

# Greendale Farm Clyst St. Mary, Devon

*Historic Building Recording (Demolition)*



Report prepared for:  
Mr T Adams

CA Project: EX0074

CA Report: EX0074\_1

April 2020




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CA Project: EX0074

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## SUMMARY

**Project Name:** Greendale Farmhouse Demolition Building Recording

**Location:** Greendale Farm, Clyst St. Mary, Devon

**NGR:** 300079 089921

This report presents the results of a demolition building recording of Greendale Farmhouse during February and March 2020. The demolition was permitted under planning permission 19/07384/FUL by East Devon Council, however a scheme of archaeological and historic building recording was conditioned as part of it.

The purpose of the work is to preserve by record the fabric and features of the building whilst it was being demolished in order to mitigate its loss and to ensure that the building is fully understood as an archival record. The recording was underpinned by building survey work conducted by Richard Morriss in 2008 and served to corroborate and elaborate on his findings regarding the building.

The recording found that the building was probably formed of an early one-room-to-each-floor cob dwelling centred on the northern part of the structure and incorporating an external stair turret and an early chimney stack subsequently found to contain the remains of a bread oven. This dwelling was extended before 1839 into the farmhouse seen in the Tithe and subsequent maps. Subsequent repair work, additions and alterations were also noted, some of which were of poor quality in terms of materials and craftsmanship.

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## 1. INTRODUCTION

- 1.1. In 2019 Cotswold Archaeology (hereafter called 'CA') was commissioned by Mr T Adams to undertake a Historic Building Recording of Greendale Farmhouse (hereafter called the 'Building') during its permitted demolition under planning permission 19/7384/FUL. The Building, which forms part of a farmstead known as Greendale Farm, is located on the western side of Greendale Lane, 2.6km south-east of Clyst St. Mary in Devon (NGR 300079 089921) (Fig.1).
- 1.2. Planning permission has been granted for the demolition of the farmhouse and the construction of three cottages and associated works. Condition 3 of the planning permission requires that; 'No development shall take place until the developer has secured the implementation of a programme of (i) historic Building recording and (ii) archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 1.3. (Reason - To ensure, in accordance with Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 199 of the National Planning Policy Framework (2018), that an appropriate record is made of the historic Building fabric and archaeological evidence that may *be affected by the development*.

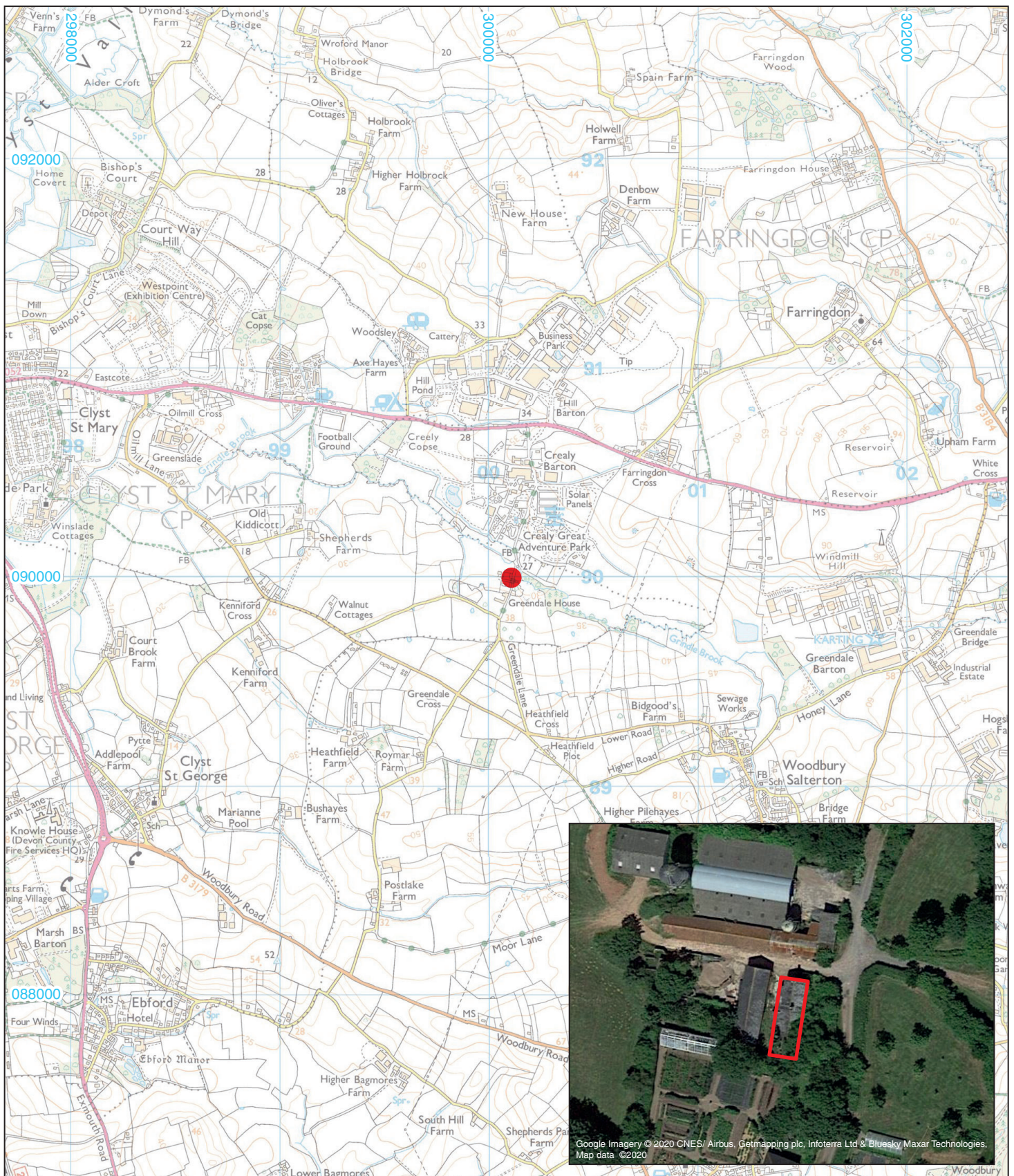
### *Objectives and professional standards*

- 1.4. The purpose of the report is to fulfil the first part of the condition and record the Building prior to and during its demolition. A Written Scheme of Investigation (WSI) was drafted and submitted to Steve Reed, Archaeology Officer at Devon County Council. The scope and methodology of the Building recording work, at a Level 2/3 compliant with the Historic England Guidance 'Understanding Historic Buildings, a Guide to Good Recording Practice' (2016) was agreed by Mr Reed in an email of 19 October 2019. The work will 'preserve the Building by record' and will ensure that an appropriate archival resource is created to mitigate its loss.
- 1.5. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and guidance for the archaeological investigation and recording of standing Buildings or

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structures' published by the ClfA (2019), and with the aforementioned Historic England guidance on historic building recording (Historic England, 2016).





 Site boundary

0 1km

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Ordnance Survey 0100031673



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PROJECT TITLE  
Greendale Farm, Cyst St.Mary

FIGURE TITLE  
Site location plan

DRAWN BY	DJB	PROJECT NO.	EX0074	FIGURE NO.
CHECKED BY	RP	DATE	24.04.2020	
APPROVED BY	SH	SCALE@A4	1:25,000	1

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## 2. METHODOLOGY

### *Evidence base*

2.1. This demolition building recording has been informed by sources which are referenced throughout the report and in the Reference section at the end of this report. Particular reference is made to a previous Heritage Assessment of the farmstead by Richard Morriss, Historic Building Consultant in 2008 (reproduced in Appendix 2).

### *Building Survey*

2.2. In accordance with the aforementioned Historic England guidance (2016), the survey will broadly follow the criteria of a Level 2/3 'Descriptive and Analytical Record'. The record will include an introductory description followed by a contextual account of the Building's typology, context, origins, development and use. The main part of the recording will incorporate a description of the interior and exterior of the Building following site survey during demolition. It will also include all the drawn and photographic records required to illustrate the Building's appearance and structure as it is revealed and to support the historical analysis.

2.3. As per the above guidance, the drawn record includes:

- A site and location plan; and
- Annotated floor plans of the Building.

2.4. The photographic record includes:

- A general view / views of the Building in its wider setting;
- The Building's external appearance during the stages of demolition; and
- The overall appearance of the principal rooms and circulation areas, and specific images highlighting significant features and fabric, including any fixtures which may give evidence of former uses, again during the stages of demolition.

2.5. The written record includes:

- The precise location of the Building as an address and in the form of a National Grid reference;
- Introductory text on the development of the Building and the historic context in which it is located, this includes historic cartography;

- 
- The date when the record was made, the name of the recorder and the location of any archive material;
  - A summary of the Building's internal and external forms, plan forms, features and fabric, its materials and possible dates; and
  - Building on the above, a summary of the Building's form, function and sequence of development, as well as any discernible associations.

2.6. The demolition building recording was undertaken on site by Historic Building Consultant, Sacha Hunter in site visits in February and March 2020.

2.7. With thanks to Matt Bulley for his assistance whilst on site and with the photography.

#### ***Limitations of assessment***

2.8. The Building is currently vacant and in a state of disrepair and dereliction. The Building was covered in remnants of vegetation which impeded some observation of wall coverings such as render at the initial site visit. It was not possible to enter some areas of the Building due to health and safety concerns, however at the first site visit the roof had been removed, so it was possible to see some parts of the first floor from outside, and to enter much of the ground floor area. As demolition progressed photographs and recording was mainly conducted externally though internal rooms were visible as walls came down.

### 3. HISTORIC CONTEXT

#### *Brief history of the site*

- 3.1. Greendale Farm is a traditional farmstead located on Greendale Lane within the small hamlet of Greendale on the northern edge of the parish of Clyst St. Mary near Exeter in Devon. It lies north of Greendale House, an early 19th century Regency country house that was possibly built on the site of an earlier building. The Grindle Brook lies to c.100m north of the farmstead (Fig.1).
- 3.2. The first depiction of the farmstead in cartography is the 1839 Tithe Map (Fig.2) which shows the farmstead (Lower Greendale) sitting north of the main house (Upper Greendale). The tithe apportionment shows that the farmstead (called Little Grindle Farmhouse, outhouses, courts etc) was occupied by Robert Moore and owned by Charlotte O'Neill, heiress at law of Theodore Charles Cutcliffe deceased. The main house and wider estate was in the ownership of the Pidsley family and then moved to Baron Dunboyne, an Irish Peer.



**Fig.2 The 1839 Tithe Map (courtesy of Know Your Place)**

- 3.3. It is assumed by Richard Morriss in his 2008 Heritage Assessment of the farmstead that the enclave originated from a former messuage or farmstead within the hamlet,

though no details have come to light as to the actual date of the establishment of the farm.

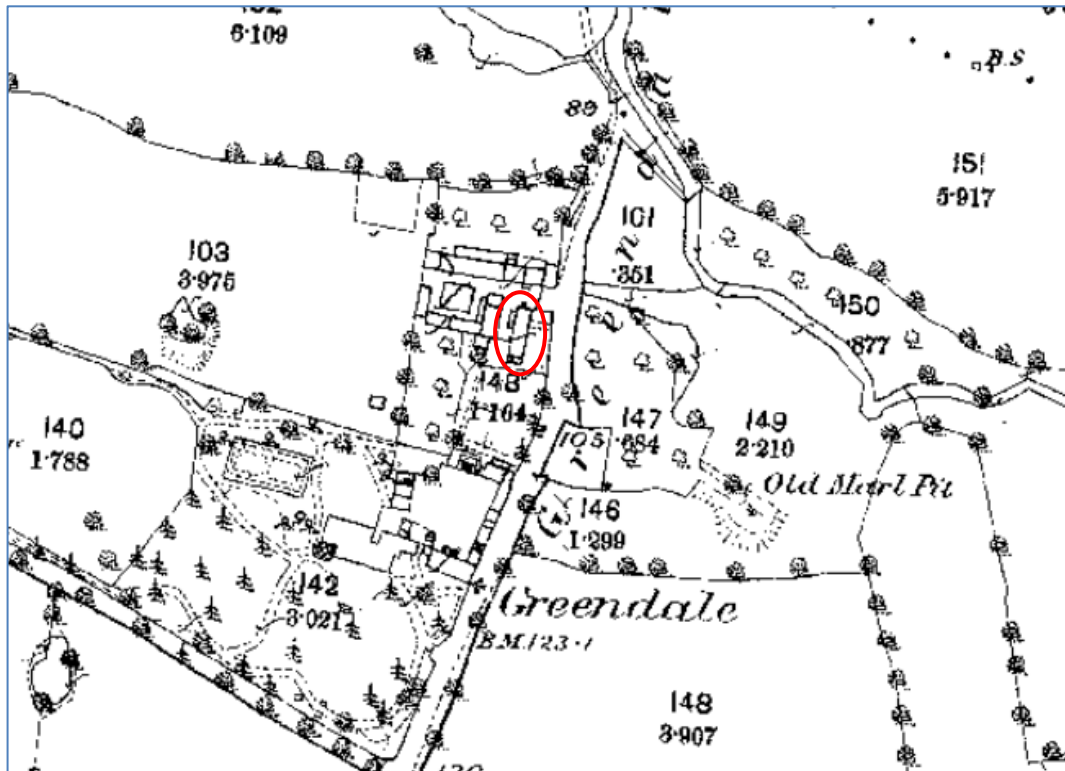


Fig.31st Edition OS Map 1889 Courtesy of Know Your Place)

- 3.4. The 1st Edition OS in 1889 (Fig.3) and subsequent editions show the farmhouse without any major change to planform or its surrounding farmstead. Morriss in his 2008 Heritage Assessment outlines the ownership of the farmhouse; from Moore the farm passed to Jonathan Ridler by 1861, and then to Thomas Robins by 1891 and then to John Pye between 1914 and 1939, by which time it had passed to William Cole who was the last tenant to farm there. It is not clear when the farm came under the ownership of Greendale House, but by the end of the 19th century the farm was owned by Lord Dunboyne and tenanted as above.

#### *The farmhouse and building typology*

- 3.5. The farmhouse (Figs.4 and 5) itself is a rectangular building with an historic core (itself formed of two phases of development) with later extensions to the south and west elevations. It has a simple pitched roof with a central stack, plus one more to the north gable end and two other chimneys to the south of the western elevation. A gabled porch sits nearly central on the east elevation. A circular projection is

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attached to the west elevation; it is conjectured by Morriss that this may be an enclosed former staircase turret.



**Fig.4 The farmhouse prior to demolition, view taken looking south-west**



**Fig.5 The farmhouse western elevation, view taken looking south**

- 
- 3.6. It is likely that the original dwelling was small, and formed within the northern section of the current farmhouse, with the chimney stack within the southern wall of that smaller dwelling (and now part the central spine wall of the enlarged dwelling). Morriss conjectures that the dwelling had one room on each floor, probably linked by stair within the circular projection. He also suggests that the original building, built of cob (without brick quoins as seen on later extensions) could have some age, given that the extended building is extant on the 1839 map and is obviously already well-established within the farmstead in the early 19th century. Fig.58 later in this report illustrates the floorplans of the Building with annotations detailing phases and uncovered fabric.
- 3.7. Morriss's survey has revealed that it is likely that the Building underwent a phase of refurbishment in circa 1900 and that major repairs, including to the northern wall and chimney stack, were undertaken then. The date of the kitchen and dairy extension are unknown, but given their single skin brick construction, it is possible they relate to this or a slightly later phase of works,
- 3.8. The Building has a typical farmhouse plan form and appearance. It is constructed of cob and brick, though the cob has clearly been failing for many years, and has been repaired with insertions of bricks and stones. Various forms of render and mortar were also seen including cement based, which points to an erratic and ad hoc repair regime.
- 3.9. Cob has been used in Devon as a building material since antiquity and many cob buildings are seen throughout the county but tend to be more numerous in the east and north. The geology of the area is suited to the construction of cob buildings as the soil contains a proportion of volumetrically stable clay, that is clay that is coarse and does not expand contract or excessively. The material continued in use until the late 19th century when cheaper materials such as bricks and concrete led to its almost complete disappearance (Devon Historic Buildings Trust 1992). The continued use of cob throughout centuries and its formulaic formation and ingredients means that it is very hard to date a cob building accurately from the cob alone.
- 3.10. A detailed recording of the Building has been conducted by R. Morriss as part of the 2008 Heritage Assessment (Appendix 2).. His recording (which is broadly of Level 2/3 standard) of the Building has been utilised to form the basis and underpinning baseline of the assessment. It is not proposed to repeat Morriss's narrative, but to

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complement and elaborate on it with a factual and analytical account of what was observed of the Building as it was de-constructed, during site visits.

- 3.11. Please note we have re-used Morriss's names for each room in the Building for consistency in reporting.



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## 4. DEMOLITION BUILDING RECORDING

*Site visit February 2020*

- 4.1. During this site visit, the early stages of stripping out of the Building had occurred; the slate roof tiles had been removed and access to the roof was possible via the scaffolding. Internal inspection was limited to ground floor areas only as water ingress had made the upper floor unsafe to access.
- 4.2. Figs. 6 and 7 give an overview of the eastern elevation of the property from ground floor level. The windows are boarded, and there is nothing of note to record here.



**Fig.6 Eastern elevation of the Building, image taken looking south-west**



**Fig.7 Eastern elevation of the Building, image taken looking north west**

- 4.3. It was not possible to move around the southern part of the Building due to safety concerns, but a view of the dairy extension was seen (Fig.8).



**Fig.8 Dairy extension, image taken looking west**

- 
- 4.4. The northern gable end elevation was visible and features a brick chimney stack with a part brick, part cob wall, with stone plinth to the base and a single-layer projecting flat slate string course, presumably for water throw-off. The cob sections of the wall are smooth finished, presumably in some sort of clay and/or lime, red sand mix and the whole wall is rendered, presumably rough cast.
- 4.5. Of interest here is the use of brick refacing to the lower sections, with cob above, as shown in Fig. 9 and 10. As this is conjectured to be the older part of the Building, it is likely that this gable wall was repaired, stabilised with machine made brick or partially rebuilt along with the chimney stack, possibly during the 1900 phase of works to the property. As Morriss identifies, the lower portion of the chimney stack is constructed from machine cut pale red brick, whilst the upper section has an older patina.



