

BARNs AT HIGHER LEY FARM NORTH MOLTON DEVON

Results of a Desk-Based Assessment
&
Historic Building Recording



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North Molton Devon

Results of a Desk-Based Assessment & Historic Building Recording

For

Richard Peek

By



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January 2011

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Summary

Higher Ley Farm is a post-medieval farmstead, with a 16th century house, set into a south facing slope, approximately 2-3 miles outside the mining village of North Molton on the southern slopes of Exmoor. The barn complex which is the subject of this survey is of 18th/19th century date, of rubble stone construction under replacement corrugated iron roof. The barns are situated to the north and east of the farmyard and exhibit several clear phases of expansion and re-building.

Contents	Page No.
<i>Summary</i>	3
List of Illustrations	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Background	6
1.2 Methodology	6
2.0 Results of the Desk-Based Assessment	8
2.1 Cartographic History	8
2.1.1 Ordnance Survey ‘Old Series’ one inch map published 1809	8
2.1.2 The Greenwood map of Devon, 1827	8
2.1.3 North Molton tithe map of 1840	8
2.1.4 The Ordnance Survey First Edition map, published 1889	10
2.1.5 The Ordnance Survey Second Edition 1:2500 map of 1905	10
3.0 Results of the Building Survey	12
3.1 General Building Description	12
3.2 The Threshing Barn	12
3.2.1 Exterior Description	12
3.2.2 Interior Description	13
3.2.3 The Roof Structure	13
3.3 Shippon No.1	14
3.3.1 Exterior Description	14
3.3.2 Interior Description	14
3.3.3 The Roof Structure	15
3.4 Shippon No.2	15
3.4.1 Exterior Description	15
3.4.2 Interior Description	17
3.4.3 The Roof Structure	17
4.0 Development of the Buildings	19
4.1 Discussion	19
5.0 Bibliography and References	21

List of Illustrations

	Page no.
Coverplate: The Threshing Barn and Shippon no. 1, viewed from the south-west.	
Figure 1: Regional and site location.	7
Figure 2: Plan of the existing layout of the buildings at Higher Ley Farm.	8
Figure 3: Extract from the Ordnance Survey 'Old Series' one inch map, published 1809.	9
Figure 4: Extract from the Brothers Greenwood map of Devon, 1827.	9
Figure 5: Extract from the North Molton tithe map, 1840.	10
Figure 6: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889.	11
Figure 7: Extract from the Ordnance Survey Second Edition map at 1:2500, published 1905.	11
Figure 8: The south elevation of the parallel range; Threshing Barn and Shippon No. 1.	13
Figure 9: The roof structure of the threshing barn , viewed from the south-west.	14
Figure 10: The interior north wall of Shippon no.1 with recessed alcoves for feeding access.	15
Figure 11: The north and west elevations of Shippon no.2, viewed from the north-west.	16
Figure 12: Detail of the slit air-vent in the west elevation of Shippon no. 2, viewed from the west.	17
Figure 13: Plans of the Threshing Barn and Shippon No. 1.	18
Figure 14: Plan of Shippon No. 2.	19

List of Appendices

	Page no.
Appendix 1: Brief for Historic Building Recording	22
Appendix 2: Written Scheme of Investigation for Historic Building Recording	25
Appendix 3: Extract from HER and English Heritage Listing	28
Appendix 4: List of Jpegs on CD to the rear of the report	29

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The staff of the West County Studies Library
The staff of the Devon County Historic Environment Service

1.0 Introduction

Location: Higher Ley Farm
Parish: North Molton
District: North Devon
County: Devon
NGR: SS 7600 2875

1.1 Background

South West Archaeology Ltd. (SWARCH) were commissioned by Richard Peek (the Client) to conduct an archaeological building survey and historic desk-based research on barns at Higher Ley Farm, North Molton, Devon, prior to development works associated with the conversion of the buildings to domestic accommodation (see Fig. 2). The archaeological work was carried out to fulfil the archaeological planning condition on the development and was undertaken in accordance with a Written Scheme of Investigation (Appendix 2) produced in accordance with a brief (Appendix 1) issued by Devon County Historic Environment Service (DCHES).

Higher Ley Farm is situated on the 220 metre contour roughly 2 kilometres south-east of North Molton, North Devon (Fig. 1). Access is via a minor road connecting North Molton with Bishops Nympton. The farm is set on relatively level land in open country. The Farmhouse, Barn and Shippon adjoining to the east are Grade II listed (Appendix 3).

1.2 Methodology

The documentary and cartographic research was undertaken by T. Green at the Devon Record Office and the West Country Studies Library as well as information contained in the Devon County Historic Environment Record (HER). The work was carried out according to guidelines laid down by the IfA for the compilation of desktop assessments (IfA 2008).

The historic building recording was carried out by Colin Humphreys and Emily Wapshott on the 7th October 2010. This work was undertaken with reference to English Heritage guidelines on the recording of standing buildings (English Heritage 2006).



Figure 1: Regional and site location.

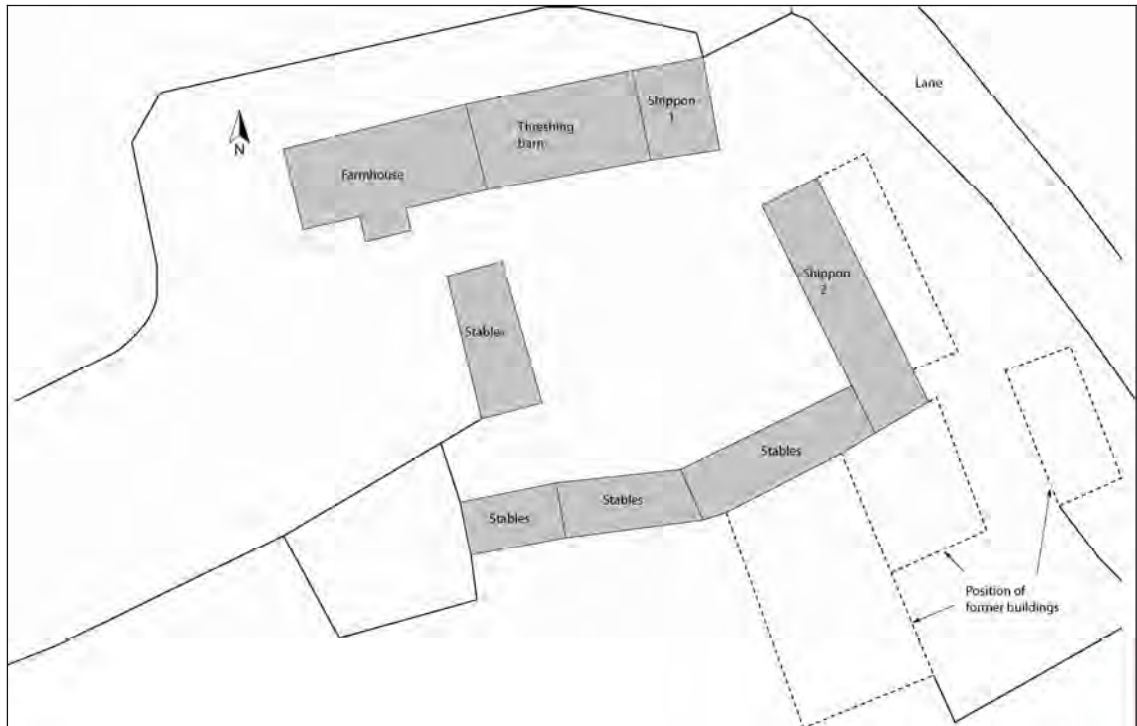


Figure 2: Plan of the existing layout of the buildings at Higher Ley Farm (not to scale)

2.0 Results of the Desk-Based Assessment

2.1 Cartographic History

2.1.1 Ordnance Survey 'Old Series' one inch map published 1809 (Fig.3)

This is the earliest map to provide any detail of the site. This map record does not meet the standards of later mapping, but taking it at face value appears to represent Higher Ley (spelt Leigh) as two buildings and a yard.

