall of the Linhay, viewed from the north west.
38. Detail of gears as above.
39. Detail of openings as above.
40. The west wall of the Machine House, viewed from the north east.
41. The interior of the Machine House, viewed from the south.

The Pound House

1. The Pound House and Granary, viewed from the first floor of the Linhay.
2. The Pound House, viewed from the south east.
3. As above, viewed from the west.
4. As above, viewed from the south west.
5. As above.
6. As above, viewed from the west.
7. The roof structure of the Pound House, viewed from the south west.
8. The first floor of the Pound House, viewed from the west.
9. As above, viewed from the north west.
10. The south wall of the first floor of the Pound House, viewed from the north.
11. The west wall of the first floor of the Pound House, viewed from the north east.
12. The west wall of the ground floor of the Pound House, viewed from the east.
13. The ground and first floor of the Pound House, viewed from the south east.
14. The first floor of the Pound House, viewed from the ground floor east.
15. As above, viewed from the north east.
16. The east wall of the ground floor of the Pound House, viewed from the west.
17. The ground floor of the Pound House, viewed from the north west.
18. As above, viewed from the south west.
19. Plain bearings to take a driveshaft between the Machine House and the apple crusher in the west wall of the Pound House.
20. Plain bearing attached to the first beam from the west (in line with the bearing in the wall).
21. Plain bearing attached to the second beam from the left.
22. The apple crusher set against the south wall, viewed from the north.
23. As above.
24. As above, viewed from the east.
25. As above.
26. The underside of the apple crusher, viewed from the north west.
27. As above.
28. The apple crusher, viewed from the east.

The Stable & Milking Parlour

1. The Stables, viewed from the south east.
2. As above, viewed from the south west.
3. The west end of the Stables, viewed from the south.
4. As above
5. Detail of above.
6. The Stables and Milking Parlour, viewed from the south.
7. The Milking Parlour, viewed from the south.
8. The north wall of the Stables and Milking Parlour, viewed from the north east.
9. As above.
10. The blocked doorway midway along the north wall of the Stables, viewed from the north.
11. The junction between the stable and Milking Parlour, viewed from the north east.
12. As above, viewed from the north.
13. The roof structure of the Stables, viewed from the south east.
14. The first floor of the Stables, viewed from the south east.
15. As above.
16. The ground floor passage of the Stables, giving access to the stalls, viewed from the south east.
17. As above showing the stalls.
18. As above.
19. The ground floor passage, viewed from the south west.
20. As above, showing the stalls.
21. As above.
22. The ground floor of the stables, viewed from the north west, showing the first-floor feed hole.
23. As above, viewed from the north east.
24. The tack room, viewed from the south east.
25. The interior of the Milking Parlour, viewed from the south east.
26. As above viewed from the south west.
27. As above viewed from the north east.

Re-used timber

1. The doorway (D6) in the west wall of the linhay, viewed from the west.
2. As above viewed from the north west.
3. As above showing lintel.

4. As above showing the north end of the lintel.
5. The north end of the lintel viewed from the south west.
6. The doorway viewed from the south west.
7. The doorway (D6) viewed from the south east.
8. As above viewed from the east.
9. As above viewed from the north east.
10. As above.
11. The southern end of the lintels, viewed from below.
12. As above showing the pyramidal stop-end.