**Fig.9 The north elevation and gable end**



**Fig.10 detail of north gable wall showing brick and cob with render layers**

- 4.6. The west elevation is the most complex, as it has both the circular turret and the kitchen and lean-to extensions. The turret (Fig.11) had lost some of its render at this site visit, and it was observed that the structure has been heavily repaired over the years, a hotchpotch mix of cob, brick and local stone, thought to be Heavitree, was observed within the walling. A low brick string course was observed, presumably inserted for structural reasons. The small window top lighting the modern lavatory now within the interior of the turret, with its thick splayed reveals, was observed, and the slate lean-to roof was at this point still in-situ.



**Fig.11 View of the turret on the west elevation showing mixed materials**



**Fig.12 View of the turret window and joint with the lean-to roof**

- 4.7. Moving further south along the west elevation, the lean-to porch abuts the stair turret, nothing of interest was noted with this structure. Adjacent and just south is the kitchen lean-to extension, which Morriss suggests is an early-mid 20th century addition to the Building. It is built of brick (Fig.13), but a cob wall was observed as being the walling structure between the kitchen and the interior of the Building as

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seen on Fig.14 where areas of plaster have been removed. This wall is part of the extended part of the Building (the southern section).



**Fig.13** View of the kitchen extension on the western elevation, view taken looking north-east



**Fig.14** View of the interior of the kitchen looking towards the entrance to the rear hall

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- 4.8. At the southernmost end of the west elevation of the Building more mixed type walling was seen, with brick infilling between areas of cob, and a slate string course below just above ground floor level (Fig.15). Again, this is part of the Building that was extant before 1839, but is the later addition to the original northern dwelling. A blocked-in window has a stone or concrete sill with timber lintel above.



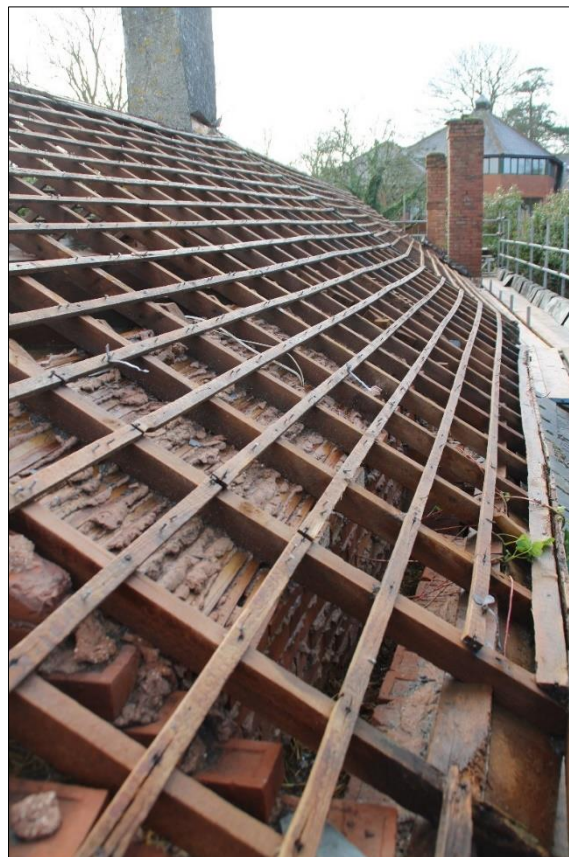
**Fig.15 The northern section of the eastern elevation**

- 4.9. The roof structure has been uncovered and it is was possible to view the roof timbers and general structure from the vantage point of the scaffolding. The roof itself appears to have been replaced as the timber battens, purlins and rafters were all machine cut in relatively good condition. This may be a result of the c.1900 refurbishment. A general view of the east and west elevation of the roof structure is seen in Fig.16 and 17 showing the overall arrangement. Note the kink in the roofline adjacent to the central chimney stack which delineates the older northern section of the Building from the later (pre-1839) southern section.

- 
- 4.10. The following is a record the roof and upper Building structure moving clockwise around the Building from the north elevation.



**Fig.16 View of the eastern roofscape, looking south**



**Fig.17 View of the western roofscape, looking south**



- 
- 4.11. Fig.18 shows the upper northern gable end of the Building, featuring the repaired brick chimney, note the neat machine cut brick to the lower portion, with the upper section, above the slate string course, having a cruder brick appearance, though this may be due to weathering. A purlin is seen piercing the gable end. It is likely that the Building had generous overhanging eaves, as this was a feature of cob buildings in order to assist in water run-off.



**Fig.18 Apex of northern elevation, gable end**

- 4.12. Moving around the east elevation, this shows a simple ridged roof arrangement, with machine cut coupled rafters and battens in good condition. The ridge piece is an older piece of wood, as looks to be hand cut, though water ingress may have caused it to rot and thus appear rougher. Given however that this is the older part of the Building, it is possible the ridge piece is original or part of an earlier roof structure than the extant version. A large purlin type member is seen in Fig.19 resting on the regularly spaced collars that act as joists of the ceiling below. No substantial tie beams were noted in this part of the Building, suggesting the collar performed the structural tying-in function within a simple collared roof truss.
- 4.13. Lathes with torching reach up to the mid height 'collars' of the timber truss, forming the eaved ceilings of the rooms below and leaving a small attic area within the

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remaining roof space (Fig.20). The central chimney stack forms the link between the northern and southern sections of the Building. Some of its render has been removed to reveal crude buff or pale bricks (Fig.21). It is not possible to date these bricks, but it is clear they are a different earlier phase of the Building to the other chimneys. Buff bricks are a known import from the Netherlands during the 17th century but the deterioration on these bricks makes dating difficult. A curious stepped arrangement is seen within an internal roof void; Fig.22 gives a view from above. To the left of the void is the lathe and plaster of the upper room of the southern building and to the right, modern bricks which probably form part of the new brick spine wall located in this part of the Building. This may indicate the chimney was at one point on an external wall of the northern Building, though the chimney void may also have been created when the Building was extended pre-1839, with the chimney structure being uncovered and incorporated within the new structural arrangement.



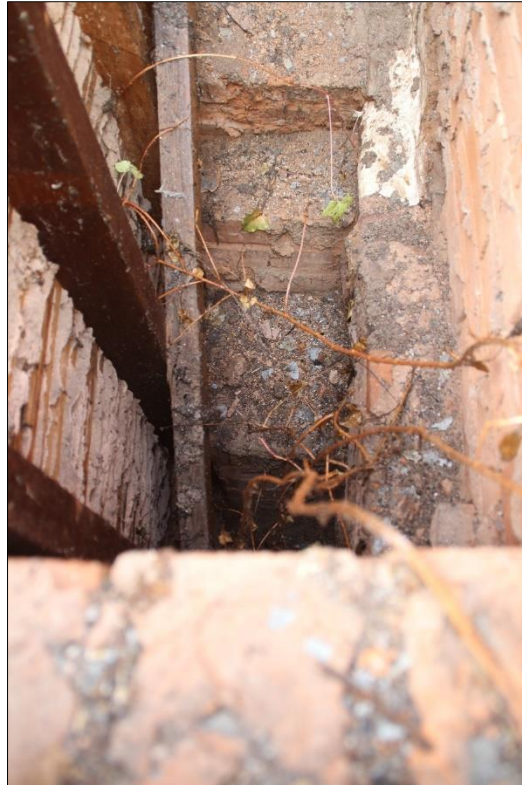
**Fig.19 View of the eastern roofscape, looking internally within purlin resting on rafters**



**Fig.20** View of lathes and torching, eastern roofslope



**Fig.21** View of large central chimney stack with pale bricks



**Fig.22 Void within the roofspace next to older chimney**

- 4.14. Moving further south on the east elevation, a similar coupled rafter roof structure was observed in the southern portion of the Building, though the ridge piece is in good condition and machine cut, indicating it is a newer piece (Fig.23). Of note here is that there are more substantial and less regular collar tie beams in this part of the Building. They are machined and rest on substantial purlins against up to which there is lathes and torching forming the eaves in the rooms below. This difference between the north and south portions further corroborates the theory that they are of different construction dates.



**Fig.23 Eastern roof slope on the southern part of the building**



**Fig.24 Lathe and torching on eastern roof slope**

- 
- 4.15. The southern gable wall is formed of brick, with slates hung over the upper part of the gable. At the site visit the slates had been removed to reveal the brick wall below it, punctuated with timber battens on which to nail the slates (Fig.25). The overhang of the eaves was clearly substantial, as seen on the northern gable end.



**Fig.25 Southern gable end showing brick wall with battens for hanging slate tiles (removed)**

- 4.16. On turning to the west elevation, there are two chimney stacks located in the southern portion of this elevation (Fig.26). One, the southernmost, is located part way up the roof slope and appears to have some age; it is probably original to the construction of this part of the Building. The other is a more modern version with neat machine cut bricks. Their proximity is something of a mystery, though the more modern chimney served the kitchen below it, so its construction was probably born of necessity. The older chimney sits nearly at the southernmost end of this elevation, serving the ground and first floor rooms at this end of the Building. Interestingly, the ground floor room is now a dairy (see Morriss p.27) with slate shelving on brick piers, therefore the fireplace must have been obsolete. This suggests either only the upper room had a fireplace, or the ground floor room was repurposed into a dairy at some point in the 19th century as the room now does not have an infilled corner.



**Fig.26 View of two chimney stacks on western roof slope**

- 4.17. The large stack in the centre of the Building is seen taking up the eastern half of the roof space (Fig.27)



**Fig.27 Central large chimney stack seen from the west**

- 
- 4.18. Moving internally, only parts of the Building were safe to access. Entering via the kitchen extension, the ceiling of the rear hall was exposed, showing lathes. The tongue and groove boarding of the staircase is seen on the left (Fig.28).



**Fig.28 The rear hallway with lathes in the ceiling**

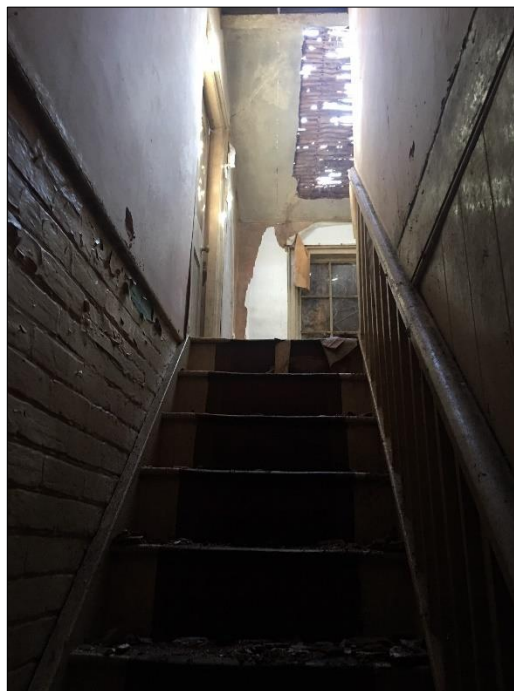
- 4.19. The wide three panelled door mentioned by Morriss is seen accessing the living room, with the brick cross wall of this part of the house visible on the side of the staircase.





**Fig.29 Doorway to living room showing brick spine wall**

- 4.20. Looking up the southern stairs, it was possible to observe the landing with ceiling lathes, the simple handrail with bannister boarded with the tongue and groove, suggesting a later date for the addition of a partition. A timber casement window was seen at the top of the stairs.



**Fig.30 View up southern stairs**

- 
- 4.21. From above on the roof scaffolding it was possible to photograph the interior of the south bedroom, with a corner infill which was very likely a fireplace served by the older chimney at this end of the Building (Fig.31).



**Fig.31 South bedroom viewed from scaffolding platform showing corner chimney breast**

- 4.22. On entering the living room, a casement window with window seat below was seen in the east wall. The modern fireplace had been removed revealing a small brick opening in the chimney stack (Fig.32).
- 4.23. Wallpaper had been removed to reveal smooth plastered walls, though areas of plaster had been removed in the northern part of the Building to reveal cob underneath. Also in the living room a substantial beam running north-south was noted with iron strapping, which may suggest re-use or some stabilisation work to laterally pin the two cross walls in this part of the Building (Fig.33). The beam enters into a plain rectangular cornice or similar covering which runs around the room at the junction of ceiling and wall. This feature is unlikely to be decorative but perhaps structural or to cover cob/brick jointing.



**Fig.32 Brick fireplace in living room**



**Fig.33 Beam in the living room with iron work**

- 
- 4.24. A lathe ceiling was also uncovered in the main entrance hall. A plain brick lined fireplace was also seen in the sitting (north) room (Fig 34).



**Fig.34 Lathe ceiling in the main entrance hall**



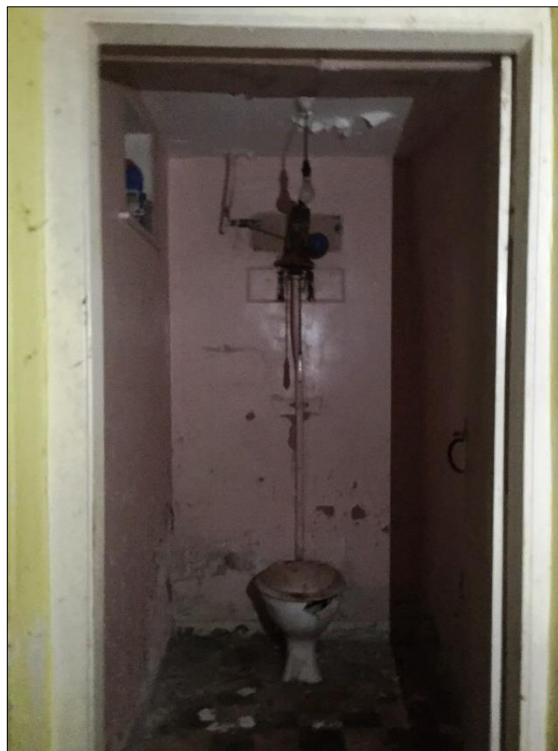
**Fig.35 Brick fireplace in the sitting room (northern elevation)**

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4.25. The doorway to the external east lean-too loggia is a plank door with moulded cob reveals (Fig.36). The stair turret itself has been altered to form plain box room with lavatory, no demolition occurred in this area yet (Fig.37).



**Fig.36** View of plank door out to west elevation showing cob curved reveals



**Fig.37** Lavatory inside the curved turret

---

*Site visit March*

- 4.26. At this site visit much of the upper parts of the Building had been removed, including the roof timbers, windows and doors. More of the skeleton of the Building was exposed for observation. The following takes the form of a photographic record with accompanying commentary.



**Fig.38 The eastern elevation of the building looking north**

- 4.27. Fig.38 above shows the east elevation of the Building as seen at this site visit. Interestingly this elevation appears to be entirely brick built which is somewhat at odds with the amount of cob found on the west elevation. There is also a join between what appears to be handmade bricks and machine cut bricks (Fig.39) which suggests that part of the elevation was repaired or rebuilt. The use of brick on this elevation is something of an anomaly which may be explained by the presence of the large older chimney on this side of the house; it would make sense to add to this side with brick to match the chimney rather than construct cob around it. A brick wall can be erected relatively quickly but cob requires time in making and constructing. Also;:
- this elevation was built in brick due to it being the principle elevation and the owner may have wanted to demonstrate some status and, or;

- 
- the elevation could have been rebuilt or repaired when the house was extended pre-1839. The original cob house of ground and upper floor room with stair turret could have been comprehensively remodelled with brick being the most expedient material to use.

4.28. However, as described above, some of the bricks at the northern end look to be machine cut, and given that machine working of bricks was not common until the mid-19th century, this may suggest a later re-building of this part of the elevation, perhaps following an event such as a fire. The northern gable wall is mix of brick and cob, with a newer chimney stack.

4.29. The machine bricks appear to be poorer quality (cracking and vitrification issues) than would be normal for a principle elevation, so it is very possible that the latter theory above is closest and that the elevation was purposely repaired or patched up with poor quality bricks, 'seconds' if you like, and then intentionally rendered.



**Fig.39 Detail showing modern brick (left hand side) and handmade bricks (shown with arrow)**

4.30. Shallow segmental brick arches are seen over door and window openings (Fig.40).



**Fig.40 Detail of shallow segmental arches over doors and windows on eastern elevation**

- 4.31. Figs.41 and 42 shows a view of the sitting room taken looking west and north (as per plan) showing the extent of the use of cob on the west and north elevations. Brick patching is seen as is some cob repairs which have a different darker colour and some straw visible. The mortices of floor joists are visible in the northern wall. The brick fireplace is visible with what looks to be a concrete lintel.





**Fig.41 View of the sitting room looking west**



**Fig.42 View of the sitting room fireplace, looking north-west**

- 
- 4.32. The main entrance hall with remnants of staircase is seen in Fig.43, again showing the extent of cob walling to the western elevation. Insertions of timber act as wall plates at first floor level.



**Fig.43 View of the main entrance hall, looking west**

- 4.33. The living room is shown in Fig.44 showing part cob and part brick walling, with both cupboard alcoves described by Morriss recessed into the cob. The large lateral beam shown in Fig.45 is seen in more detail here. It looks to be a substantial hand cut oak member with a chamfer detail. Areas of blackening may point towards some smoke damage which may help corroborate the theory that the Building suffered a fire near the large central chimney at some point in its history.



**Fig.44 View of the living room looking west with beam**

- 4.34. A combination of timber framing, lathes and bricks formed the lintel of the east elevation window to the living room as seen in Fig.45.