2.1.2 The Greenwood map of Devon, 1827 (Fig.4)

This map indicates something similar to the above.

2.1.3 North Molton tithe map of 1840 (Fig.5)

This is the earliest fully detailed map at a large scale. From this it can be seen that in 1840 there were two principal buildings, a yard, and two small ancillary buildings. The cartographer has not colour coded the buildings to distinguish domestic from non-domestic, but the building on the north side of the yard must be the farmhouse. To the east of the house was a long building on a N-S axis which stood well out into the road.

The tithe apportionment of 1840 indicates that at that date Higher Ley was owned by Lord Poltimore, leased to John Tamlyn and was occupied by John Snell. The farm buildings (3224 on the map) are described as House, Barton, etc.

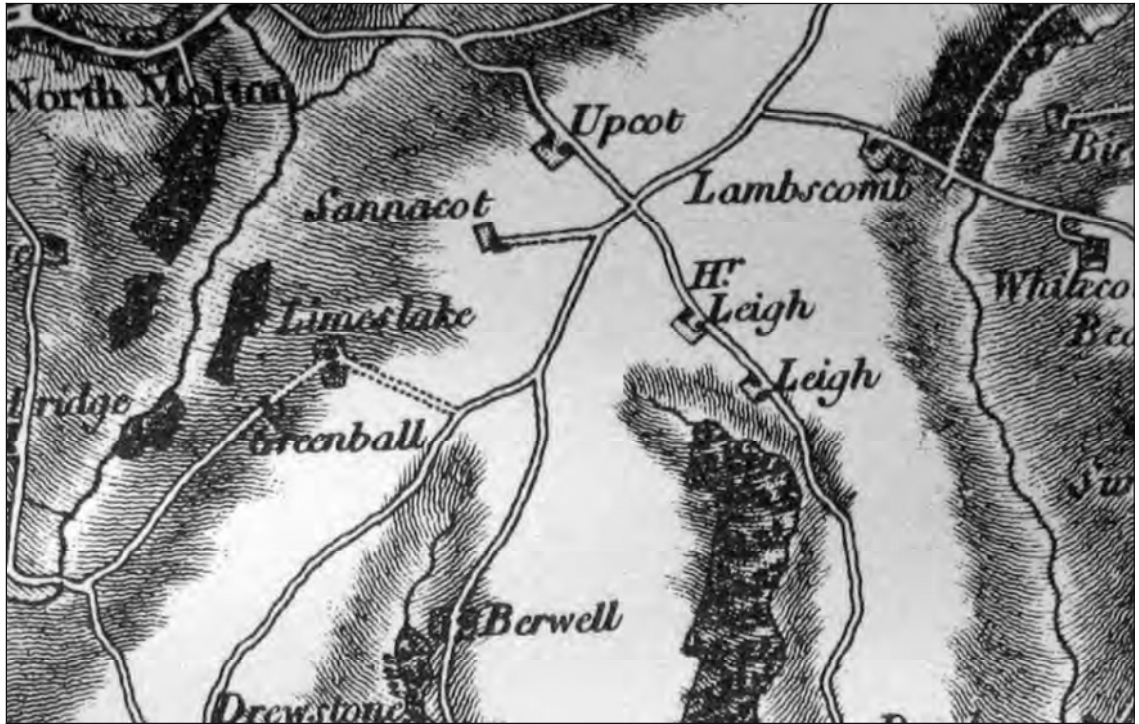


Figure 3: Extract from the Ordnance Survey 'Old Series' one inch map, published 1809. (WCSL)



Figure 4: Extract from the Brothers Greenwood map of Devon, 1827. (WCSL)

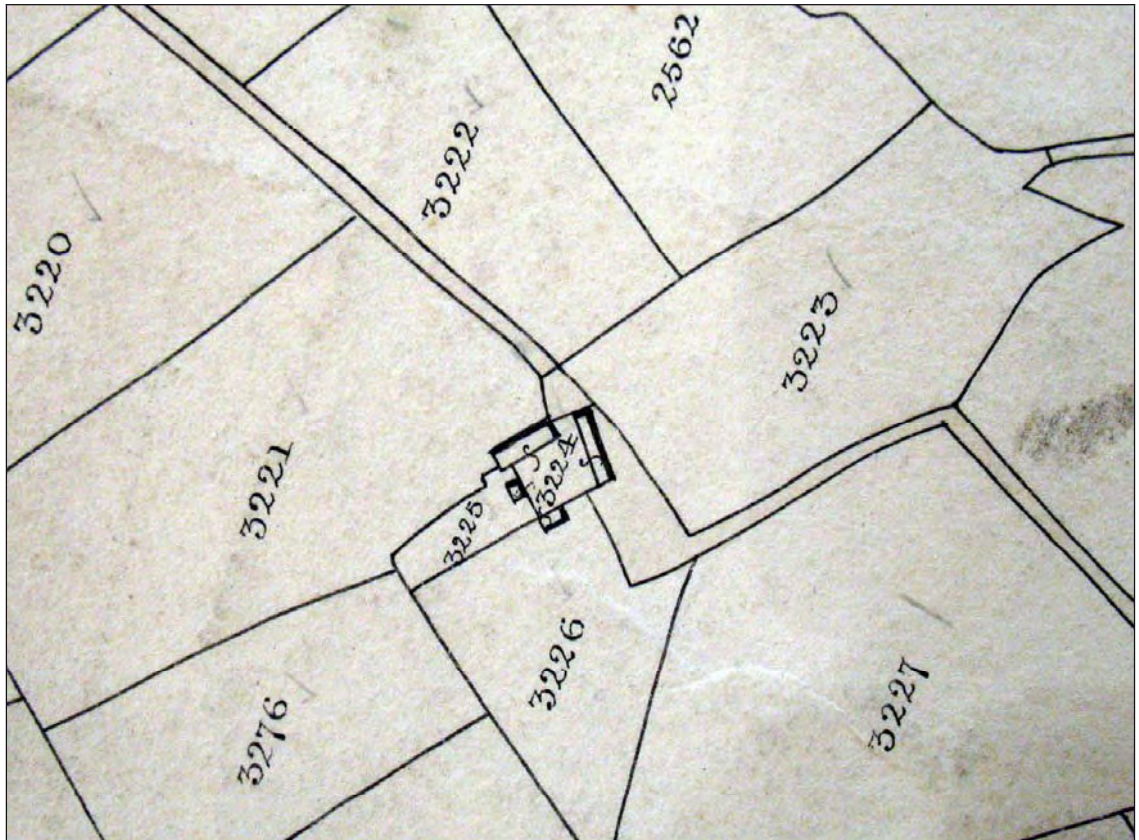


Figure 5: Extract from the North Molton tithe map, 1840. (DRO)