**Fig.45 View of lintel over window in eastern elevation**

- 4.35. An image of the dairy room shows the southernmost brick internal spine wall. The western elevation is cob with brick to the southern elevation. The corner fireplace is visible in the room above (as per Fig.46) but there is no evidence that the extended

---

into the ground floor room, but it may well have removed when the room was converted into a dairy.



**Fig.46 View of the dairy, looking west**

- 4.36. The lintel in the eastern dairy window was obviously wooden, now rotted from water ingress (Fig.47). This part of the elevation appears to be covered in a clay or red sand based smooth render covered in a rough cast render.



**Fig.47 View of timber lintel over window to dairy**

- 
- 4.37. The brick 20th century dairy extension was observed partially demolished with nothing of note to record (Fig.48)



**Fig.48 View of brick dairy extension, looking west**

- 4.38. Of interest in the southern section of the dwelling was part of the skeleton of studwork and spine wall at the first-floor level as seen in Fig.49. A single purlin spans two rooms (dairy and rear hall) with the studwork of the wall dividing west and south bedrooms visible, as is the brick spine wall of the upper landing. The timbers are all machine cut and look to relatively modern; they could relate to the c.1900 refurbishment.



**Fig.49 View of the southern part of the building, eastern elevation, looking west**

- 
- 4.39. The interior of the rear hall was observed, showing the cob western wall with brick patching above and remains of staircase and floor joists.



**Fig. 50** View of the rear entrance hall with staircase to right

- 4.40. Externally on the western elevation, render had been removed from the circular turret, showing the upper parts of it to be of mostly cob construction with the patching in Heavitree stone and brick seen in earlier images of this structure (Fig.51). Internally the ceiling of the lavatory had been removed and it was possible to see the curved upper part of the turret (Fig.52).



**Fig.51 View of turret looking north**



**Fig.52 View of interior of turret looking up**

- 
- 4.41. The kitchen extension had been demolished, revealing the original section of western elevation, predominantly in cob (Figs. 53 and 54). As usual brick patching is seen in the cob walling, particularly near windows and other insertions.



**Fig.53 View of the demolished kitchen extension**



**Fig.54 View of the western wall of the building within the former kitchen extension**



- 
- 4.42. The western wall of the dairy room shown in Fig.55 reveals that some of this section of wall is brick, particularly the southernmost portion, suggesting some repair work may have occurred when the dairy extension was added.



**Fig.55 Southern most end of the western elevation**

- 4.43. Fig.56 gives a general view of the western elevation, showing the mix of cob and brick which comprises this elevation of the Building.



**Fig.56 A general view of the western elevation, looking south**

- 
- 4.44. Further demolition of the northern gable elevation revealed that a good proportion of this elevation was formed cob, as seen in Fig.57. A section of wall at low level was also found to be local stone blocks, possibly Heavitree stone (Fig.58)



**Fig.57 View of the northern elevation as its collapses showing cob**



**Fig.58 View of stone walling within fabric**

---

4.45. Further demolition of the central, oldest chimney stack revealed the remains of part of a bread oven (Fig.59 and 60) with some smoke blackening to bricks above. Ovens and chimneys were traditionally built in brick for their heat resistance properties. The presence of this oven and its associated chimney may well explain why bricks were used to build the eastern elevation.



**Fig.59 Bread oven discovered in large chimney stack**



**Fig.60 View of bread oven within eastern elevation and large chimney stack**

- 4.46. The oven was formed of relieving arches in handmade brick, various propping has occurred as the fireplace was altered to the polite one seen in the earlier images of the demolition (Fig.61). It is not possible to accurately date this feature, though it is likely to date to the earlier iterations of this dwelling.



**Fig.61 Detail of bread oven**

---

*Discussion on the findings of the demolition recording*

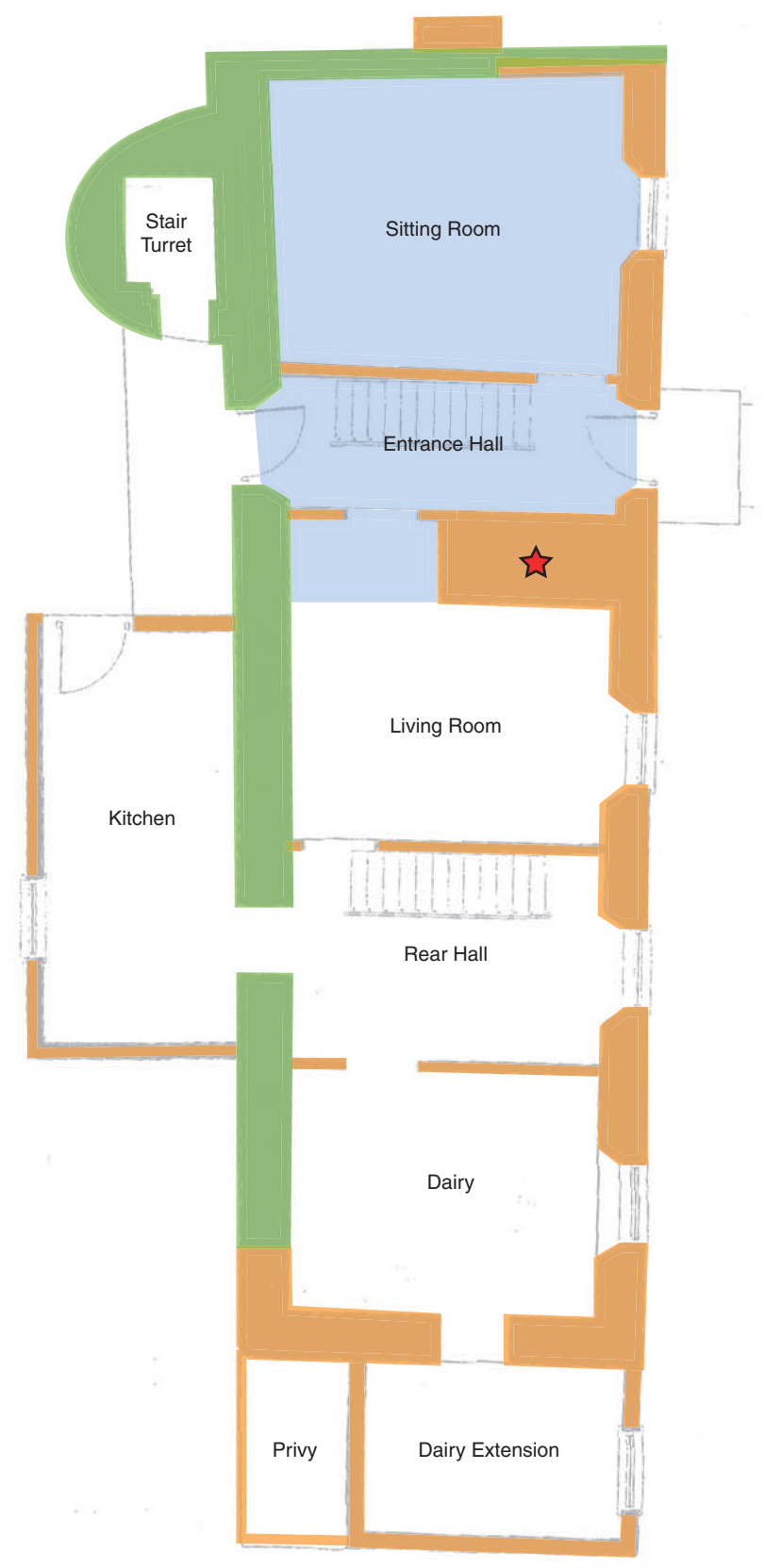
- 4.47. Richard Morriss's report highlighted that Greendale Farmhouse has undergone a number of alterations, additions and repairs over the years and this recording has been able to corroborate this. The significant amount of patching up and additions/interventions seen within the structural fabric makes phasing and dating very difficult, particularly as work has clearly been ad hoc and governed by the availability of finance and/or materials (for example the different quality of bricks, both handmade and machine cut, seen within the fabric). It is clear that some early fabric, possibly 17<sup>th</sup> century imported bricks, existed within the large central chimney stack.
- 4.48. Fig.62 is a floor plan of the Building illustrating features, fabric and phasing.
- 4.49. One anomaly which is difficult to explain but which was observed is the fact that the west elevation is built of cob (with some brick patching in and other interventions) but the eastern elevation is built of brick, with clearly different phases of brick work. The presence of the probable stair turret on the western elevation does point to an earlier building, which may be formed of the northern section of the Building. The kink in the Building line at roof level also illustrates this (Fig.58 illustrates the possible early building on the plan). The brick work around the main eastern door appears to be handmade, this may indicate that this part of the elevation was built in the 18th or early 19th century, when the Building was extended as shown in plan in the 1839 Tithe Map. The use of cob for the 'lesser' elevation, and brick for the 'front' may have been a desire for status, or a pragmatic decision based on the supply of materials/skilled labour at the time or for structural reasons related to the incorporation of the older chimney stack with bread oven in the 'newer' building. The latter may be the more likely option given there is no evidence that 'status' was a significant factor in the ownership of the farm and that practical remodelling of an older cob building was the main activity.
- 4.50. Machine cut brick is evident in part of the Building including the far north section of the eastern elevation, and in parts of the northern elevation, amongst others. This evidences a further phase of re-development on this Building, which may have occurred, as per Morriss's theory, around the turn of the last century. This may have included the kitchen and dairy extensions, or these may have been a further 20th century phase of work.

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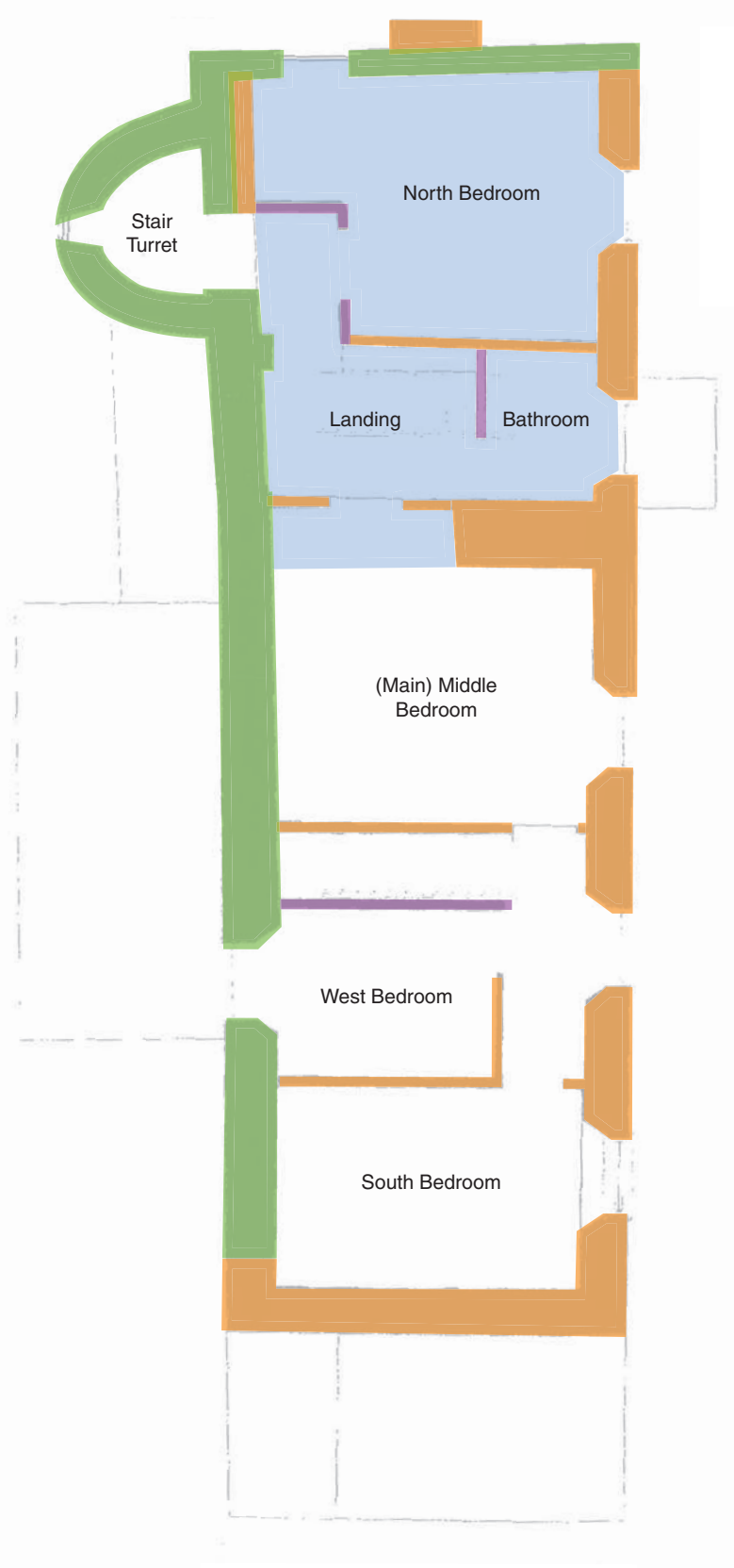
4.51. Roof timbers all appeared to be machine cut pine, except one ridge piece which may have been an older hand tooled oak beam, though close inspection was not possible. This timber was located on the northern section of the Building which may corroborate the theory that it formed part of an earlier building. Overall the roof did not look to have great age and may well have been re-roofed in the 20th century, perhaps as part of the c.1900 works. The stop chamfered beam running north-south in the living room also appears to be oak and of some age; this could be re-used as part of the pre-1839 works to the Building.



### Ground Floor



### First Floor



- Brick wall
- Predominantly cob wall
- Studwork
- Approximate area of original dwelling
- Bread oven



[Andover 01264 347630](tel:01264347630)  
[Cirencester 01285 771022](tel:01285771022)  
[Exeter 01392 573970](tel:01392573970)  
[Milton Keynes 01908 564660](tel:01908564660)  
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PROJECT TITLE  
Greendale Farm, Clyst St.Mary

FIGURE TITLE  
**Floorplans illustrating features, fabric and phasing**

DRAWN BY	DJB	PROJECT NO.	EX0074	FIGURE NO.
CHECKED BY	RP	DATE	24,04,2020	<b>62</b>
APPROVED BY	SH	SCALE@A3	1:100	

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## 5. CONCLUSIONS

- 5.1. This report presents the findings of a demolition survey of Greendale Farmhouse near Clyst St. Mary in Devon undertaken during February and March 2020. The Building was being demolished as part of planning application 19/7384/FUL for which it was conditioned that the Building fabric should be recorded during the phases of demolition to 'preserve by record' any unknown fabric or features of the Building and to mitigate for its loss.
- 5.2. The work complements the Level 2/3 Building recording of the farmhouse presented by Richard Morriss in his Heritage Assessment of the farmstead in 2008. The recording corroborated much of Morriss's suggestions regarding the phases of development and fabric of the Building, whilst also uncovering some previously unknown features, such as the bread oven in the original chimney stack.
- 5.3. The recording observed that the Building was built of a mix of cob with some brick to the western and northern elevations, and brick of various phases on the eastern and southern elevations. The presence of the stair turret and the large chimney stack with bread oven point to the existence of an earlier dwelling that was subject to extension prior to 1839 when the Building in its current planform was extant in the Tithe Map. The Building was then subject to further phases of alteration and extension, including the addition of a kitchen and dairy room, during the late 19th or early 20th century. In general, the quality of alteration work to the Building appears to have been mixed, with some lower quality interventions and 'patching up' of the Building evident, and no doubt due to expediency and/or fluctuations in the fortunes and ownership of the farm.
- 5.4. This report will be archived as per the provisions laid out in the WSI (2019).



---

## 6. REFERENCES

Devon Historic Buildings Trust 1992. *The Cob Buildings of Devon 1 (History, Methods, and Conservation)*

Historic England 2016. *Understanding Historic Buildings – a guide to good recording practice*

The Buildings of England Series 1989. Cherry and Pevsner. *Devon*

Richard K Morriss 2008. *Greendale Farm Heritage Assessment*

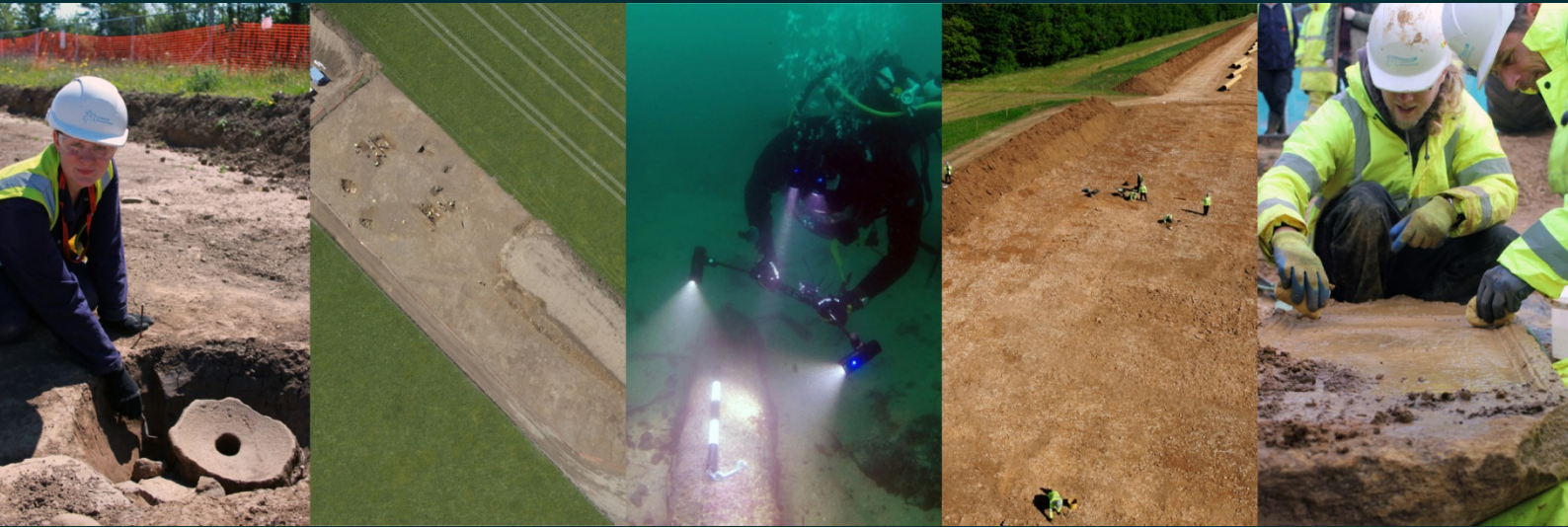
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## APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION



**Greendale Farm  
Greendale Lane  
Clyst St Mary  
Exeter**

*Written Scheme of Investigation for  
Programme of Archaeological Work*



for  
Mr T Adams

CA Project: EX0074  
OASIS ID: cotswold2-368831

October 2019



**Greendale Farm  
Greendale Lane  
Clyst St Mary  
Exeter**

**Written Scheme of Investigation for  
a Programme of Archaeological Work**

CA Project: EX0074



DOCUMENT CONTROL GRID						
REVISION	DATE	AUTHOR	CHECKED BY	STATUS	REASONS FOR REVISION	APPROVED BY
A	2 OCTOBER 2019	RICHARD MORTON & DEREK EVANS	JULIA SULIKOWSKA	INTERNAL REVIEW	–	DEREK EVANS
B	3 OCTOBER 2019	RICHARD MORTON & DEREK EVANS	JULIA SULIKOWSKA	CLIENT REVIEW	CHANGED CLIENT NAME & MINOR REVISION IN LINE WITH CLIENT COMMENTS	DEREK EVANS

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## 1. INTRODUCTION

- 1.1 This document sets out details of a Written Scheme of Investigation (WSI) by Cotswold Archaeology (CA) for a programme of historic building recording and archaeological observation and recording (i.e. an archaeological watching brief) to be undertaken at Greendale Farm, Greendale Lane, Clyst St Mary, Exeter (centred at NGR: 300079 089921). This WSI has been prepared for Mr T Adams.



**Figure 1: The application site (in red) and key buildings**

- 1.2. Planning permission has been granted for the demolition of the existing farmhouse and the construction of three cottages, along with associated car parking, landscaping, a bin store and ancillary works (East Devon District Council Planning Ref: 19/0784/FUL). Condition 3 of the planning permission requires that:

*'No development shall take place until the developer has secured the implementation of a programme of (i) historic building recording and (ii) archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'*

*(Reason - To ensure, in accordance with Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 199 of the National Planning Policy Framework (2018), that an appropriate record is made of the historic building fabric and archaeological evidence that may be affected by the development.)*

- 1.3. The scope of the required archaeological works has been defined by the Devon County Council Historic Environment Team (DCCHET).
- 1.4 This WSI has been guided in its composition by the following documents:
  - *Specification for Historic Building Recording* (Devon County Council 2018);
  - *Specification for a programme of Archaeological Monitoring and Recording* (Devon County Council 2018);
  - *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016);
  - *Standard and guidance for an archaeological watching brief* (ClfA 2014);
  - *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2019);
  - *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015); and
  - *Management of Research Projects in the Historic Environment (MoRPHE): Project Manager's Guide* (Historic England 2015).

#### **The site**

- 1.5 The proposed development site lies on the western side of Greendale Lane, approximately 2.6km south-east of Clyst St Mary. Grindle Brook runs to the immediate north/north-east of the site, with the Crealy Theme Park & Resort beyond. The site is surrounded by open fields on all other sides.
- 1.6 The site's underlying bedrock geology is mapped as Exmouth Mudstone and Sandstone Formation, which formed during the Triassic Period. No overlying superficial deposits are recorded (BGS 2019).

## **2. ARCHAEOLOGICAL BACKGROUND**

- 2.1 The following text is summarised from a previous heritage assessment, which should be referred to for a full background (Richard K Morriss & Associates 2008).
- 2.2 The site of the farmstead is documented from the medieval period. It is probable that the present Greendale Farm occupies the site of an early messuage or farmhouse. The present farmhouse is a traditional cob-built building with elements from the 18th century. It was rebuilt and extended in the 19th century. The outbuildings date to the latter half of the 19th century or later.

### 3. AIMS AND OBJECTIVES

- 3.1 The general objective of the building recording survey is to preserve by record the historic farmhouse structure prior to its loss during the proposed development. The specific objective of the survey is to identify and record any significant structural elements of the farmhouse not previously identified (e.g. structural elements hidden by later build), thereby supplementing and enhancing the analysis presented in the previous assessment (Richard K Morriss & Associates 2008).
- 3.2 The general objectives of the watching brief are:
- to monitor the development groundworks, and to identify, investigate and record any significant buried archaeological deposits/features thus revealed;
  - at the conclusion of the project, to produce an integrated project archive and a report setting out the watching brief results and the archaeological conclusions that can be drawn from the recorded data.
- 3.3 If significant archaeological remains are identified, then the report will make reference to the *South West Archaeological Research Framework* (Somerset County Council 2007) so that the remains can, if possible, be placed within their local and regional contexts.

### 4. METHODOLOGY

- 4.1 The required works will comprise:
- a historic building recording survey; and
  - an archaeological watching brief
- 4.2 The methodologies for both of these aspects of the works are set out below.
- Building recording survey***
- 4.3 The survey will be carried out in accordance with *Understanding Historic Buildings: a Guide to Good Recording Practice* (Historic England 2016). The survey will be broadly comparable to the requirements of a Level 2/3 survey.
- 4.4 The work will comprise on-site observation during the demolition phase, with reporting being compiled during and subsequent to demolition.
- 4.5 No further pre-commencement work will be carried out, as the previous assessment (Richard K Morriss & Associates 2008) provides detailed analysis of the extant buildings. The information included in the previous assessment will be utilised in the production of the historic building recording report (see Sections 6).
- 4.6 The survey work during the demolition phase will record any historic fabric revealed by the alterations. Site visits will be agreed in advance and in accordance with the construction timetable, and will be revised as necessary during the works



programme. Areas requiring observation by the CA historic buildings consultant will be identified and updated as required. DCCHET will be kept informed of the current programme.

4.7 The key elements of the work will comprise attendance by the CA historic buildings consultant during works which may reveal historic building fabric. The following will be compiled:

- a sketch drawn record;
- a photographic record; and
- a written record.

4.8 The drawn record will include:

- a site plan showing the locations of the farmhouse and associated standing buildings;
- a plan identifying the locations and directions of accompanying photographs;
- a sketch plan showing any other details of layout not captured on the above.

4.9 The scope of the work does not include new measured survey.

4.10 A digital photographic record will be compiled. A digital SLR (with a sensor of a minimum of 18 megapixels) will be used to capture all images. The standard and guidance given in Historic England's *Digital Image Capture and File Storage* (July 2015) will be followed. Lenses will be chosen to reflect the requirements of the particular feature being recorded. A compact digital camera may also be utilised for more general shots and working shots.

4.11 The photographic record will include:

- views of any revealed historic fabric of heritage value;
- general views of the farmhouse in its farmstead setting; and
- views of the overall appearance of the principal rooms and circulation areas.

4.12 Images will be saved in RAW or TIFF format. At the current time, TIFF formatting is regarded as the best format for archiving, although advice will be taken from the archive depository (see Section 6) prior to completion of the project. Some files may be converted to .jpeg format for use in the report, but original RAW or TIFF versions will be maintained in the project archive.

4.13 The written record will include:

- the building location;
- the date of the record and the name of the recorder;
- a brief summary of the building's type and purpose, historically and at present;
- a brief summary of building materials and possible dates; and

- a summary of the building's form, function, and sequence of development, as well as any discernible associations with architects, builders, patrons and owners.

4.14 The existing assessment report (Richard K Morriss & Associates 2008) provides sufficient documentary material on the history and development of the house. However, online historic mapping will be utilised if and as required during the project.

#### ***Archaeological watching brief***

4.15 The watching brief will comprise the observation by a competent archaeologist of all intrusive groundworks associated with the proposed development.

4.16 Non-archaeologically significant deposits will be removed by the groundworks contractors under archaeological supervision. Where practical, mechanical excavators will be fitted with toothless grading buckets, although toothed buckets and breakers may be used if necessary to remove difficult deposits.

4.17 If archaeological features/deposits are exposed, then construction groundworks in the affected area(s) will be temporarily halted so that the monitoring archaeologist is given sufficient time to investigate and record those features to an appropriate standard.

4.18 If archaeological features/deposits are encountered, they will be planned and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*. Each context will be recorded on a pro-forma context sheet by written and measured description. Principal deposits will be recorded by drawn plans (scale 1:20 or 1:50, or electronically using Leica GPS, as appropriate) and drawn sections (scale 1:10 or 1:20, as appropriate). Should detailed feature planning be undertaken using GPS, this will be carried out in accordance with *CA Technical Manual 4: Survey Manual*. Photographs (digital colour) will be taken as appropriate.

4.19 All exposed archaeological features will be investigated. As a minimum, the following excavation strategy will be employed (where reasonably practical considering the nature of the groundworks and where permitted by health and safety considerations):

- small discrete features will be fully excavated (i.e. each such feature will be 100% excavated);
- larger discrete features will be half-sectioned (i.e. each such feature will be 50% excavated);
- long linear features will be sample-excavated along their lengths, with the excavations distributed both along the exposed length of any such features and to investigate any terminals, junctions or relationships with other features;
- where possible, the investigation of any features at the edge of excavations should include hand cleaning of the trench sides either side of the feature, for a distance of at least 1m from the feature edge, for the identification and recording

of remnant bank deposits or other associated deposits and to record and gain an understanding of the overlying stratigraphy.

- 4.20 In the event of archaeological deposits being found for which the resources allocated are not sufficient to support excavation and recording to a satisfactory and proper standard, or which are of sufficient significance to merit an alternative approach such as contingency excavation, DCCHET and Mr T Adams will be contacted immediately. Destructive work in the affected area(s) will cease until agreement has been reached on an appropriate archaeological response.
- 4.21 In the event that no significant archaeology is observed across a representative proportion of the site, then it may be possible to call off the watching brief prior to the completion of the development groundworks. The decision to call off the watching brief must be approved in writing by DCCHET before it can be enacted.

#### *Artefacts*

- 4.22 Artefacts will be recovered and retained for processing and analysis in accordance with *CA Technical Manual 3: Treatment of Finds Immediately after Excavation*. Artefacts from topsoil, subsoil and unstratified contexts will normally be noted but not retained, unless they are of intrinsic interest. All artefacts from stratified excavated contexts will be collected, except for large assemblages of post-medieval or modern material. Such material may be noted and not retained or, if appropriate, a representative sample may be collected and retained.

#### *Environmental remains*

- 4.23 Due care will be taken to identify deposits which may have environmental potential and, where appropriate, a programme of environmental sampling will be initiated. This will follow the guidelines outlined in *Environmental Archaeology: A guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation* (English Heritage 2011) and *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples for Archaeological Sites*. The sampling strategy will be adapted for the specific circumstances of this site, in close consultation with the CA Environmental Officer.
- 4.24 Sample processing will be undertaken in conjunction with the relevant specialist(s). Flotation or wet sieve samples will be processed to 0.25mm. More specialist samples, such as those for pollen, will be prepared by the relevant specialists.
- 4.25 Further details of the general sampling policy and the methods of taking and processing specific sample types are contained within *CA Technical Manual 2: The Taking and Processing of Environment and Other Samples from Archaeological Sites*.

#### *Treasure*

- 4.26 Upon discovery of treasure, CA will notify DCCHET and Mr T Adams immediately. CA will comply fully with the provisions of the Treasure Act 1996 and the Code of Practice referred to therein. Findings will be reported to the Coroner within 14 days.

*Human remains*

- 4.27 Where archaeological human remains are encountered, these will not be excavated unless their disturbance by the development is unavoidable. Where disturbance is unavoidable, or where full exhumation of the remains is otherwise deemed necessary, this will be conducted following the provisions of the Coroner's Unit in the Ministry of Justice. All excavation of human remains and associated post-excavation processes will be in accordance with the standards set out in *CIfA Technical Paper No 7: Guidelines to the Standards for recording Human Remains* (CIfA 2004).

**5. PROJECT STAFF**

- 5.1 This project will be under the management of Derek Evans, MCIfA, Project Manager, CA. The monitoring archaeologist and historic buildings consultant will be drawn from CA's core team of appropriately qualified and experienced staff.
- 5.2 The Project Manager will direct the overall conduct of the watching brief as required during the period of fieldwork. Day-to-day responsibility will, however, rest with the monitoring Archaeologist.
- 5.3 Specialists who may be invited to advise and report on specific aspects of the project as necessary are:

<b>Ceramics</b>	Henrietta Quinnell (freelance) John Allan (freelance) Jacky Sommerville (CA) Ed McSloy (CA)
<b>Metalwork</b>	Ed McSloy (CA)
<b>Flint</b>	Jacky Sommerville (CA)
<b>Animal bone</b>	Andy Clarke (CA) Matty Holmes (freelance)
<b>Human bone</b>	Sharon Clough (CA)
<b>Environmental remains</b>	Sarah Wyles (CA)

- 5.4 Depending upon the nature of the deposits and artefacts encountered, it may be necessary to consult other specialists not listed here. A full list of specialists currently used by CA is contained within Appendix A.

**6. POST-EXCAVATION, ARCHIVING AND REPORTING*****Reporting***

- 6.1 A single combined illustrated typescript report will be compiled on the building recording survey and watching brief results. This report will include:
- a summary of the project background;
  - a description and illustration of the site location;
  - a methodology of the works undertaken;

- a description of the project results;
  - an interpretation of the results in the appropriate context;
  - a summary of the contents of the project archive and its location;
  - a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
  - a plan showing the locations of the monitored groundworks;
  - detail plans of each monitored area in which archaeological features were present. These plans will include adequate OD spot height information. Plans will be at an appropriate scale to allow the nature of the features to be shown and understood. Plans will show orientation in relation to north. Plans will show section drawing locations;
  - section drawings of archaeological features. Sections will include OD heights and will be at scales appropriate to the stratigraphic detail to be shown. Sections will show the orientation of the drawings in relation to north/south/east/west;
  - photographs showing significant archaeological features and deposits that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustrations' captions;
  - a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles, with interpretation;
  - specialist assessment or analysis reports, where undertaken.
- 6.2 The report will refer to the research, analysis and conclusions of the previous assessment (Richard K Morriss & Associates 2008) but will not reproduce it wholesale. The emphasis of the report will be on any additional historical or architectural information gleaned from the observation of the building demolition.
- 6.3 The draft report will be issued within three months of the confirmed completion of the archaeological fieldwork. All reports (draft and final) will be issued in pdf format to Mr T Adams and DCCHET.
- 6.4 A summary of information from the watching brief (including a copy of the final report) will be entered onto the OASIS online database of archaeological projects in Britain (OASIS ID: cotswold2-368831). A digital copy of the final report will also be made available for public viewing via Cotswold Archaeology's *Archaeological Reports Online* web page (<http://reports.cotswoldarchaeology.co.uk>).
- 6.5 As the limited scope of this work is likely to restrict its publication value, it is anticipated that only a short publication note will be produced, suitable for inclusion within an appropriate local archaeological journal (anticipated to be the *Devon Archaeological Society Proceedings*). This note will be submitted to the journal within 12 months of the confirmed completion of the archaeological fieldwork at the site.
- Archive**
- 6.6 An ordered, indexed and internally consistent site archive will be prepared and deposited in accordance with *Archaeological Archives: A Guide to Best Practice in*

*Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum 2007) and guidelines of the Royal Albert Memorial Museum (RAMM), Exeter.

- 6.7 The archive will consist of two elements: the material (finds) archive and the digital archive. Both elements of the archive will be transferred for long-term curation to recognised, accredited or trusted repositories. DCCHET will be notified once both the material and digital archives have been deposited. Deposition will take place within six months of the confirmed completion of all phases of archaeological fieldwork at the site.
- 6.8 In the event that no significant archaeological features are identified during the archaeological works, then an archive will not be prepared. The results of the fieldwork will be held by DCCHET in the form of the report submitted by CA and the creation of an OASIS entry (including an uploaded copy of the final report).

#### ***The material (finds) archive***

- 6.9 The Royal Albert Memorial Museum (RAMM), Exeter, will be contacted to obtain an accession number and agree conditions for deposition. The accession number will be quoted in all reports.
- 6.10 Items in the material archive will be cleaned (or otherwise treated) ordered, recorded, packed and boxed in accordance with the RAMM's deposition standards.
- 6.11 Archaeological finds resulting from the investigation will be deposited with the RAMM, subject to the agreement of the landowner. Written agreement from the landowner to transfer title of all items in the material archive to the receiving museum will be obtained at the earliest possible opportunity, where possible. Any artefacts that the RAMM do not wish to retain will be offered to the landowner; if not claimed by the landowner, they will be discarded or added to teaching/reference collections.
- 6.12 In the event that ownership of any or all of the finds is to remain with the landowner, provision and agreement will be made for the time-limited retention of the material and its full analysis and recording by appropriate specialists.

#### ***The digital archive***

- 6.13 The collecting museums in Devon require that digital archives are transferred into the care of a trusted digital repository. The digital archive will consist of:
- all born-digital data (images, survey data, digital correspondence, site data collected digitally etc.) and;
  - digital copies made of all other relevant written and drawn data produced and/or collected during fieldwork – i.e. the primary record, comprising (as appropriate):
    - context records and indices;
    - sample sheets and indices;
    - finds records and indices;
    - site drawings and indices (including any relevant sketches or notes that aid the interpretation and understanding of the site and its recording); and

- any relevant information undertaken as part of the post-excavation assessment or analysis.

6.14 The digital archive will be deposited with the Archaeology Data Service (ADS) and thus made publicly accessible, in accordance with the *National Planning Policy Framework* (MHCLG 2019). The digital archive will be compiled in accordance with the *ADS Guidelines for Depositors*.