2.1.4 The Ordnance Survey First Edition 1:2500 map, published 1889 (Fig.6)

This represents considerable change during the mid- to later 19th century. After a possible re-alignment of the road, a building appears to have been added at the east end of the farmhouse with possibly an engine house on its north side. A small addition has also been made to the west end of the farmhouse. The long building which previously stood out into the road appears to have been replaced by a building of the same alignment but located somewhat farther to the south (alternatively the existing building may have been truncated at its northern end, though this would have also involved some sort of re-alignment). This new building has a small outshut on its eastern side, while a further new building has been added at right angles at its southern end. To the west of this extension is a further building on an east-west axis. A small square building which previously stood against the western boundary of the yard has been removed. Boundaries have been altered most notably to the south-east where what was previously a widening of the road has been taken in with a well towards the south-east corner.

2.1.5 The Ordnance Survey Second Edition 1:2500 map of 1905 (Fig.7)

This indicates no further change.

No further mapping was available to this brief study. The RAF aerial coverage of 1946 omits this area.

For details of the Devon County Historic Environment Record (HER) and for English Heritage listing, see Appendix 3.

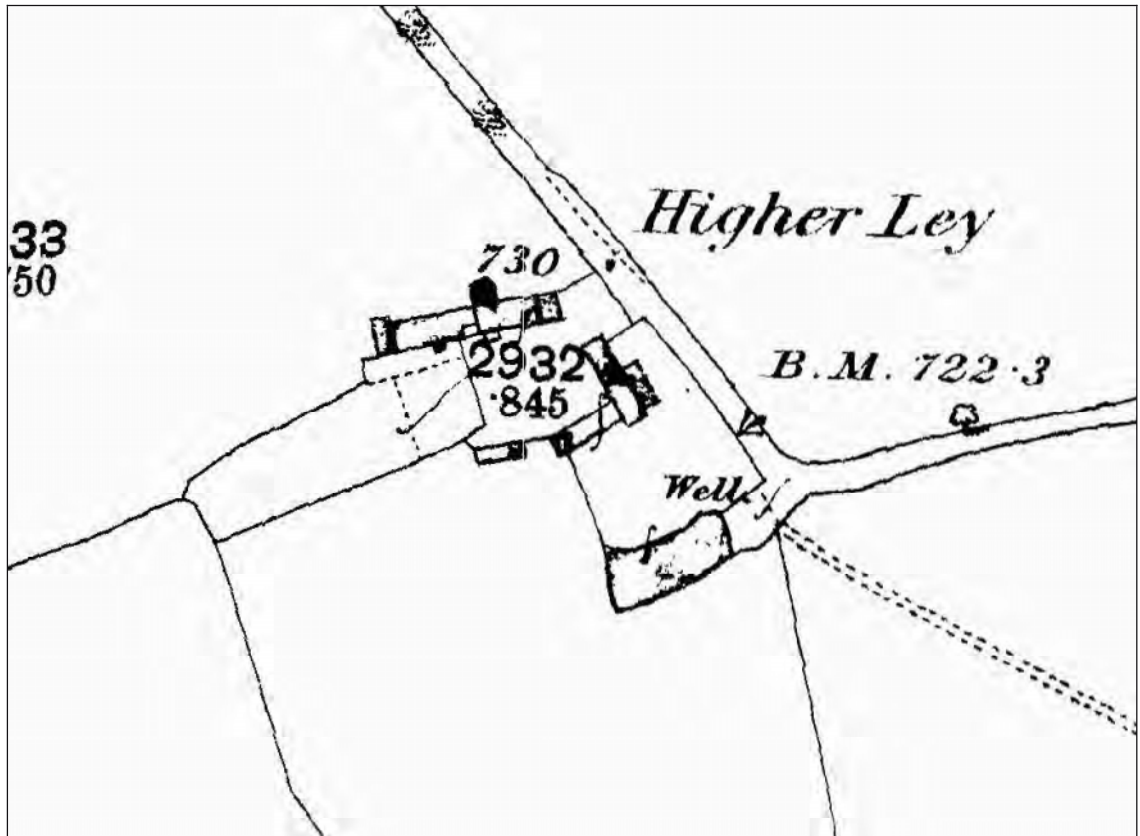


Figure 6: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889. (County Series, Devonshire sheet 15.15)



Figure 7: Extract from the Ordnance Survey Second Edition map at 1:2500, published 1905. (County Series, Devonshire sheet 15.15)

3.0 Results of the Building Survey

3.1 General Building Description

The Barn complex comprises of a courtyard of rubble stone barns of mixed use, set around a south facing concreted farmyard, with the farmhouse adjoining the west end of the buildings on the north side of the yard. The farmyard is entered at the north-east corner through a gated entrance leading from the farm track and fields beyond; and opens directly out to the fields in the south-west corner.

The buildings subject to historic building recording are the Threshing Barn and Shippon no.1, at the east end of the farmhouse, and Shippon no.2 which lies at right angles to the south-east. The range of stables to the south of the yard which are not part of the survey are of modern construction but partially sit on the footprint of an earlier, smaller building documented on the 1840 tithe map.

3.2 The Threshing Barn

3.2.1 Exterior Description

A three bay former Threshing Barn to the north of the farmyard, now converted for domestic use is attached to the farmhouse to the west and Shippon no.1 to the east (Fig. 8). Constructed of rubble slate stone to below first floor level, with part cob upper elevations under a corrugated iron roof and with plastic guttering. A small brick built chimney stack is situated on the eastern gable-end.

The rubble stones are platey, coursed and closely packed, and have surviving lime mortar in places, but are predominately repointed with cement; on the south elevation a concrete 'pebble-dash' layer has been applied over the upper cob portion of the elevation. The south elevation has two openings, a blocked opening on the ground floor to the west and a short flight of concrete block steps leading up from the farmyard to the raised central threshing door with a pair of modern ledged and braced boarded double doors, which are no longer in use. This opening is now blocked by a modern timber frame inset with glass panels and with a reclaimed framed and blocked continental period door. The north elevation is roughly coursed rubble stone, partly obscured by the bank to the rear (north) and with a rendered upper. This elevation also has two openings; a large partly blocked opening, with a large three pane casement window and a large single glass panel set into a tall narrow opening at the west end adjacent to the join with the farmhouse.



Figure 8: The south elevation of the parallel range; Threshing Barn and Shippon No. 1, viewed from the south-east (2m scale).

3.2.2 Interior Description

Entered from the yard, up modern concret block steps, through the former threshing door opening. The modern works have obscured any evidence of an earlier first floor tallet.; at the time of the domestic conversion a ceiling was inserted at wall plate level forming a loft. The ceiling is modern plaster with three reclaimed beams with light chamfering, the walls are smooth plastered and there is a recently laid flagstone floor. The two large opposed openings have sizeable timber lintels and there is a wood plank 'loft-hatch' in the south-west corner. There is a blocked doorway leading into the farmhouse in the west wall with a timber lintel. The east wall now contains a large modern stone open fireplace with a reused timber lintel over and ovens above and to the sides, built in a 'traditional' style. There are a number of reclaimed period cupboard and oven doors set into the east wall around this fireplace and a small 'spice' cupboard with a decorated inlaid door is set in the north wall and adjacent to the east wall.

3.2.3 The Roof Structure

The loft is one open space, with three crude (probably elm) timber A-frame roof trusses, each with a spiked collar and apex (Fig. 9). Two sets of purlins to each pitch are set on the backs of the truss blades with modern purlins set above the earlier purlins on blocks fixed onto the tops and sides of the truss blades. The earlier purlins and collars are spiked with the later elements bolted to the central A-frame. There appears to be light chamfering to the earlier A-frames and collars. The east gable is cob to north and south but now with a central inserted modern concrete block and cement chimney. The west end of the Threshing Barn abuts the eastern gable-end of the house, which is also of cob construction.



Figure 9: The roof structure of the threshing barn , viewed from the south-west.

3.3 Shippon No.1

3.3.1 Exterior Description

A three bay former stable, with internal stalls, now an enclosed linhay, is attached to the east end of the Threshing Barn, at the end of the parallel range (Fig. 8). Rubble slate stone and part cob elevations, with concrete block repairs under a corrugated iron roof, with plastic guttering. The stonework is platey, but only roughly coursed and has been largely re-pointed in cement mortar; the south elevation facing the yard has corrugated iron cladding to the upper section of the wall, over a timber frame with concrete block pillars supporting the roof trusses. The east and north walls are roughly coursed rubble stone with no openings, although the east elevation has concrete block repairs to the upper south portion. The north elevation in contrast has been raised using several courses of cob, now rendered, and a straight join in the masonry between it and the Threshing Barn is clear. The south elevation has four openings; an upper tallet loading door to the west; two ground floor boarded doors of seven plank width, ledged and braced to the west, ledged and half-braced to the east, with strap hinges; and a two-light window in between the lower doors. The door to the west and the window appear to have been forced, the door jambs and window reveals are ragged and contain bricks and cement patching. The eastern door appears to have stone jambs and be contemporary with the build of the wall.

3.3.2 Interior Description

Entered from the yard through the western door. The ceiling is timber with a central beam, with a lightly chamfered rough profile to the east face and a narrow beam inserted to the west. Even width floor boards sit above, resting on floor joists which lie on top of the beams. The walls are stone, with whitewashed uppers and the north, south and west walls are part rendered to the feeding; the curve of these bays has been created within the width of the wall and they extend up into the tallet above, the floor did not originally extend into these bays which were open to the roof. There is a further bay to the left of the western door, underneath the tallet loading

door, which partially blocks it. The floor has been lowered and is now concrete with a central drainage channel, with a terracotta pipe, draining into the farmyard through the south wall. The doorway of the western door has a stone step and potentially some surviving cobbles. There are concrete cattle bays to the west wall with hayricks over, and a large hay feeder to the north wall. There is also an iron and wooden planking feed channel attached to the east wall. A large single beam provides a lintel to the three ground floor openings. The south wall of the tallet is open to the corrugated iron sheeting, with concrete block pillars supporting the roof trusses. The north wall has three recessed alcoves above the render lining, with timber lintels visible in the upper floor (Fig. 10).



Figure 10: The interior north wall of Shippon no.1 with recessed alcoves for feeding access.

3.3.3 The Roof Structure

The tallet is one large open space with two crude elm A-frame roof trusses, each pegged at the apex, with bolted joints and a clasped ridge pole. There are three sets of purlins to each pitch; two early purlins to the south side (of irregular shape and profile) which sit directly on the truss blades, with a more modern one in between set on blocks and to the north the purlins are more modern, the upper two set on planks fixed to the truss blades, the bottom one again set on blocks. The roof trusses are set into rough-profiled timber blocks in the cob of the upper north wall and to the south the trusses rest in sockets cut into the concrete block pillars. The upper section of the west wall where it is attached to the threshing barn is of cob and displays former sockets for an earlier roof structure, as well as a break in the cob, associated with the original roofline, the east wall is stone, which has a cob upper, where the roof has been raised. The hay loft ladder is now detached and resting on the floor of the tallet.

3.4 Shippon No.2

3.4.1 Exterior Description

A former shippon, forming the east side of the farmyard and attached to the single-storey stone stable block at the south-west corner (Fig. 11). Constructed of un-coursed rubble slate stone and part cob, under a corrugated iron roof, with plastic guttering.



Figure 11: The north and west elevations of Shippon no.2, viewed from the north-west (2m scale).

The stones used in the construction of this barn are larger and blockier and are more widely spaced and uncoursed than the other surveyed buildings. The barn has surviving lime mortar on the east elevation, while the west elevation has largely been repaired with cement mortar and pointing. The south elevation has a mixture of cement and lime mortar render, and the northern elevation has cement mortar and pointing. Each elevation of this barn exhibits some form of cob upper; this is most clearly seen on the east elevation. The western elevation, which is the presentation face of the barn, fronting onto the courtyard, has a cob upper faced in stone. The tie-beams supporting the first floor appear to have been forced through the east elevation leaving large ragged holes, some partly re-blocked with debris. There is a wood-framed and corrugated iron clad lean-to attached to the north end of the east elevation.

The south gable-end elevation has two openings; a large upper loading door to the tallet, with a timber lintel, this has ragged sides, due to the removal of the door and frame; below this to the east is a large doorway with a timber lintel now blocked with concrete blocks. The east elevation has one opening; a wooden hopper casement window, with a timber lintel and concrete sill. The north elevation also has a single opening; with a formerly large opening with a substantial timber lintel, now partly blocked with concrete blocks and brickwork to create a doorway, with a modern planked door, and a window to the west, with a metal casement.

The west (front) elevation has seven openings. A small modern window to the north with a timber lintel and concrete sill appears to have been forced into the wall and is surrounded by concrete block repairs. To the right of this is the upper loading door to the tallet, with a boarded timber door with strap hinges and an iron latch. Below this is a doorway with a segmental brick arch of crude construction (bricks are stamped with the word 'oven') with a boarded stable door, both leaves with strap hinges and an iron latch. To the south of the stable door there is a modern metal casement window with cement lintel, which also appears to have been forced into the wall, with concrete block repairs to the left reveals. At the south end of the elevation there are two openings; a large former window which has a brick segmental arch and stone reveals and is now blocked with timber louvres; and to the right of this there is a further narrow

opening with a timber lintel and concrete block reveals which again appears forced into the wall. Between these two existing openings is a blocked slit air-vent with a slate stone slab lintel, sill and stone reveals (Fig. 12).



Figure 12: Detail of the slit air-vent in the west elevation of Shippon no. 2, viewed from the west.