#### ***Disposal of the primary hardcopy records***

6.15 The primary paper record archive will be offered to the RAMM prior to disposal, in case the museum wishes to retain the hardcopy archive to accompany the artefactual material (for example, where the programme of archaeological works involves the investigation and analysis of regionally/nationally significant archaeological and/or artefactual deposits).

6.16 If the hardcopy archive is not required by the RAMM (and once the digital archive has been transferred to the ADS), CA will retain, disperse or dispose of the primary hardcopy items as appropriate. If disposal of the primary record is undertaken it will be securely shredded.

## **7. HEALTH AND SAFETY**

7.1 CA will conduct all works in accordance with the Health and Safety at Work Act 1974 and all subsequent health and safety legislation, as well as CA's health and safety and environmental policies and the *CA Safety, Health and Environmental Management System* (SHE). A site-specific Project Health and Safety Plan (form SHE 017) will be produced prior to commencement of fieldwork.

## **8. INSURANCES**

8.1 CA holds Public Liability Insurance to a limit of £10,000,000 and Professional Indemnity Insurance to a limit of £10,000,000.

## **9. MONITORING**

9.1 DCCHET will be kept apprised of the project programme so that there will be opportunities to visit the site and check on the quality and progress of the work.

## **10. QUALITY ASSURANCE**

10.1 CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (RO Ref. No. 8). As a RO, CA endorses the *Code of Conduct* (CIfA 2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (CIfA 2014). All CA Project Managers hold Member status within the CIfA.

- 10.2 CA operates an internal quality assurance system in the following manner: projects are overseen by a Project Manager, who is responsible for the quality of the project. The Project Manager reports to the Chief Executive, who bears ultimate responsibility for the conduct of all CA operations. Matters of policy and corporate strategy are determined by the Board of Directors and, in cases of dispute, recourse may be made to the Chairman of the Board.

## 11. PUBLIC ENGAGEMENT, PARTICIPATION AND BENEFIT

- 11.1 It is not anticipated that this project will afford opportunities for public engagement or participation during the course of the fieldwork. However, the watching brief results will be made publicly available on the ADS and CA websites, as set out in Section 6.

## 12. STAFF TRAINING AND CPD

- 12.1 CA has a fully documented mandatory Performance Management system for all staff which reviews personal performance, identifies areas for improvement, sets targets and ensures the provision of appropriate training within CA's adopted training policy. In addition, CA has developed an award-winning Career Development Programme for its staff, which ensures a consistent and high quality approach to the development of appropriate skills.
- 12.2 As part of the company's requirement for continuing professional development, all members of staff are also required to maintain a Personal Development Plan and an associated log which is reviewed within the Performance Management system.

## 13. REFERENCES

British Geological Survey 2019 *Geology of Britain Viewer* <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> Accessed 2 October 2019

Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework*

Richard K Morriss & Associates 2008 *Greendale Farm, Clyst St Mary, Devon: An Architectural and Archaeological Analysis*

Somerset County Council 2007 *The Archaeology of South West England: South West Archaeological Research Framework – Resource Assessment and Research Agenda*



**APPENDIX A: COTSWOLD ARCHAEOLOGY SPECIALISTS*****Ceramics***

Neolithic/Bronze Age	Ed McSloy BA MCIFA (CA) Emily Edwards (freelance) Dr Elaine Morris BA PhD FSA MCIFA (University of Southampton)
Iron Age/Roman (Samian) (Amphorae stamps)	Ed McSloy BA MCIFA (CA) Kayt Marter Brown BA MSc MCIFA (freelance) Gwladys Montell MA PhD (freelance) Dr David Williams PhD FSA (freelance)
Anglo-Saxon	Paul Blinkhorn BTEch (freelance) Dr Jane Timby BA PhD FSA MCIFA (freelance)
Medieval/post-medieval	Ed McSloy BA MCIFA (CA) Kayt Marter Brown BA MSc MCIFA (freelance) Stephanie Ratkai BA (freelance) Paul Blinkhorn BTEch (freelance) John Allan BA MPhil FSA (freelance)
South West	Henrietta Quinnell BA FSA MCIFA (University of Exeter)
Clay tobacco pipe	Reg Jackson MLitt MCIFA (freelance) Marek Lewcun (freelance)
Ceramic building material	Ed McSloy MCIFA (CA) Dr Peter Warry PhD (freelance)

***Other finds***

Small finds	Ed McSloy BA MCIFA (CA)
Metal artefacts	Katie Marsden BSc (CA) Dr Jörn Schuster MA DPhil FSA MCIFA (freelance) Dr Hilary Cool BA PhD FSA (freelance)
Lithics (Palaeolithic)	Ed McSloy BA MCIFA (CA) Jacky Sommerville BSc MA PCIFA (CA) Dr Francis Wenban-Smith BA MA PhD (University of Southampton)
Worked dtone	Dr Ruth Shaffrey BA PhD MCIFA (freelance) Dr Kevin Hayward FSA BSc MSc PhD PCIFA (freelance)
Inscriptions	Dr Roger Tomlin MA DPhil, FSA (Oxford)
Glass	Ed McSloy MCIFA (CA) Dr Hilary Cool BA PhD FSA (freelance) Dr David Dungworth BA PhD (freelance; English Heritage)
Coins	Ed McSloy BA MCIFA (CA) Dr Peter Guest BA PhD FSA (Cardiff University) Dr Richard Reece BSc PhD FSA (freelance)
Leather	Quita Mould MA FSA (freelance)
Textiles	Penelope Walton Rogers FSA Dip Acc. (freelance)
Iron slag/metal technology	Dr Tim Young MA PhD (Cardiff University) Dr David Starley BSc PhD
Worked wood	Michael Bamforth BSc MCIFA (freelance)

**Biological remains**

Animal bone	Dr Philip Armitage MSc PhD MCIFA (freelance) Dr Matilda Holmes BSc MSc ACIFA (freelance)
Human bone	Sharon Clough BA MSc MCIFA (CA)
Environmental sampling	Sarah Wyles BA PCIFA (CA) Sarah Cobain BSc MSc ACIFA (CA) Dr Keith Wilkinson BSc PhD MCIFA (ARCA)
Pollen	Dr Michael Grant BSc MSc PhD (University of Southampton) Dr Rob Batchelor BSc MSc PhD MCIFA (QUEST, University of Reading)
Diatoms	Dr Tom Hill BSc PhD CPLHE (Natural History Museum) Dr Nigel Cameron BSc MSc PhD (University College London)
Charred plant remains	Sarah Wyles BA PCIFA (CA) Sarah Cobain BSc MSc ACIFA (CA)
Wood/charcoal	Sarah Cobain BSc MSc ACIFA(CA) Dana Challinor MA (freelance)
Insects	Enid Allison BSc D.Phil (Canterbury Archaeological Trust) Dr David Smith MA PhD (University of Birmingham)
Mollusca	Sarah Wyles BA PCIFA (CA) Dr Keith Wilkinson BSc PhD MCIFA (ARCA)
Ostracods and foraminifera	Dr John Whittaker BSc PhD (freelance)
Fish bones	Dr Philip Armitage MSc PhD MCIFA (freelance)
<b>Geoarchaeology</b>	Dr Keith Wilkinson BSc PhD MCIFA (ARCA)
Soil micromorphology	Dr Richard Macphail BSc MSc PhD (University College London)
<b>Scientific dating</b>	
Dendrochronology	Robert Howard BA (NTRDL Nottingham)
Radiocarbon dating	SUERC (East Kilbride, Scotland) Beta Analytic (Florida, USA)
Archaeomagnetic dating	Dr Cathy Batt BSc PhD (University of Bradford)
TL/OSL dating	Dr Phil Toms BSc PhD (University of Gloucestershire)
<b>Conservation</b>	Karen Barker BSc (freelance) Pieta Greaves BSc MSc ACR (Drakon Heritage and Conservation)

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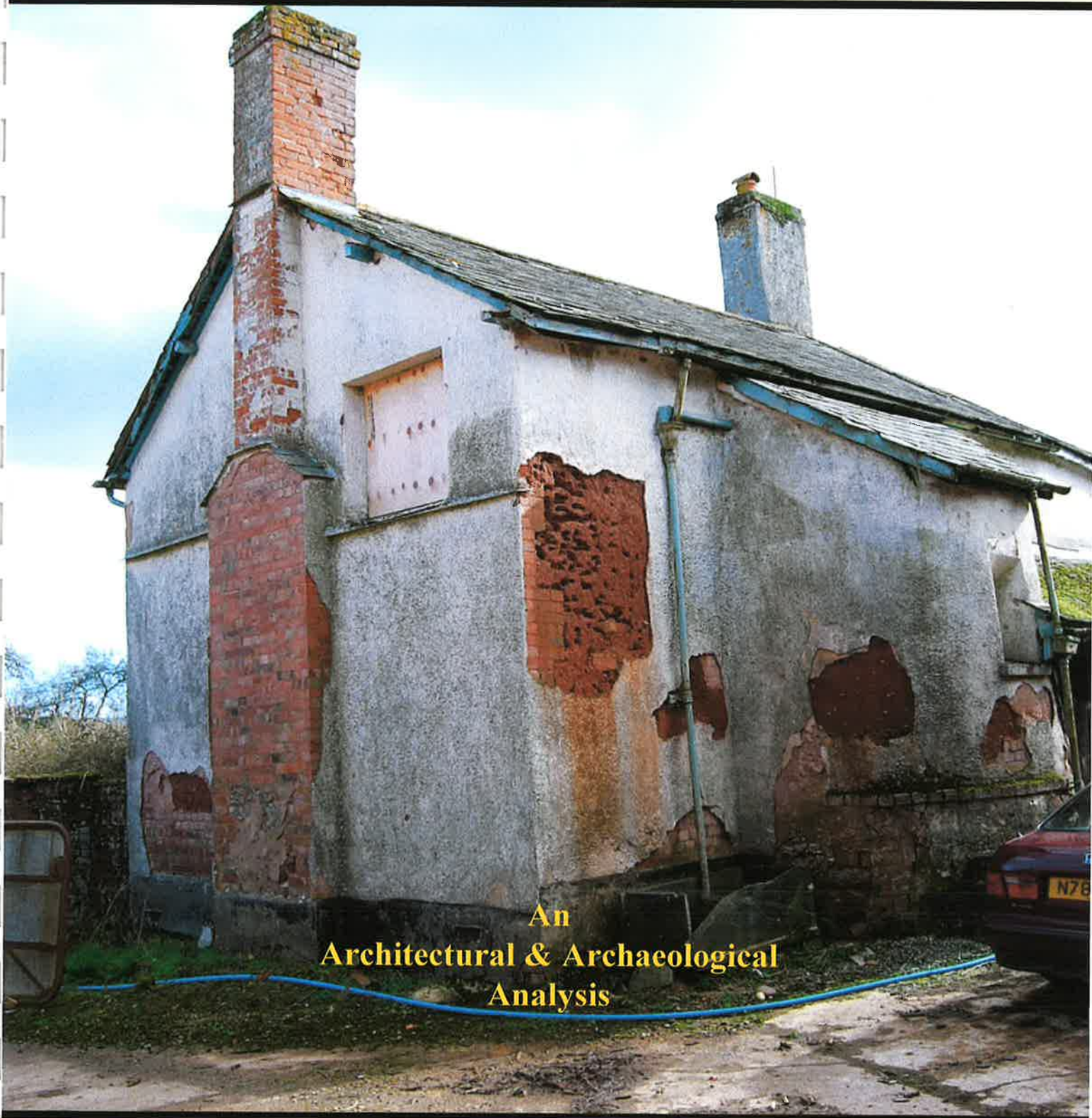
e: [enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)



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## APPENDIX 2: RICHARD MORRISS HERITAGE ASSESSMENT

**Greendale Farm  
Clyst St. Mary  
Devon**



**An  
Architectural & Archaeological  
Analysis**

**December 2008**

***Mercian Heritage Series No.373***

**RICHARD K MORRIS & ASSOCIATES - HISTORIC BUILDINGS CONSULTANTS  
BROMLOW HOUSE BROMLOW SHROPSHIRE SY5 0EA**

**Greendale Farm  
Clyst St. Mary  
Devon  
NGR: SY 000 899**

**An  
Architectural and Archaeological  
Assessment**

**Text**  
Richard K Morriss *MA(Hons) MSocSc*  
**Assistants**  
R Lucy  
R Little

December 2008  
Mercian Heritage Series No.426

**Greendale Farm  
Clyst St. Mary  
Devon  
NGR: SY 000 899**

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**Greendale Farm**  
**Clyst St. Mary**  
**Devon**  
NGR: SY 000 899

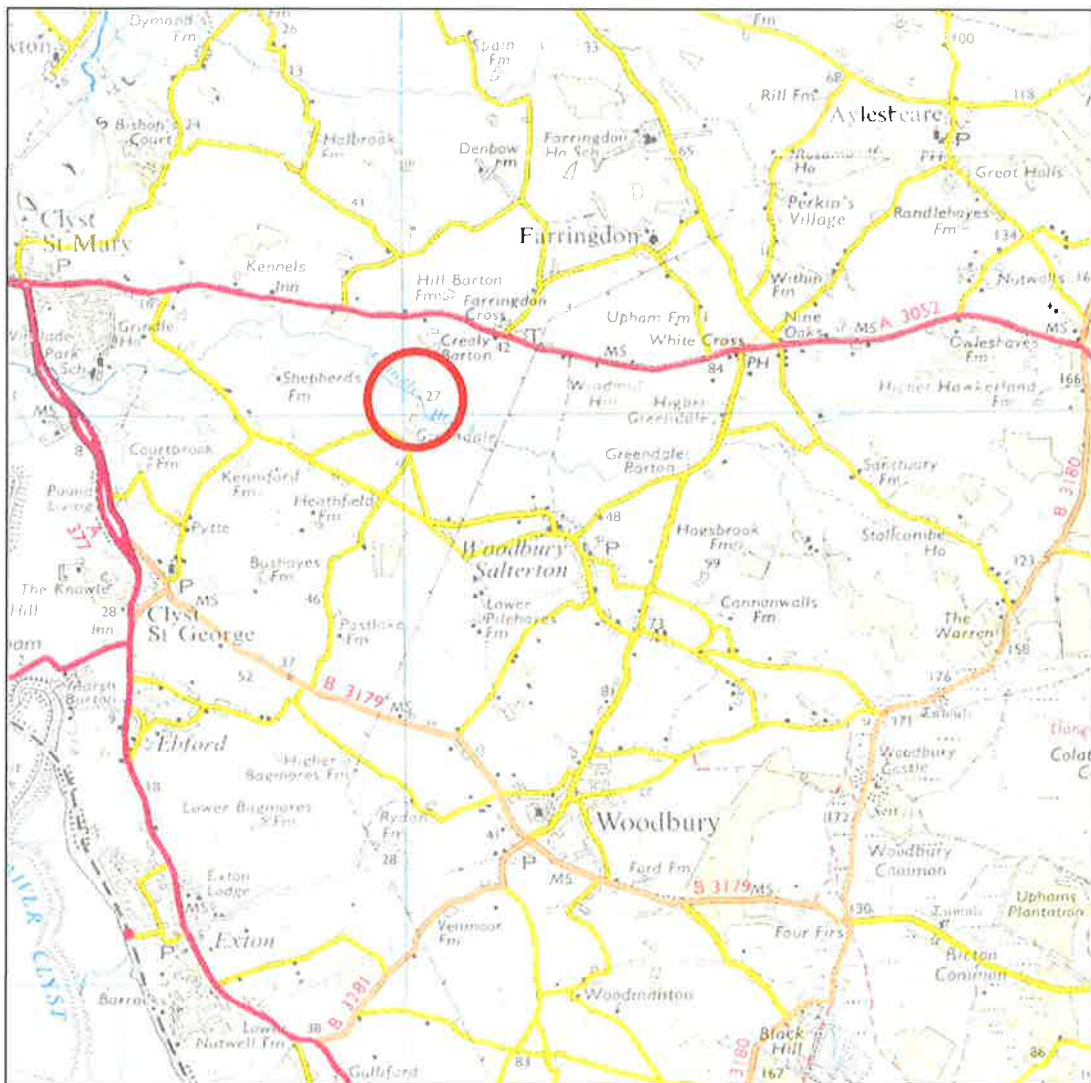


Fig.1: Location plan of Greendale Farm  
(Crown Copyright, OS licence: 100048008)



**Greendale Farm  
Clyst St. Mary  
Devon  
NGR: SY 000 899**

***Summary***

*Greendale Farm, Clyst St. Mary, is set in a lovely part of east Devon a little to the east of Exeter. It comprises a much-altered cob-built farmhouse and an attractive collection of mainly brick-built late-19<sup>th</sup> century farm buildings, none of which are listed. These include a threshing barn, stables and cow houses, and an unusual piggery complex in the middle of the farmyard.*

**1. Introduction**

Greendale Farm is now largely redundant, and most of its buildings, including the farmhouse, are empty and deteriorating. There are proposals to redevelop the site, utilising the more interesting buildings on it, and the necessary planning consents included archaeological conditions.

Cotswold Archaeology were commissioned to undertake a Desk Based Assessment of the site and its archaeological potential and they, in turn, sub-contracted this Consultancy to undertake an archaeological and architectural assessment of the standing buildings within the farmstead.

This has been done to the current Level 2/3 standard as set out in the latest English Heritage guidance.<sup>1</sup> This work was undertaken on two occasions during 2008.

**1.1 Report Format**

The report format is quite simple. After this brief introduction there is an outline history of the site and of the farm (Section 2). That is followed by a brief section on building identification and then the description and discussion of the buildings in question split into two sections.

Section 4 is concerned with the farmhouse and Section 5 the farmhouse buildings. Section 6 is a short conclusion, Section 7 a list of the references used in the report, and Section 8 contains a selection of survey drawings provided by the client and also by the Consultancy.