3.4.2 Interior Description

Entered from the yard, through the stable door in the west elevation. The ceiling is of even width planks with six large rough round profiled, whitewashed beams supporting the joists, which lie on top of the beams. The first-floor is open to the east wall for access from the hay loft, with a wood framed hay rick in the middle of the wall. The walls are whitewashed exposed stone uppers with render below. The floor is concrete with a central drain. There is a hay-loft ladder at the south end of the barn in the western corner which has been partially cut off. The stable door has a large internal cement lintel and the beam is braced by two posts at the points where it has failed in the wall socket. To the north end of the barn in the eastern corner is a concrete block built partition wall forming a room, accessed by a door to the west and through the doorway in the north elevation. Within the tallet the roof trusses are supported on concrete block pillars built into the cob upper walls.

3.4.3 The Roof Structure

The roof structure is of A-frame construction, using rough profiled elm beams, with half lapped joints at the apex of the trusses, and pegged and 'spiked' joints elsewhere. This combination of joint fixings may be due to the re-use of roof timbers from earlier phases of the structure. There is a single set of purlins to each pitch; the purlins are all modern, resting directly on the backs of the blades and with a pair forming the ridge, at the apex of the trusses. The roof trusses are supported on concrete blocks built into the cob upper walls to east and west.

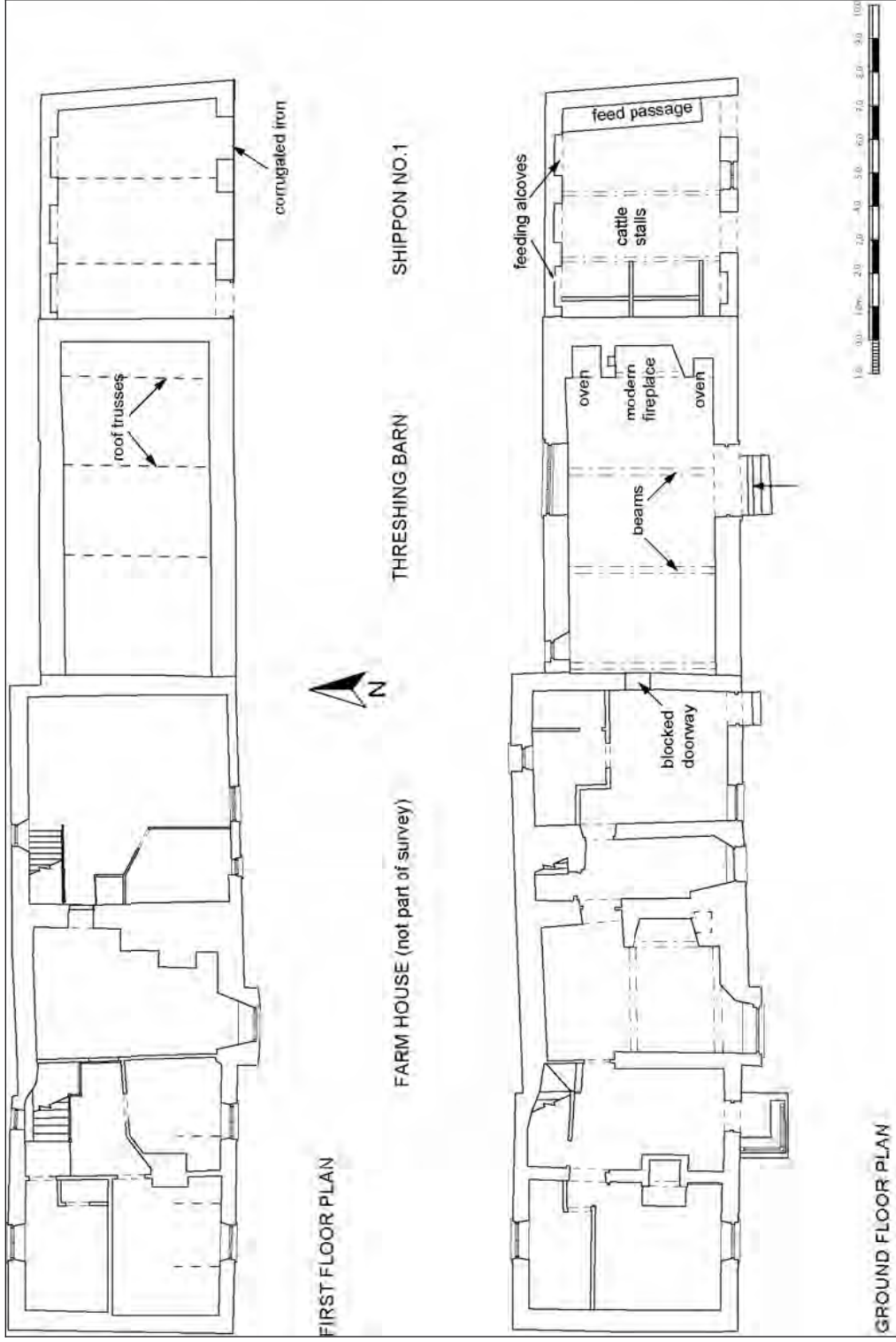


Figure 13: Plans of the Threshing Barn and Shippon No. 1.