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<sup>1</sup> English Heritage, 2006, *Understanding Historic Buildings: A Guide to Good Recording Practice*, 14



Pl.1: The setting of Greendale Farm; the farmhouse is on the left of Greendale Lane, which continues as a green road to a ford across the Grindle Brook.



Pl.2: The relationship between the farmhouse, left, and the farmstead, looking west. Just behind the house is the gable end of the threshing barn and beyond that, the remains of the piggery complex. On the right is the row of the other farm buildings.

## **2. Setting and Outline History**

### **2.1 Clyst St. Mary**

The small hamlet of Greendale lies on the northern edge of the parish of Clyst St. Mary, one of several 'Clyst' villages strung along the small river of that name just to the east of Exeter in the easternmost portion of Devon.

Clyst St. Mary is mentioned in the Domesday Book of 1086 – though entries are confusing as it is listed as one of several *Clistes* all as yet lacking their identifying later suffixes.<sup>2</sup>

At the end of the Saxon period it had been held by Vigot, presumably a Saxon, but after the Norman Conquest had come into the possession of the Bishop of Coutances and was worth 60 shillings a year.<sup>3</sup>

The parish church, dedicated to St. Mary, has been radically rebuilt but is thought to date back in parts to the 13<sup>th</sup> century. For much of the time the parish belonged to the le Blund family.

Clyst St. Mary appears to have had a fairly uneventful history, with the exception of a brutal event that took place in 1549. Earlier in that year there was great unrest in the West Country, largely because of the imposition by the Church of England of the new English prayer book.

Small rebellions developed in various parts of the region. In the most serious, a rebel force several thousand strong attempted to take Exeter. It was subsequently defeated on the heath near Clyst St. Mary by government forces and many people – including villagers – were killed during the fighting or executed in its aftermath.<sup>4</sup>

Subsequently the history of both the parish and of Greendale appears to have been rather more peaceful. In 1850 it was described in White's *Devonshire Directory* as 'a small parish and scattered village...in the vale of the small river Clyst' with a population of just 197 souls.

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<sup>2</sup> Williams, A, & Martin, G H, 2002, *Domesday Book: A Complete Translation*, 284

<sup>3</sup> *ibid.*

<sup>4</sup> see e.g. Williams, P, 1995, *The New Oxford History of England: The Later Tudors*, 54

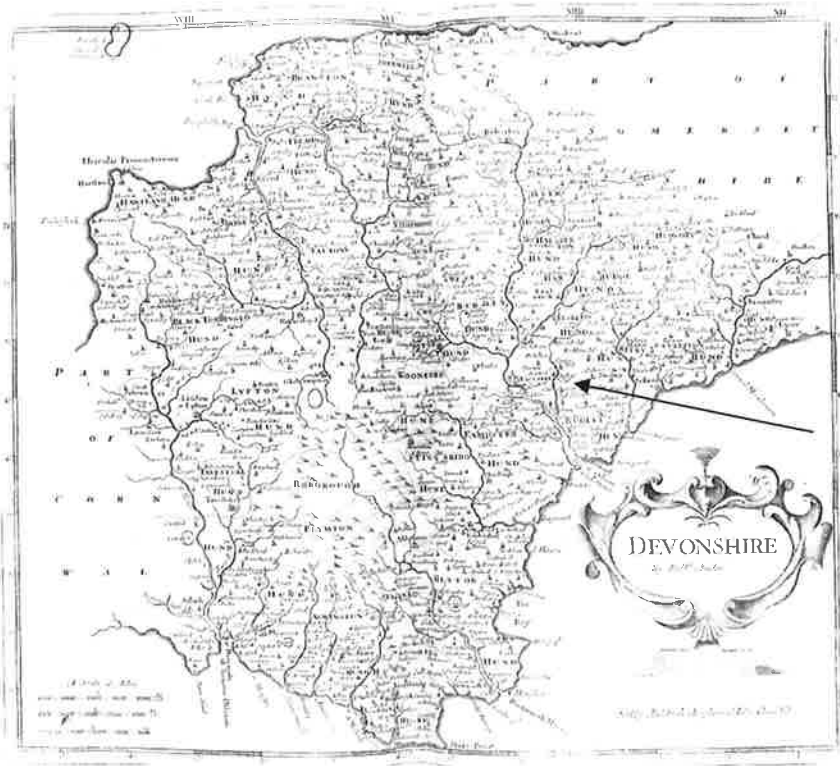


Fig.2: Clyst St. Mary, as shown on Robert Morden's 1695 map of Devonshire.

## 2.2 Greendale

The derivation of the name Greendale seems to be straightforward, evolving from the Old English *Grĕn-dæl* – ‘green valley’.<sup>5</sup> The valley, however, is not that of the Clyst but a tributary stream which takes its version of the name – the Grindle – from the valley in question. This flows just to the north of the site.

The brook appears to be mentioned as early as the 10<sup>th</sup> century, in a charter of the neighbouring estate on the north bank; however, that charter appears to have been a late-11<sup>th</sup> century forgery, though probably based on an earlier original.<sup>6</sup>

The charter also mentions the ‘old ford’ across the stream, assumed to be the one to the north of the farm by which the adjacent lane once crossed it.<sup>7</sup> This is of ‘long’ ford type, running along the stream for quite a distance before the other side is reached and is also virtually impassable for anything but tractors.

Clearly if the ford was already ‘old’ by the late-11<sup>th</sup> century, the lane leading to it was well established by that date too. There is, however, very little historical evidence of the earliest origins of Greendale itself.

<sup>5</sup> Ekwall, E, 1970, *The Concise Oxford Dictionary of English Place-Names*, 204

<sup>6</sup> Alcock, N A, 1971, ‘The Clystwicon Charter (Clyst St. Mary)’, *Report & Transactions of the Devonshire Association of the Advancement of Science, Literature & Art*, Vol.103, 25

<sup>7</sup> *Op. cit.*, 27



A possible Roman road passes not too far to the north of the site but no signs of Roman activity has been found in the immediate vicinity. It presumably formed part of Vigot's land in the late Saxon period and then part of the estate of the Bishop of Coutances – but it is not mentioned in the Domesday Survey.

In the latter part of the 13th century there is a curious reference to a borough and market being established at Greendale, but also known as Clyst St. Mary; this seems to have existed from about 1270 to 1276 as a prescriptive borough of which there are no further details.<sup>8</sup>

It is assumed that the present Greendale Farm occupies the site of any early large messuage or farmhouse in this hamlet and that it was replaced as the premier residence by Greendale House immediately to the south on higher ground.

That larger building is probably of early-19<sup>th</sup> century date and had become 'Greendale' by the end of the 1830's; by the time of the tithe map of 1839 the larger house was called Upper Greendale and the farmhouse, Lower Greendale – although it still was sometimes spelt 'Grindle' on old deeds and in the census returns.

By the start of the 19<sup>th</sup> century Greendale was the property of the Pidsley family and John Pidsley owned it in 1838. He may have been responsible for the construction of what is now Greendale House. *more likely extension of*

Marianne Pidsley, presumably his daughter, owned the property in 1843 but subsequently it was occupied by Elizabeth Pidsley, who lived there from at least 1851 until the 1870's. According to the census records, Elizabeth seems to have lived alone in the house, apart from servants, from the 1840's until the 1870's – by which time she was in her 80's. She is known to have founded a school for poor children at Woodbury.

Sometimes referred to as Upper Greendale or Little Greendale House, it and the estate then passed to an Irish peer, James Fitzwater Clifford Butler, Baron Dunboyne; his widow, Marion, Lady Dunboyne, bequeathed Greendale to her grandson, Arthur Peters, in 1914 but according to the local *Directories* was still living there until her death in 1919; Arthur Peter's widow lived in the house until 1939 and the family sold it in 1946 to Leonard Robshaw.

What is now known as Greendale Farm was often called Grindle in the 19<sup>th</sup> century and appeared as Lower Greendale in the Tithe map of 1839. In 1841 'Grindle' was occupied by Richard Moore, a farmer, and his family.<sup>9</sup> Ten years later Moore, then aged 77, was said to farm 112 acres at Lower Greendale and lived at the house with his wife, unmarried daughter and a 16 year old grandson.<sup>10</sup>

<sup>8</sup> Letters, S, 2008, *Gazetteer of Markets and Fairs in England and Wales to 1516* (at [www.history.ac.uk/cmh](http://www.history.ac.uk/cmh) accessed 26th September 2008

<sup>9</sup> HO 107/206/11

<sup>10</sup> HO 107/1866

Shortly afterwards he either retired or died and by the census of 1861 the farm, now called Greendale Farm, was occupied by another tenant farmer, Jonathan Ridler, though he only farmed 50 acres; also on the farm were his family, a farm labourer and William Gooding, a 9-year old described as a 'cow boy'.<sup>11</sup>

Ridler, then aged 53, still farmed 'Little Grindle Farm' twenty years later; the acreage of the farm had increased by then to 65 acres and three labourers also lived on the site.<sup>12</sup>

By 1891 Greendale Farm was the home of Thomas Robins and his wife Mary; Robins, unlike previous tenants, was described only as an 'agricultural labourer', possibly suggesting that the running of the farm had been taken 'in-house' by the Greendale Estate.<sup>13</sup>

This supposition is perhaps supported by the fact that in the 1897 *Directory* Robins is listed as 'farm bailiff to Lord Dunboyne' and was still listed as such in the 1901 census and in the local *Directories* up until at least 1906. It may also account for the indications of a major investment in the farm buildings in the latter part of the 19<sup>th</sup> century.

By 1914, however, the farm seems again to have become separately tenanted, the farmer then being John Pyne; Pyne later also farmed Shepherd's Farm and continued to farm both until the 1930's. By 1939 the Pyne family were only listed at Shepherd's Farm and Greendale Farm was farmed by William Cole.



The *circa* 1900 iron gate to the farmhouse.

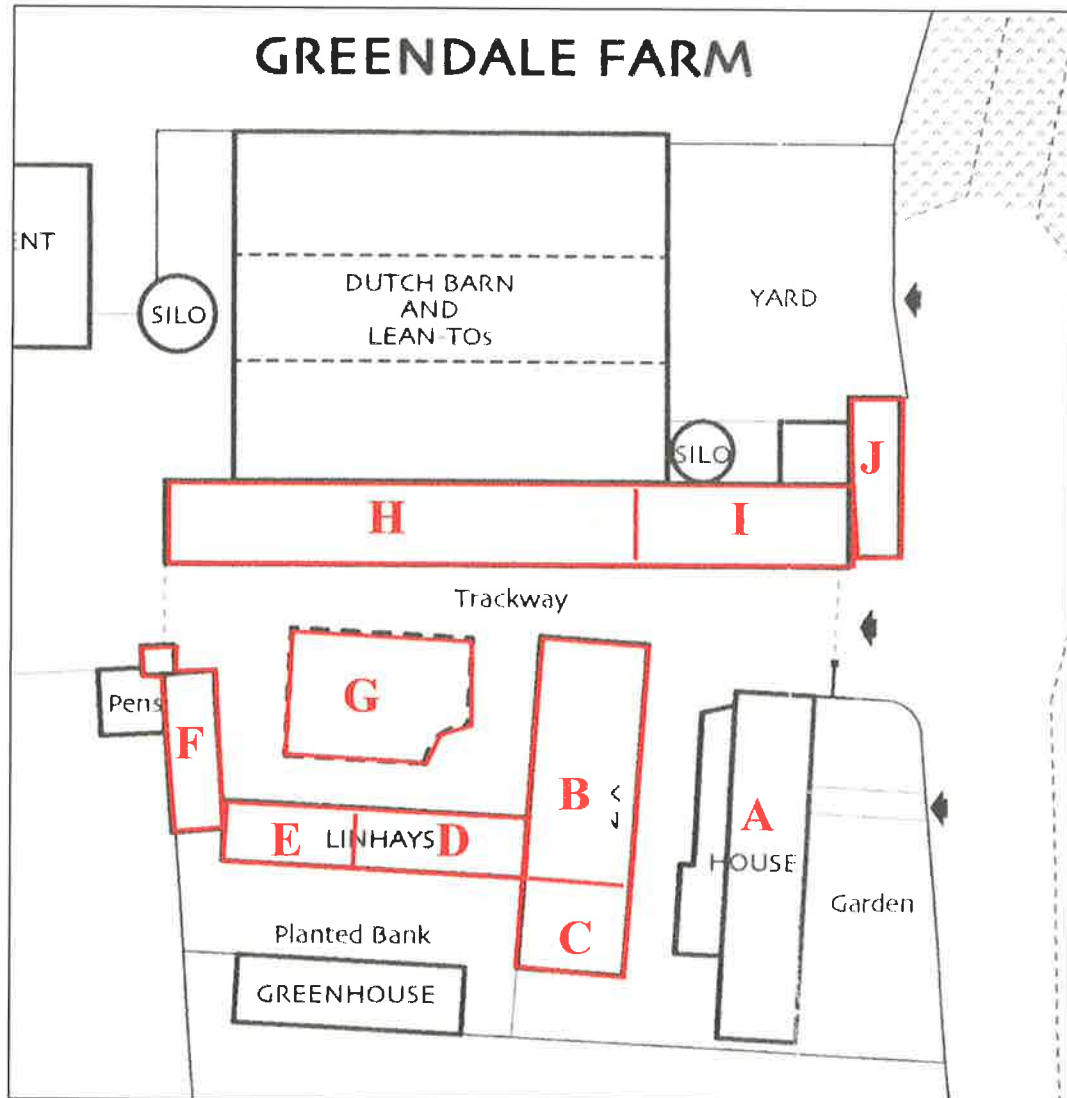
<sup>11</sup> RG9/1386

<sup>12</sup> RG11/242

<sup>13</sup> RG12/1679

### 3. Building Identification

The buildings studied in this report have been identified alphabetically and each will be dealt with in turn – the farmhouse in Section 5 and the farm buildings in Section 6. The basic building components have been identified as follows:



- Building A: The Farmhouse
- Building B: The Barn Range
- Building C: The Cart Shed
- Building D: The East Linhay
- Building E: The West Linhay
- Building F: The Western Shelters
- Building G: The Piggery complex
- Building H: The North-West Range
- Building I: The North-East Range
- Building J: The Modern Dairy

Fig.5: The basic building components (do not scale).



## **4. Building A: The Farmhouse**

### **4.1 Description**

Although the farmhouse is made up of several components, the largest, and main, section is a large rectangular two-storey structure which appears to be of two separate sections of different phases.

Attached to this main part of the farmhouse are various single storey additions of later date. Overall the main range is approximately 18.8m/61ft. 6ins. long, 6m/19ft. 6ins. wide and 4.2m/13ft. 9ins. to the eaves.

The junction between the two parts of this main range is towards the northern end of the farmhouse, and the two sections are, therefore, of quite different lengths despite being of the same width and height. There is a slight 'kink' in the footprint at the junction of the two builds, evident on the rear elevation and in the roof.

#### **4.1.1 The North Section**

The shorter northern section appears to be the earlier of the two main portions and is just 7.5m/24ft. 6ins. long. The substantial cross-wall that separates the two sections of the range is mostly made up of a large stack.

This is possibly the original external stack of the shorter north section and thus the cross wall could represent the original south gable wall of what would have been a fairly small building.

##### **4.1.1.01 The Exterior**

This section is built of cob but clearly the cob is in very poor condition and has been for many years, as indicated by the degree of patching and under-building in brick visible where the thick external render covering has fallen away from the wall.

##### *The East Wall*

The east wall forms the northern part of the main east, or entrance, front of the farmhouse, facing Greendale Lane. It is of two symmetrical bays. The doorway occupies the left-hand ground floor bay and is the main entrance into the house. It is protected by a glazed timber-porch of late-19<sup>th</sup> or early-20<sup>th</sup> century date.

The doorway is square headed and fairly plain, containing a flush six panelled door hung on butt-hinges. To the right of the doorway is a recessed window opening containing a two light casement window. Above the doorway and this window there are further two-light casements of the same design.



Pl.3: The northern end of the east elevation of the farmhouse; the porch protects the main entrance into the property, which is within the shorter northern section.



Pl.4: The fairly simple front door of the farmhouse, also showing the inside of the porch and the tiled floor of the entrance hall.



Pl.5: The rear, or west, elevation of the northern portion of the farmhouse, showing the semi-circular projection and the condition of the cob.

### *The West Wall*

Much of the west wall is obscured by a circular projection, possibly once a stair outshot, and the rear porch. Reached from inside the latter structure is the rear doorway into the house through the west wall, directly opposite the front door on the east side.

The present door is a plank door hung on strap hinges, but this is set in a slightly narrowed opening. The broader opening has slightly rounded reveals in the cob and a square head.

The possible stair turret is semi-circular in plan and also built of cob, though repaired in brick and in stone. Externally there is a projecting string course of brick headers, probably inserted, approximately 1.10m/3ft. 7ins. above ground level.

The only opening visible externally is a small vent lighting its ground floor. This is roughly square, the external height being larger than that of the actual opening; the section between has a splay.

It is impossible to assess if the structure bonds into the main side wall of the building. It is topped by a slated plain lean-to roof which butts against the main wall just below the eaves.

### *The North Gable Wall*

The north gable wall has been heavily altered. Although originally of cob construction, the lowest section, up to a height of about 800mm, has been refaced in brick, topped by a thin layer of slate presumable to act as a damp course. The bricks were covered in render with the rest of the elevation. They appear to be machine-made pale reds, probably of early to mid-20<sup>th</sup> century date. Fallen render also shows that they have also been used at the north-western corner as structural quoins.

Projecting from the gable wall is a rebuilt chimney stack. Up to about the level of the eaves this has been rebuilt in a similar kind of machine-made brick as that used in the re-facing of the cob.

Above that height, oddly, the brickwork of the 'shoulders' of the stack and of its chimney are slightly older and darker hand-made reds, perhaps of the mid-19<sup>th</sup> century.

There is only one opening in the gable wall, a window opening at first-floor level to the west, or right, of the stack. This contains another two-light timber casement virtually identical to those in the east wall.



Pl.6: The farmhouse from the north-east, showing the north gable and the rebuilt chimney stack.



Pl.7: Detail of the main chimney from the west, also showing the 'kink' in the roof structure between the two main sections of the farmhouse.

#### **4.1.1.02 The Roof & Chimneys**

The plain-gabled roof was difficult to access because of the internal ceilings but appears to consist of coupled rafters of no great antiquity, perhaps of the later-19<sup>th</sup> century. The roof is covered in slate. It is in the western slope of the roof structure that the distinct junction and slight 'kink' between the two main parts of the farmhouse is most evident.

The large stack on the cross-wall assumed to belong to this part of the house originally is topped by a tall, rendered, chimney. On the west slope there is an odd narrow continuation of the roof slope, in tile, to the flank of this chimney. The north gable chimney has already been discussed (*see above*).

#### **4.1.1.03 The Interior**

##### *The Ground Floor*

##### *The Entrance Hall*

The main front door in the east wall leads into the entrance-cum-stair hall. This has a floor of small red tiles set diamond-wise, with a plain border respecting the present parameters of the room – and the slightly projection of the stack in the south cross-wall. The character of the flooring suggests a late-19<sup>th</sup> to early-20<sup>th</sup> century date.

As well as the front and rear doorways leading into this area there are doorways in the cross-walls, diagonally opposed – at the east end of the northern cross-wall and the west end of the southern cross-wall. Both contain simple four-panelled doors in timber frames.

The steep boxed stairs rise in a single flight westwards against the northern cross wall, which seems to be of a single skin of brickwork, and have timber treads and a simply embellished stick balusters, probably machine carved. Beneath the stairs is a storage area reached through a plank door at the west end.

##### *The Sitting Room*

The ground-floor room to the north of the entrance hall has a slightly lower floor level but still a low lath-and-plastered ceiling. There is a low skirting board around the room but no cornice or picture rail.

The room is lit by the two-light casement window in the east wall, which is set in a splayed reveal that is almost full height. In the north wall is a glazed tile chimney piece, typical of the 1930's to 50's.



Pl.8: The entrance hall, looking west.



Pl.9: The northern, or sitting, ground-floor room, looking south-east; note the two-light casement and the four panelled door – standard patterns throughout the building.

### *The Stair Turret*

There is no visible access to the probable stair turret from within this section of the building, though there has clearly been a degree of re-line the internal walls which could have led to the obscuring of any such openings.

Access into the ground floor of the extension is through its south flank and the rear porch. The interior has been radically altered and lined out as a square, containing a modern WC. It is vented by the loop in the west side visible externally.

### *The First Floor*

#### *The Landing*

The stairs rise to a large landing area serving both parts of the farmhouse. There is an odd 'shelf' to the north of the stair at this point, indicating that the ground and first-floor cross-walls are not quite aligned – the latter presumably being of lath-and-studwork.

There is a doorway into a storage area in the lean-to rear porch to the west and a small partitioned off 'baffle' entry immediately to the north of the top of the stair providing access into the main first-floor room and a water tank area in the assumed stair tower to the west.

There are also doorways to the bathroom to the east (*see below*), and another through the southern cross-wall into the adjacent bedroom in the southern part of the farmhouse. The cross-wall to the west of the stack appears to be of lath-and-plastered studwork.

#### *The North Bedroom*

The doorway into the north bedroom has a standard pattern four panel door matching others in the house. The room is rectangular and full-width, apart from the section taken out of its south-western corner.

The room is lit by windows in the east and north walls and originally had a fireplace in the north wall. There is a low skirting board but no other fixtures or fittings of note; the low ceiling is of plain lath-and-plaster.

#### *The Bath Room*

The bathroom is at the east end of the landing, separated from it by a stud partition though which there is a doorway with a part-glazed four panelled door. The room has a relatively modern bath, is lit by a two-light casement in the east wall set into a splayed reveal, and has a low modern skirt and a lath-and-plaster ceiling.





Pl.10: The north first-floor bedroom, looking north-west.



Pl.11: The top of the semi-circular projection.

*The Stair Turret*

The top of the possible stair turret or out shot is now a low storage area with a plank door and a modern boarded floor containing the water tank. It does, however, have curved internal walls that are plastered and a sloping ceiling.



Pl.12: The stair landing area, looking south-east.

#### **4.1.2 The Southern Section**

The southern section is a longer rectangular structure, also built mainly of cob and covered in render. There are some substantial portions of brickwork, particularly in the south gable wall and by the southern window on the east side; these are places where render or internal plaster has fallen away and a fuller understanding of the fabric is not possible because of the survival elsewhere of such decorative finishes.

The two main cross walls are also of brick. This could indicate either that the brick and cob is contemporary or that the brickwork represents later alterations and repairs to the building.

##### **4.1.2.01 The Exterior**

###### *The East Elevation*

The east elevation forms the southern two-thirds of the main entrance front of the farmhouse, facing the lane. It is of three regular bays, with windows at each floor level.

The window openings all have flat heads, projecting sills, and contain two-light timber casements. There is some evidence of lath-and-plaster beneath the render skin above at least one of the ground floor windows, the significance of which is unclear.

###### *The West Elevation*

The rear, or west, elevation is partly obscured by the later Kitchen Extension and part of the rear porch. At the south-western corner, where render has fallen away, there are no indications of brick quoins low down in the wall, suggesting other quoins are later.

There are presently just two openings in this elevation, both windows. One is a three-light casement with fairly chunky timber frame at the southern end of the ground floor. The other is a two-light casement window on the first floor, roughly central to this portion of the building.

###### *The South Gable*

The south gable is partly obscured by the Dairy Extension at ground-floor level. The upper section, including the gable, is covered with slate hanging attached to timber battens, presumably a later addition.



Pl.13: The east elevation of the southern portion of the farmhouse.



Pl.14: The farmhouse from the south-west, with the kitchen extension to the left and the dairy extension on the extreme right. Note kink in roof.

#### **4.1.2.02 The Roof**

The plain gabled roof is plain slated and continues the basic profile and line of the roof of the Northern Section, although the kink between the two is fairly evident of the rear, or west, slope.

On the east side attempts were clearly made to minimise any differences between the two. Structurally, it appears to consist simply of coupled rafters supported on a single tier of machine-sawn purlins.



Pl.15: Part of the simple roof structure.

#### **4.1.2.03 The Interior**

##### ***The Ground Floor***

The ground floor is divided into three full width spaces by the two thin brick cross walls.

##### ***The Living Room***

The living room occupies the northern third of this part of the farmhouse and is accessed directly off the main entrance hall to the north and from the rear entrance hall to the south. The door to the latter space is an unusually wide one of six panels – consisting of two rows of three.

A stack projects in the eastern half of its north wall and it is lit by one of the two-light casements in the east wall. The room has a low plain skirting board and a simply moulded picture rail.

There are two cupboards in the west wall. The dimensions of the larger one to the northern end may have once been a window opening and has a pair of doors. The smaller one to the south has a pair of doors hung of 'H-shaped' hinges and has a delicate handle indicative of the late-18<sup>th</sup> or early-19<sup>th</sup> century. Superficially it looks like a spice cupboard, but is nowhere near the fireplace position.

The room is spanned by a substantial axial beam supporting the first-floor structure. This is chamfered but only apparently stopped at the southern end. At the northern end it, surprisingly, misses the large stack and is supported on the thinner section of the cross-wall instead. At the south end it has been supported in the past by iron straps.

##### ***The Rear Hall***

The rear hall of the farmhouse occupies the central section of the ground floor of this portion of it; its floor level is slightly higher than that of the living room. The doorway is in the rear, or west, wall and now leads into the kitchen extension. There are also strap-hung plank doors in each of the flanking cross walls.

The room is lit by a window in the east wall which has a simply chamfered reveal. The secondary stairs lead up to the first floor along the north side of this hall, beginning at the west side. These are plain boxed stairs with stick balusters and have a storage space beneath them; the quarry tile floor also runs into the below stair storage space.



Pl.16: The living room, looking north; the mid-20<sup>th</sup> century fireplace is in the large stack to the right and the cupboard on the left could be the site of an original window.



Pl.17: The south door of the living room and the small 'spice cupboard' type feature in the north wall next to it.

*The Dairy*

The south room of the farmhouse may have been the dairy. It is accessed off the Rear Hall and is also linked to the Dairy Extension to the south. The room has a quarry tile floor, slightly higher than that of the Rear Hall, a low plain skirting board and a lath-and-plaster ceiling. It is lit by windows in the east and west walls – the former virtually identical to the others on this elevation, the latter, unusually, of three lights instead of two.

The most distinct feature of the room is its slate shelving on brick piers against all but the south wall, presumably associated with the various dairying processes that were probably undertaken in this room.



Pl.18: The slate shelves on brick piers in the presumed dairy at the south end of the farmhouse. Note the three-light window in the rear wall and the quarry tile floor.



### ***The First Floor***

The rear stairs lead up to a short first-floor hallway against the east wall, formed by a stud partition. There are doorways at either end of this leading into the Middle and Southern Bedrooms, and a third leading into the Western Bedroom occupying the rest of the central part of the building; all of these doorways have standard four-panelled doors. The hall has a simple skirt and a lath-and-plaster ceiling

### ***The Middle Bedroom***

The middle and probably main bedroom of the farmhouse occupies the northern portion of this part of it. It is partly open to the roof space, with slopes at either side of the lath-and-plaster ceiling.

Despite its size it is only lit by a single window in the east side wall. As well as the doorway from the hallway to the south it also has a doorway from the main stair landing to the north. The eastern half of its north wall projects into the room, being part of the stack; in this is a plank door of a cupboard recess.

### ***The South Bedroom***

The hall, south and west bedrooms are formed by lath-and-plastered stud partitions. The south bedroom is lit by a window in the east wall and once had a small brick angled stack with fireplace in the south-western corner.

### ***The West Bedroom***

The west bedroom is the smallest of the bedrooms, and the only one not full width; this is because the short first-floor corridor separates it from the east wall. It is also the only one to be lit by a window in the west wall. It has and had no fireplace.

#### **4.1.3 The Rear Porch**

The rear porch is an undistinguished single-storey timber planked addition immediately to the south of the projecting stair turret of the farmhouse and extending as far as the later kitchen extension. Mainly an open 'loggia' design, it has a slated lean-to roof.

#### **4.1.4 The Kitchen Extension**

The single-storey Kitchen Extension is of relatively recent date, perhaps as late as the second quarter of the 20<sup>th</sup> century. It is a brick lean-to construction that projects slightly further than the adjacent rear porch.

It is lit by windows in the south and west walls and has an external doorway at the west end of its north wall. The lean-to roof is plain slated and supported on an intermediate timber king-post truss.

Internally there is one large space, stripped of virtually all fixtures and fittings. A doorway through to the rear hall linked the old and new parts of the farmhouse, and clearly the main rear entrance was by way of the kitchen extension after it had been built. There appears to have been a range or fireplace at the southern end, served by a tall external brick chimney stack.

#### **4.1.5 The Dairy Extension**

A brick lean-to structure was built against the south gable end of the main farmhouse, probably at or about the same time the kitchen extension was built. It contains a single room on the ground floor lit by a window in the east wall, and there are meat hooks attached to the ceiling beams to indicate that it was some type of store associated with the kitchen.

#### **4.1.6 The Outside Privy**

At the south-western corner of the complex, and attached to the west side of the dairy extension, is a small brick built privy under a lean-to roof, accessed from the yard. It probably dates to the late-19<sup>th</sup> or early-20<sup>th</sup> century.



Pl.19: The rear porch from the south-west.



Pl.20: The interior of the kitchen extension, looking south.

## 4.2 Discussion

The farmhouse is a very complex structure of several different components. Most of the later elements – rear porch, kitchen and dairy extensions – are clearly later than the main portion of the house. The main section is more complicated, and interpretation is made more complex by the nature of its construction and the fact that it is rendered without and plastered within. It is, however, evidently of two separate components.

Of these, the smaller northern portion appears to be the older. This was apparently of two storeys and built of cob, possibly originally without brick quoins – the existing ones seemingly the result of later repairs. It appears to have consisted of a single room on both floor levels, possibly linked by a stair in a semi-circular stair turret attached to the west side of the building. Whilst it is possible that both of the existing doorways in the west and east walls are original, suggesting a cross-passage of sorts, this seems unlikely.

The only possible position for a fireplace would have been in the large stack on the junction between the two parts of the house – and any cross-passage would have passed directly in front of it. It seems more likely that there was just one doorway, in the west wall. This section would, on its own, have been a very small single-unit dwelling but it could, of course, have been one part of a larger one and given the long-standing documentary evidence of the site this seems highly likely.

Dating is virtually impossible, there being so little dateable evidence visible. It seems unlikely to have been built after the early-19<sup>th</sup> century and may have been built long beforehand – though obviously altered significantly at later dates – especially when the section to the south was built.

The southern portion of the building is also of cob, apparently without brick quoins originally. It has two brick cross-walls of unknown date and in its present form, a near symmetrical east elevation of three bays with a less regular western elevation containing the main entrance doorway.

It is unclear if the construction of this section was undertaken at the same time that the northern portion was modernised, but the existing detailing in both portions is very similar. An alternate hypothesis is that the southern section was already in existence before the farmhouse was radically refurbished at a later date.

The map evidence suggests that the body of the farmhouse was more or less as it is now by the time of the 1839 tithe map, but that its present appearance and internal layout was the result of a major refurbishment of the property of *circa* 1900.

By that time, the property had an additional stack attached to the north gable wall and another at the south-west corner, as well as two staircases – the probable one in the outshot having been removed. Despite the two staircases there is no obvious evidence that the property was divided into two dwellings, as there are inter-connecting doorways between the rooms at each level and no obvious sign of a complete partition between dwellings on any cross-wall.

## **5. The Farm Buildings**

The farm buildings lie to the west and north of the farmhouse and, excepting the threshing barn, are generally aligned at right-angles to it. They are all built of brick and appear to represent a fairly concentrated phase of redevelopment.



Pl.21: General view of the farmstead, looking east.



Pl.22: The south-western part of the farmstead, looking west.

## **5.1 Building B: The Barn Range**

The Barn is a large and superficially simple brick-built structure built parallel to the rear elevation of the farmhouse. However it is not as simple as it first appears. The southern section is a later extension (The Cart Shed, Building C), whilst there is clear evidence in the north gable end of earlier brickwork encapsulated in the new.

### **5.1.1 Description**

The Barn Range is a rectangular structure approximately 15m/49ft. long and 6.4m/21ft. wide aligned north-south. It consists of two portions – the main threshing barn and a probable former stable at the north end.

#### **5.1.1.01 The Exterior**

The Barn is mainly built of regular red bricks laid to a Flemish Bond. There is a section of a different coloured but similar sized brick in the north gable (*see below*) assumed to be from an earlier building on the site.

##### *The East Elevation*

The east elevation faces the farmhouse. It contains just three openings. The main one is the tall double doorway to the threshing floor. This has a segmental arched brick head of three rings and contains what are possibly the original strap-hung ledged-and-braced plank doors in their timber frame.

At the northern end of the elevation is a smaller doorway, also with a segmental arched brick head but with rounded brick jambs. It contains a ledged-and-braced plank door. To the south, or left, is a primary window with similar head and jambs and a bull-nosed brick sill; it contains an agricultural timber window.

##### *The West Elevation*

The west elevation is almost a mirror image of the east elevation, with the large threshing floor doorway and the smaller northern doorway; it lacks, however, any window opening.

Between the doorways and their surviving plank doors and frames there is the bearing box of a belt-drive set into the brickwork and the cast-iron belt wheel survives *in situ* – though slightly dislocated from the axle.



Pl.23: The Barn from the north-east; note the different brickwork in the lower part of the gable wall, probably part of an earlier building.



Pl.24: The Barn Range from the north-west.

### *The North Elevation*

The north elevation has openings with segmental arched heads at ground and first-floor levels – the former an agricultural window the latter a loft doorway with a plank strap hung door. The heads of the openings are subtly different, the lower one of two rings of headers the upper one a single ring of stretchers on end.

Between short returns of the side walls at either end of the gable wall, the ground floor brickwork is of a different colour and texture than the rest. It is darker and duller and laid to a Flemish Garden Wall bond. The ground floor window could have been inserted into the brickwork when the rest of the Barn was built.

### *The South Gable*

The south gable wall of the Barn appears to have had no openings in it. It is now an internal wall because of the extension added to this end of the building at a slightly later date.

#### **5.1.1.02 The Roof**

The roof is plain gabled and covered in plain slate. At the south end the roof covering has a seamless junction with the Cart Shed, the roof of which was clearly designed to fit in with the existing building.

Structurally the roof is of four bays – the northern one over the northern stable section separated from the rest by the top of the brick cross wall rising as a ‘brick truss’ to support the purlins.

The three bays over the main threshing barn section are separated by two timber trusses. These are both stirrugged king-post trusses made up of plain machine-sawn timbers. The tie-beams and the feet of the principal rafters of the trusses are embedded into round-edged internal brick piers projecting inwards from the side walls.

The feet and heads of the king-post are swollen and from the top of the swelling rise a pair of angled struts, of quite thin scantling, to the principal rafters. A large section of the tie-beam of the northern truss was removed to allow access to an inserted gallery at this end of the Barn.

The trusses support a single tier of trenched and chocked purlins and a ridge-board. The common rafters appear to be machine sawn and mostly primary; they slightly overhang the wall-plates.





Pl.25: The inside of the Barn Range, looking north; note the cut tie-beam of the truss, the inserted gallery, and beneath, the line of belt shafting against the cross-wall.



Pl.26: The southern truss of the Barn Range, from the north.

### **5.1.1.03 The Interior**

The interior of the Barn Range is divided into the main former threshing barn section and the former stable section to the north. The main threshing barn was originally a three-bay space with central threshing floor open to the roof. Its only openings are the opposing double doorways on either side of the former threshing floor.