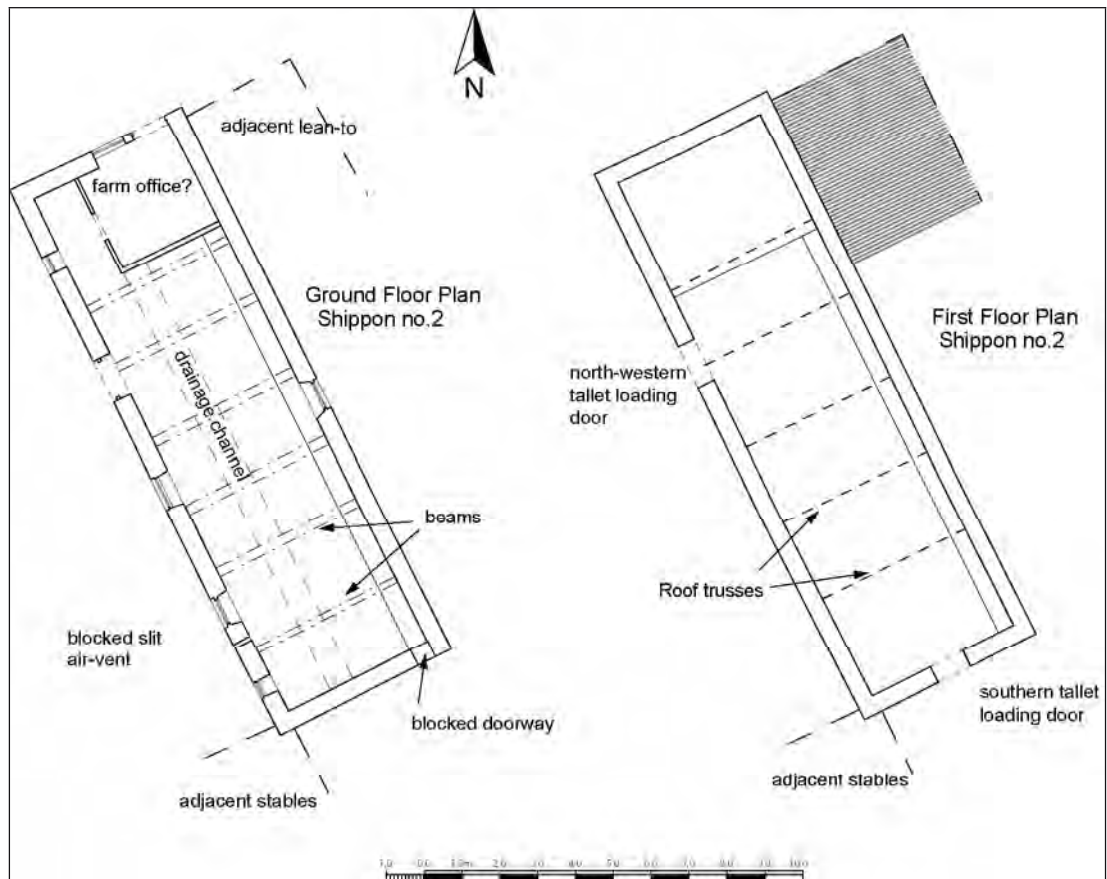


Figure 14: Plan of Shippon No. 2.

4.0 Development of the Buildings

4.1 Discussion

The historic mapping evidence appears to show on the Ordnance Survey ‘Old Series’ one inch map, published in 1809 (Fig. 3), a building to the north of the yard, in the position of the farmhouse, with a parallel range to the south-east, roughly in the position of Shippon no.2. Although we cannot rely on the accurate representation of buildings in these early maps, this appears to be supported by the 1827 Greenwood map of Devon (Fig. 4) and the 1840 North Molton tithe map (Fig. 5) which again show two main buildings, although the tithe map indicates that these are located at right angles to the north and east of a central farmyard.

Shippon no.2 seems therefore to be represented on the early 19th century map evidence, however the building documented appears to have extended further north into the road and been set on a different axis to the current structure. The road has clearly undergone realignment between the 1827 to 1840 maps and again we cannot put too much emphasis on the exact position and alignment of building. However, the stonework in the southern portion of the west elevation around the slit air-vent exhibits a different appearance to that in the rest of the building. It may therefore be possible that the southern end of the current Shippon may be the remains of an earlier structure and be contemporary with the Threshing Barn, or possibly even earlier.

The Threshing Barn is constructed in coursed closely packed small platey stones. This uses a large quantity of stone and constitutes a finer quality of workmanship and more expensive form of build than the cruder stonework of Shippon nos. 1 & 2. Due to the partial conversion to

domestic use of the Threshing Barn, many of the original identifiable and dateable features, such as internal structures and in-situ timbers, have been removed. The roof trusses remain however and the assembly of the timbers, using spiked and not bolted joints, supports a late 18th century date.

The biggest period of change to the configuration of the buildings at Higher Ley Farm occurred during the middle of the 19th century. By the time the Ordnance Survey First Edition map was published in 1889, Shippon no.1 had been built to the east of the Threshing Barn and a horse engine appears to have been constructed to the rear of the earlier structure, presumably to drive new mechanical threshing equipment. We can therefore assign a mid 19th century date to Shippon no.1 (1840-1889). The building most probably started its life as a stables, built to house the horses who worked the horse-engine, with a small hay-loft above. The economic outlay to build a horse engine house was substantial and the horses would have been prized stock and well looked after, evidenced by the specially constructed hay feed-chute alcoves to the rear (north) wall. Later, the barn appears to have had its roof raised, as we can see the original roof line in the purlin sockets still visible in the cob of the western gable and just below the eaves on the north elevation. The front wall was not extended and may have been partly dismantled during the raising of the roof, to form an open-fronted linhay. The stables were subsequently converted to a cattle byre, which has remained its use until recent times and this is no doubt when the further openings were forced through the south wall.

Shippon no.2, appears in its current form, on the 1889 map, a shorter, wider structure with a new building abutting its eastern side. The structure's coarser, cheaper build dates to the 1840-1889 period, with an earlier structure being truncated to the north and rebuilt on a slightly different axis. The two openings with brick segmental arches on the west elevation date to this period, the form of the arches is technically sophisticated but they are of poor quality using cheap bricks with no attempt to hide the makers stamps. A floor was then introduced to the probably former single-storey open barn, evidenced by the forcing of tie-beams into the east wall of the barn to support a tallet, this was built in stone. This barn seems to undergo a further raising of the roof height at some point in the late 19th or early 20th centuries, (using only cob, which was faced in stone on the west front) with two tallet loading doors forced in the south and west elevations and a window forced into the east elevation. The 1905 Ordnance Survey Second Edition map shows Shippon no.2, with an open fronted extension built on its southern end, which is when the large ground floor opening, now blocked, was probably forced into the south elevation. The roof displays a mixed use of joint fixings which may indicate re-use of timbers from the earlier building.

Of the un-surveyed barns we can see that the row of single-storey stables to the south of the yard which abut shippon no.2, are shown to have been constructed by 1889 and the small barn, drawn on the 1840 tithe map surviving to the south-west corner of the farmyard exists to the present day, but the square structure to the west of the yard drawn in 1840, had disappeared by 1889, although modern concrete-block structures stand in this position today.

5.0 Bibliography and References

Published Sources:

English Heritage 2006: *Understanding Historic Buildings: a guide to good recording practice.*

Institute for Archaeologists 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.*

Unpublished Sources:

Devon Record Office:

North Molton tithe map, 1840
North Molton tithe apportionment 1840

West Country Studies Library:

Ordnance Survey 'Old Series' one inch map, 1809
The Greenwood map of Devon, 1827
Ordnance Survey First Edition map at 1:2500, County Series, Devonshire sheet 15.15, 1889
Ordnance Survey Second Edition map at 1:2500, County Series, Devonshire sheet 15.15, 1905

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Higher Ley Farm, North Molton, South Molton, Devon, EX36 3JS
Parish: North Molton
District: North Devon
County: Devon
NGR: 276001,128772
Planning Application no: 50320
Proposal: conversion of adjoining farm buildings to form additional living accommodation to main farmhouse together with conversion of central barn to form separate unit of residential accommodation
Historic Environment Service ref: Arch/dc/nd/16611

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. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 5 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.'

1.3 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

1.4 The barn and shippon affected by this proposed development adjoins the farmhouse at Higher Ley Farm and are subject to statutory protection as a listed building - ref: 398759. They are included in the listing description as 'barn and shippon adjoining to the east'. While the house probably dates to the early 16th century the barn and shippon are later additions dating to the 18th century. The other barn subject to this application described as the central barn in the supporting information is unlisted but may also contain historic building fabric. The proposed conversion works will have an impact upon the fabric, setting and appearance of the historic buildings.

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.

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 deskbased work will be confirmed in consultation with the HES.

This desk-based work will be undertaken in advance of any fieldwork commencing.

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

3.2 Historic building recording

A record shall be made of the historic fabric of the building affected by the conversion works. This works shall conform to Level 2 -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.

Already prepared architect's plans may be used as the basis of any historic building fabric recording, but must be adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

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 An adequate photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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 these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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 (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

3.6 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the North Devon District Council 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*.

3.7 The results of any desk-based work undertaken and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

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, and the satisfactory completion of an OASIS report - see 5.6 below.

5. REPORTING

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the buildings location;
- (iii) a methodology of all works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
- (x) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects plans;
- (xi) photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption
- (xii) a consideration of evidence within its wider context
- (xiii) any specialist assessment or analysis reports that where undertaken;
- (xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. 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 the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the North 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 specified person of equivalent standing and expertise. 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 Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

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 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. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY

PROTECTED SPECIES

It is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

9. CONTACT NAME AND ADDRESS

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

Collette Hall, Conservation Officer, North Devon District Council, Civic Centre, Barnstaple, Devon, EX31 1EA

Tel: 01271 38 8352 Email: collette.hall@northdevon.gov.uk

15th September 2010

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT HIGHER LEY FARM, NORTH MOLTON, DEVON.

Location: Higher Ley Farm, North Molton, South Molton, Devon, EX36 3JS
Parish: North Molton
District: North Devon
County: Devon
NGR: 276001,128772
Planning Application no: 50320
Proposal: Conversion of adjoining farm buildings to form additional living accommodation to main farmhouse together with conversion of central barn to form separate unit of residential accommodation
HES ref: Arch/dc/nd/16611
WSI ref: 100921NMHLF
Date: 29.09.2010

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 outbuildings at Higher Ley Farm, North Molton, Devon. It has been drawn up by South West Archaeology Ltd (SWARCH) at the request of Richard Peek (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) (Stephen Reed, 15.09.2010).
- 1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 5 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 barn and shippon affected by this proposed development adjoins the farmhouse at Higher Ley Farm and are subject to statutory protection as a listed building - ref: 398759. They are included in the listing description as 'barn and shippon adjoining to the east'. While the house probably dates to the early 16th century the barn and shippon are later additions dating to the 18th century. The other barn subject to this application described as the central barn in the supporting information is unlisted but may also contain historic building fabric. The proposed conversion works will have an impact upon the fabric, setting and appearance of the historic buildings

3.0 AIMS

- 3.1 To make a record of the historic building prior to the commencement of the development with further recording may as required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works;
- 3.2 Analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 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 work will be undertaken in advance of the fieldwork commencing and included in the final report.
- 4.2 Historic building recording:
An archaeological record of the historic fabric of the buildings will be undertaken prior to the start of development works on site, with further recording to be undertaken during building works as appropriate. A record shall be made of the historic fabric of the building affected by the conversion works. This work shall conform to Level 2 -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 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.
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.

- The building record will 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 An archivable digital photographic record of the building will be undertaken; this will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale.
 - 4.2.3 A drawn record will include plans, elevations and cross sections as appropriate at a suitable scale (1.20/1.50 as appropriate);
 - 4.2.4 A record will be made of the internal and external appearance of the buildings, the means of construction, the material construction and any feature of architectural or historic interest.
- 4.3 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the North Devon District Council 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*.
 - 4.4 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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 (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
 - 4.5 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
 - 4.6 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.
 - 4.6.1 Appropriate PPE will be employed at all times.
 - 4.6.2 The site archaeologist will undertake any site safety induction course provided by the Client.
 - 4.7 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
 - 4.8 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, must be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.
 - 4.9 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, 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 the satisfactory completion of an OASIS report.
- 5.0 ARCHIVE AND REPORT**
- 5.1 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 project. This will include relevant correspondence together with field note and drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Museum of Barnstaple and North Devon under accession number NDMS 2010.51. The museums guidelines for the deposition of archives for long-term storage will be adhered to.
 - 5.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing, if this is likely to be longer than three months then an interim report will be produced. A draft report will be submitted to the HES for comment prior to its formal submission to the Local Planning Authority. Copies of the report will also be provided to Collette Hall, North Devon District Council's Conservation Officer and the DCHES as well as the Client
 - 5.3 The report will include the following elements:
 - 5.3.1 A report number and the OASIS record number;
 - 5.3.2 A copy of the DCHES brief and this WSI;
 - 5.3.3 A summary of the project's background;
 - 5.3.4 The methodology of all works undertaken;
 - 5.3.5 A location plan and overall site plan including the location of the buildings at an appropriate scale on an Ordnance Survey, or equivalent, base map;
 - 5.3.6 A written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans as appropriate, including illustration - drawn and photographic - of elements of special architectural or historic interest, using annotated architects plans;
 - 5.3.7 Photographs of the buildings as appropriate (photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, where feasible, the size of which will be noted in the illustration's caption;
 - 5.3.8 The desk based assessment aspect will include the reproduction of relevant historic maps/plansets and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
 - 5.3.9 An assessment of significant historical and/or architectural features, environmental and scientific samples;
 - 5.3.10 Any specialist reports commissioned;
 - 5.3.11 A description of the project's results, and an interpretation of the results in the appropriate context;
 - 5.3.12 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.4 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 within three months of completion of fieldwork. 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.
- 5.5 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.
- 5.6 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 record number southwest1-83416.
- 6.0 **CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**
SWARCH will consult with the applicant to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and will consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats.
- 7.0 **PERSONNEL**
The project will be managed by Colin Humphreys; the building survey and archaeological monitoring will be undertaken by SWARCH personnel. 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 email: deb.lt@swarch.net

Appendix 1 – List of specialists

Building recording

Richard Parker;

11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Richard and Helena Jaeschke; 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD; 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

Bradnich Offices, Bradnich Place, Gandy Street, Exeter EX4 3LS; Tel: 01392 665356

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

Geophysical Survey

Substrata; Tel: 07788 627822

GSB Prospection Ltd.

Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW; Tel: 01274 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; Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

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); Tel: 01869 810150

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 Quinell; 39 Polsloe Road, Exeter EX1 2DN; Tel: 01392 433214

Timber Conservation

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

Tel: 0207 8145646; lgoodman@museumoflondon.org.uk

Appendix 3

Extract from the Devon County Historic Environment Record (HER)

HER 15566

Class: AGRICULTURE AND SUBSISTENCE

Type: FARMSTEAD

NGR: SS76002875

Historic Parish: NORTH MOLTON

OS Map: SS72NE

Civil Parish: North Molton

Broad Period: Medieval

Listed Building Grade: II

Period: Medieval, Post

Medieval, XIV, XVII

Description:

Higher Ley. Built on the site of a medieval farmstead mentioned in the 1332 Lay Subsidy. House demolished in the 17th century and rebuilt on the same site (Annett).

Sources

Annett, N. /TDA/108(1976)71,93/*North Molton: The Pre-Census Population.*

Text of the English Heritage Listing Document

IoE Number: 398759

Location: HIGHER LEY FARMHOUSE AND BARN AND SHIPPON ADJOINING TO EAST, NORTH MOLTON, NORTH DEVON, DEVON

Date listed: 24 November 1988

Date of last amendment: 24 November 1988

Grade II

NORTH MOLTON SS 72 NE 14/116 Higher Ley Farmhouse and barn and - shippin adjoining to east. Farmhouse and adjoining barn and shippin. House probably of c.1500, altered in the early to mid C17, with probably late C18 or early C19 partial rebuilding and addition. Minor probably late C19 alterations. Adjoining C18 barn and shippin. House with coursed stone rubble to ground floor and rendered cob to first floor, partly rebuilt and extended in coursed stone rubble. Projecting square bay with dressed-sandstone ground floor and rendered cob first floor. Rendered left-hand gable end and rear. Gable-ended C20 asbestos-slate roof. Stone square stacks with weatherings and C20 red-brick top stages. Barn with rendered cob on high coursed stone rubble plinth and gable-ended corrugated-iron roof. Shippin with uncoursed-stone rubble ground floor, corrugated-iron clad loft above and gable-ended corrugated-iron roof. Plan and development: Three-room and cross-passage plan, facing south (ground falls to right). Probably late Medieval open hall house, formerly consisting of hall (present kitchen) with projecting square bay to front, cross passage and service room to right and inner room to left. Probably formerly open to the roof (probably continuously from end to end with rooms divided by low partitions). C17 alterations included the insertion of the first floor, the insertion of the axial stack in the hall backing onto the cross passage and the insertion of the axial end stack to the inner room. Staircase inserted at the rear of the cross passage, probably also in the C17. The projecting bay probably dates from the C17 phase of the house. Probably late C18 or early C19 one-roomed addition at the left-hand end, (see straight joint to rear). The front wall of the inner-room section was probably also rebuilt at the same time (note continuous masonry to the front wall, left of projecting bay). Eaves raised at some time (see cob below eaves), probably in the C18. Former cross-passage entrance blocked, probably in the late C19 (see red brick head to window inserted in opening). Door inserted in right-hand room probably at the same time, but possibly earlier. C18 barn and probably early C19 shippin added at right-hand end of house (see straight joints). Two-storey house and shippin of one-storey and loft. Exterior: Asymmetrically-fenestrated front, 5 windows to first floor and 3 to ground floor; mainly C19 two-light wooden casements with wooden lintels, except for left-hand ground-floor window with red brick flat-arched head and C19 window inserted in former cross-passage doorway (see straight joints beneath) with red brick segmental-arched head. Projecting square bay to hall has a hollow-chamfered plinth and small ground-floor squint in right-hand return, with deep splayed reveals. Name inscribed on front wall of bay, at cill level: "W. SLADER". Inserted C19 door to far right with wooden lintel. Small-paned ground-floor casement to bay. C19 half-glazed door between first and second windows from left, with red brick flat-arched head, probably formerly a window. C20 lean-to porch. Evidence at rear of former left-hand end stack (see area of roughly dressed masonry to right of straight joint). Adjoining barn has pair of boarded doors to centre with wooden lintel. Shippin to far right with boarded loft door to left, ground-floor C19 two-light wooden casement off-centre to right and 2 ground-floor boarded doors. Interior of house: Former hall (present kitchen) has C17 deep-chamfered spine beams and wall beams with runout stops, and moulded (beaded) joists between. Ground-floor bay with plastered soffit. Fine C17 bench along left-hand wall (running into bay) consisting of panelled back with moulded muntins running up to shaped ends, and elaborate bench-end to right consisting of 2 tiers of shaped projections. Cross passage with matchboarded dado and old door at foot of stair to rear. Former inner room to left with probably early C19 brick segmental-arched fireplace. Old floorboards. First-floor rooms and roofspace not inspected at time of survey (September 1987) but cruck truss (probably jointed) at left-hand end of hall noted. Barn has 4-bay roof with trusses consisting of principal rafters and collars, and 2 pairs of purlins. House formerly built into bank at rear, later excavated. No access to first-floor rooms and roof-space at time of survey.

Appendix 4

List of Jpegs on CD to the rear of the report

<i>Photo No.</i>	<i>Description:</i>	<i>From:</i>
1.	South elevation of the parallel range containing the threshing barn and shippon no.1	South-west
2.	South elevation of the threshing barn	South
3.	North elevation of the threshing barn	North
4.	North elevation of the parallel range, viewed from across the paddock.	North
5.	Interior of the threshing barn, west wall, blocked doorway	South-east
6.	Interior of threshing barn, north wall, partly blocked opening	South
7.	Interior of the threshing barn, east wall; modern stone built fireplace	North-west
8.	As above	South-west
9.	Interior of the threshing barn, south wall, inserted glass panel wall to the threshing doorway	North-west
10.	Roof structure of the threshing barn	South-west
11.	As above, detail of truss and purlins	West
12.	As above, detail of truss and collars	West
13.	South elevation of the parallel range	South-east
14.	South elevation of shippon no.1	South
15.	South and east elevations of shippon no.1	South-east
16.	East elevation of shippon no.1	South-east
17.	North elevation of the threshing barn and shippon no.1	North-west
18.	North elevation of shippon no.1	North
19.	Interior of shippon no.1, west wall with concrete cattle bays	South-east
20.	Interior of shippon no.1, north wall with recessed alcoves for feeding access	South
21.	Interior of shippon no.1, north and east walls, feeding channel to east wall	South-west
22.	Interior of shippon no.1, view across the face of the east wall	South
23.	Interior of shippon no.1, west wall	North-east
24.	Interior of shippon no.1, south wall with western doorway and window	North-east
25.	Roof structure of shippon no.1, A-frames and north and west wall	South-east
26.	Roof structure of shippon no.1, north wall, top of recessed feeding alcoves	South-east
27.	Roof structure of shippon no.1, west and south walls	South-east
28.	Roof structure of shippon no.1, south wall with concrete block pillars supporting the roof trusses	North-east
29.	East elevation of shippon no.1 and north elevation and north-east corner of shippon no.2	East -north-east
30.	North elevation of shippon no.2	North
31.	North and east elevations of shippon no.2, showing lean-to	North-east
32.	East elevation of shippon no.2 showing holes created by the insertion of first-floor beams	East
33.	East elevation of shippon no.2, showing window opening	South-east
34.	South-east corner and east elevation of shippon no.2	South-east
35.	South elevation of shippon no.2, showing attachment of single-storey stables	South-east
36.	South elevation of shippon no.2, showing tallet loading door and blocked opening	South
37.	North and west elevations of shippon no.2	North-west
38.	North end of west elevation of shippon no.2, showing openings	West
39.	Middle portion and south end of west elevation of shippon no.2	North-west
40.	Detail of tallet loading door and stable door below, west elevation of shippon no.2	West
41.	Detail of stamped bricks in the segmental arch above the stable door, west elevation of shippon no.2	West (upwards)
42.	South end of west elevation of shippon no.2	South-west
43.	Detail of slit air-vent, west elevation of shippon no.2	West
44.	Interior of shippon no.2, south wall	North
45.	Interior of shippon no.2, concrete partition wall	South
46.	Interior of shippon no.2, west wall	South-east
47.	Interior of shippon no.2	South-east
48.	Interior of concrete partition room at north of shippon no.2, south-west corner	North-east
49.	Roof structure of shippon no.2, A-frames, from tallet loading door.	South
50.	Roof structure of shippon no.2, viewed from the north-west loading door.	North-west
51.	Roof structure of shippon no.2, viewed from the north-west loading door.	South-west
52.	Detail of truss, collar and purlin; roof structure of shippon no.	North-west



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