Curiously the floor throughout this section is of boarding on joists, the boards probably of oak and now in quite poor condition.

A timber gallery has been inserted in the past in the northern third of this space, accessed by a ladder at the west end. This contains the remains of several grain bins and hoppers. Otherwise the original space is more or less as it was intended to be.

Beneath the gallery, attached to the north cross wall, there is long section of shafting with several belt drives on it; this is associated with the external belt drive visible on the west side of the building.

The belts taken off this drive worked machinery at the gallery level so it was probably not an original feature of the Barn Range. Also later is the pair of RSJs cantilevered out from the south wall to take a large galvanised steel water tank.

At the northern end the former stables section is of two storeys. The ground floor is divided into two unequal halves by a brick spine wall set well to the east of the building's centreline. There are therefore two spaces at this end of the building at this level, each accessed through a doorway at the northern end of a side wall.

On the east side the space is quite narrow and lit by a window. It has a boarded ceiling and concrete floor and mid-20<sup>th</sup> century electrics. It may have been a tack store rather than a stable originally.

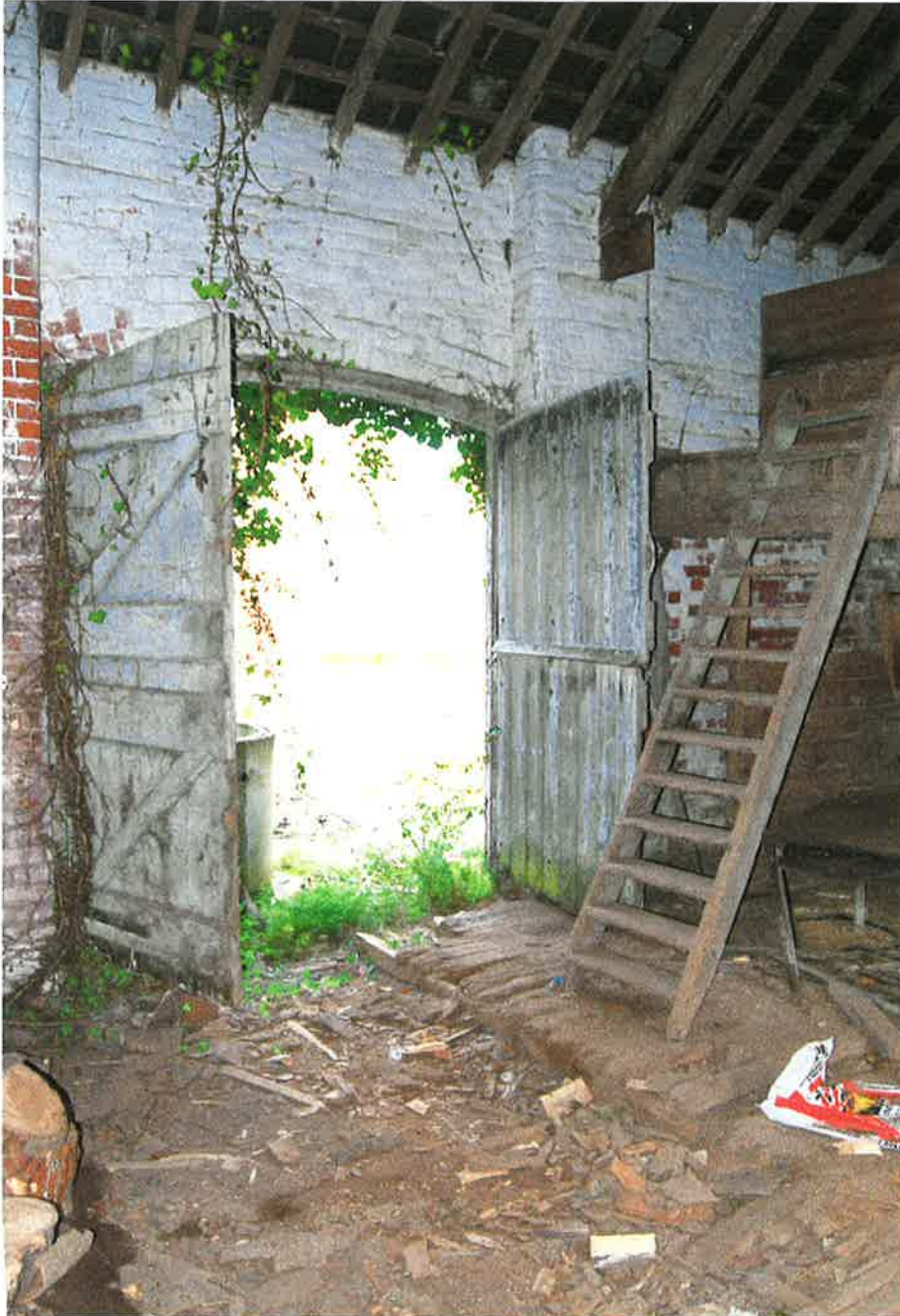
The space on the west side is much larger and is lit by the window in the gable end; it seems to have been a stable. The first floor was presumably a feed loft, accessed by the loft door in the gable end. There is a trimmed access through the floor joists.

### **5.1.2 Discussion**

The Barn Range was clearly designed as a dual purpose building, with a main single-storey threshing barn section with traditional central threshing floor and a stable section at the north end of two storeys probably containing a stable and tack room on the ground floor with feed loft above.

The general character of the brickwork and the machine-sawn timbers of the roof structure suggest a late-19<sup>th</sup> century date for the construction of this building. However, its north gable clearly contains the remnants of the ground floor of a slightly earlier brick building on much of the same footprint. That building is probably the one indicated on the 1839 tithe map.

At a slightly later date, the Cart Shed was added at the south end of the building and some changes were made internally, mainly the introduction of a gallery at the north end of the threshing barn section and its associated shafting and belt drives.



Pl.27: The inside of the Barn Range, looking towards the west threshing floor doorway. Note the remains of the original timber floor.

## **5.2 Building C: The Cart Shed**

The Cart Shed is a large brick-built structure extension to the Barn Range, added onto its south gable and of the same width and height and roof pitch. The brickwork is carefully bonded into the earlier work.

### **5.2.1 Description**

It is a rectangular structure approximately 5.5m/18ft. long and 6.4m/21ft. wide aligned north-south. It is built mainly of regular red machine-made bricks laid to a Flemish Bond.

#### **5.2.1.01 The Exterior**

##### *The East Elevation*

Towards the south, or left-hand, end of the east elevation is a broad double doorway under a segmental brick arched head of three rings, a slightly smaller version of the threshing floor doorways of the adjacent Barn Range (Building B).

This opening contains a primary pair of plank doors hung of strap hinges in a timber frame. At first-floor level is a loft door towards the north end of the range retaining a simple plank door.

##### *The South Gable*

The south gable wall has just one opening, a primary window opening towards the west, or left-hand, side at ground-floor level; this has a segmental arched brick head of two rings and contains an agricultural two-light timber window.

##### *The West Elevation*

The west elevation is heavily overgrown with ivy but appear to have had no openings in it.

#### **5.2.1.02 The Roof**

The plain gabled roof continues the profile of the roof of the adjacent Barn Range and is covered with the same type of slate. The roof structure is of two bays, with a simple 'A-frame' truss supporting the single tier of purlins and a ridge-piece. All of the timbers are machine sawn.



Pl.28: The Cart Shed from the south-east; note the vertical break between it and the adjacent Barn (Building B) to the right.



Pl.29: The inside of the double doorway in the east wall of the Cart Shed.

### **5.2.1.03 The Interior**

The Cart Shed is of two storeys, its internal walls lime-washed. The tall ground floor is accessed by the double doorway in the east wall and lit by the window in the south gable. The first-floor or feed loft is primary to the building and open to the apex of the roof.



Pl.30: The roof structure and loft in the Cart Shed (Building C).

### **5.2.2 Discussion**

This extension is a simple and straightforward design and was evidently built as a cart shed with storage space above. It was evidently built after the adjacent Barn (Building B) and the general character of the machine-made bricks and machine-sawn timbers suggest that it was built in the late-19<sup>th</sup> century.

### **5.3 Building D: The East Linhay**

#### **5.3.1 Description**

The East Linhay is one of two linhays along the south side of the main farmyard and is now a roofless shell. It is a rectangular single-storey structure approximately 11m/36ft. long and 3.8m/12ft. 6ins. wide aligned west-east. At the east end the building butts against the southern bay of the earlier Barn Range (Building B), and at the west end it is, in turn, butted against by the West Linhay (Building E).

It was built of regular red machine-made bricks laid to a mainly Flemish Garden Wall Bond, its walls heavily overgrown in ivy. The front wall has the remains of two doorways and a window in between – none of the heads of which survive.

Internally there is one single space, perhaps partitioned by stalls at one time. There are internal brick piers with rounded corners, presumably to take the roof trusses and/or loft joists dividing it structurally into six bays.

#### **5.3.2 Discussion**

This was a single storey shed, presumably a cattle shed or linhay; it post-dates the Barn and evidently had a plain-gabled roof of thin scantling trusses, probably covered in pantiles. It probably dates from the late-19<sup>th</sup> century.



Pl.31: The ruined West Linhay (Building D) from the north.

## **5.4 Building E: The West Linhay**

### **5.4.1 Description**

The West Linhay is one of two linhays along the south side of the main farmyard. It is a rectangular single-storey structure approximately 8m/26ft. 3ins. long and 3.8m/12ft. 6ins. wide aligned west-east. At the east end the building butts against the gable wall of the slightly earlier, slightly lower, and now roofless East Linhay (Building D).

#### **5.4.1.01 The Exterior**

The linhay is built of regular red machine-made bricks laid to a mainly Flemish Garden Wall Bond, its walls heavily overgrown in ivy. The front, or north, wall has a doorway towards the eastern end and a window towards the west. The other three sides are devoid of openings.

#### **5.4.1.02 The Roof**

The roof is plain gabled and covered in machine-made pantiles. Structurally it is of three bays with composite trusses. These are mainly of machine sawn timbers – with tie-beam, principal rafters and a pair of ‘V-braces’ – but with a wrought-iron king-bolt.

Curiously, each truss is supported by a projecting inner brick pier only at one end – in the east wall for the southern truss and the west wall for the northern truss. The trusses support a single tier of chocked purlins and a ridge-board and the common rafters appear to be primary.

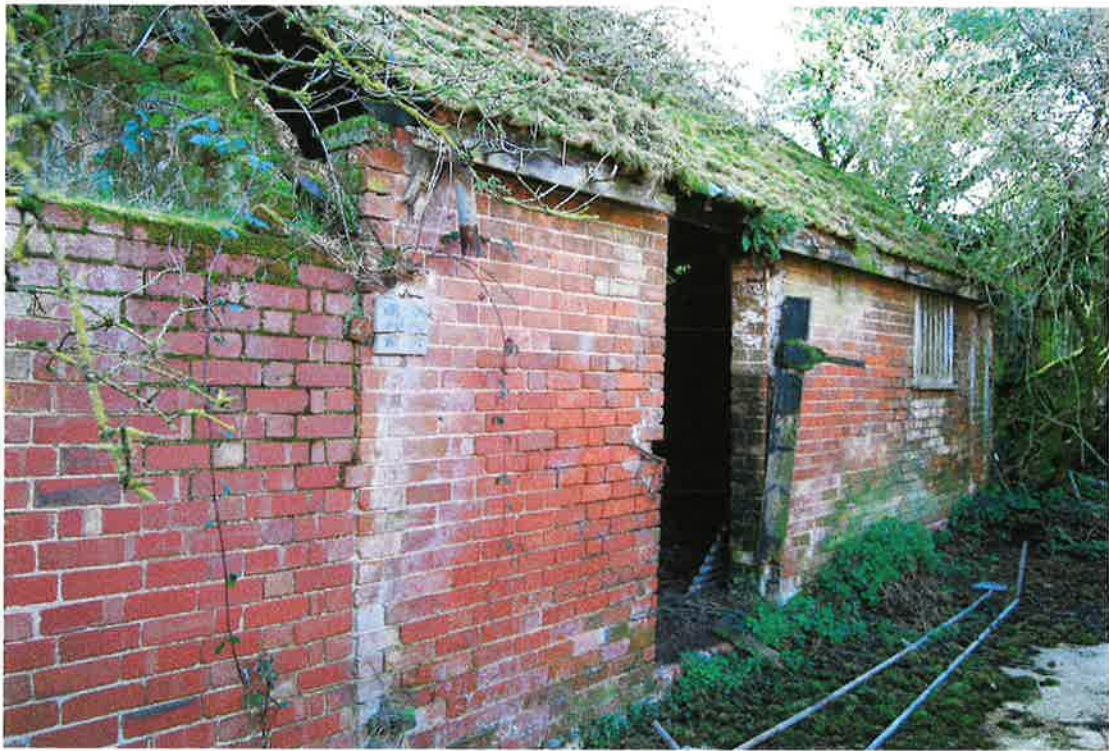
#### **5.4.1.03 The Interior**

The interior is one single space with lime-washed brickwork and open to the apex of the roof. Along the rear, or south, wall is a raised brick section, presumably the support for a manger.

### **5.4.2 Discussion**

This was a single storey open shed, presumably a cattle shed or linhay; it post-dates the East Linhay (Building D) to the east and was probably built sometime in the late-19<sup>th</sup> century.





Pl.32: The West Linhay (Building E) from the north-east.



Pl.33: The interior of the West Linhay, looking west.

### **5.5 Building F: The West Shelters**

At the western end of the main farmyard is a collection of derelict or ruinous shelters, including a brick-built one probably of early-20<sup>th</sup> century date and a roofed open-fronted shelter, now collapsed, built against a brick revetment wall. Access to these buildings was precarious and they are of little or no historical significance.



Pl.34: One of the collapsed shelters at the western end of the farmyard.

## **5.6 Building G: The Piggery Complex**

### **5.6.1 Description**

The ruined Piggery Complex was built in the middle of the main farmyard and consists of two sections – the main piggery portion at the west end and a formerly open sided area to the east.

Overall the complex is approximately 12m/39ft. 4ins. long (west-east) and 8.8m/29ft. wide, with a distinct quarter circle ‘cut-out’ at the south-eastern corner. It is mainly built of machine-made red brick.

#### **5.6.1.01 The Exterior**

##### *The Piggery Section*

The piggery section is a fairly tall and fully enclosed two storey section, rectangular in plan, at the west end of the complex. This is the full 8.8m/29ft. wide but only 2.9m/9ft. 6ins. deep; the lower parts of the side walls continue to form the plinths of the larger open shelter to the east.

##### *The West Elevation*

Its main elevation is to the west, a tall and roughly symmetrical composition under the tall plain gable end of the roof structure; the bricks are, perhaps surprisingly for an agricultural building, laid to a mainly Flemish Bond.

At ground floor level there are four evenly spaced doorways with segmental arched brick heads. Their jambs are rebated externally up to a height of about 1.3m/4ft. 3ins. for an outward opening gate.

At first-floor level there are three openings, also with segmental brick heads, with a central doorway flanked by windows. In addition, there is a small square-headed window opening in the apex of the gable.

##### *The East Elevation*

The east elevation of the piggery range faces into the former sheltered area. Low down in the wall are low pig openings, with segmental arched brick heads, and a single low opening at first-floor level. There are also three open joist pockets at the level of the wall-plates.



Pl.35: The Piggery Complex (Building G) from the north-west.



Pl.36: The Piggery Complex from the north-east.

### ***The Open Shelter Section***

The larger open shelter section has a tall brick plinth from which solid brick piers rose to support the original, and now lost, wall-plates of the roof structure. The plinth sections between the piers are capped with half-round coping bricks and the corners of the piers are bull-nosed. The north-eastern corner pier has largely been demolished.

It appears that all three open sides were of two bays – though only on the north side were the bays fairly equal. On the other two the bays towards the south-east are much shorter and this is associated with the curved cut out at this part of the complex, flanked by ‘L-shaped’ brick piers.

#### **5.6.1.02 The Roof**

Only the roof over the piggery section survives. This is a broad plain gabled structure aligned west-east, covered in corrugated iron sheeting and supported on three tiers of thin machine-sawn purlins and a ridge-piece. Evidently this roof continued eastwards over the former open shelter.

#### **5.6.1.03 The Interior**

The piggery section was originally divided into four spaces by low brick walls, each space being served by a tall doorway in the west gable and a small pig opening in the east wall leading into the open shelter.

The walls have, however, been removed and rearranged and only one – towards the south end, seems to be *in situ*. The disposition of doorways is not as regular as it seems to be.

Above the former pig stalls is a first-floor loft area; this is in such a poor condition that any further investigations at higher level were not possible at the time of the survey.

The former open shelter section was open to the roof, bounded on its three open sides by a tall plinth. The main access appears to have been in the east wall. The main oddity is the quarter-round ‘cut-out’ in the south-east corner. This has a radius of approximately 2.5m/8ft.

### **5.6.2 Discussion**

This appears to have been built as a multi-purpose building, its two main functions being the piggery at the west end and the open shelter at the east end. The piggery typically has access doorways in each side of each sty, and the pigs had access to the open shelter when required.

Otherwise the open shelter seems to have been a Dutch barn-type store for hay and other crops and the dating evidence suggests that it was built quite late on in the 19<sup>th</sup> century.

The only unusual feature is the primary circular cut-out at the south-eastern corner. This is close to the adjacent Barn Range (Building B) which has surviving belt shafting that includes an external belt wheel on the outside wall facing the cut-out. It is just possible that the cut out is associated with a horse gin, but the space seems rather constricted.



Pl.37: The circular 'cut-out' at the south-eastern corner of the range.



Pl.38: The belt wheel attached to the shafting in the Barn close to the 'cut-out'.

## **5.7 Building H: The North-West Range**

### **5.7.1 Description**

The two-storey North-West Range is the longer of the two ranges fronting the northern side of the main farmyard and seems to have been built before the adjacent North-East Range (Building I) to the east.

Overall it is approximately 30.4m/100ft. long and 5.8m/19ft. wide and built of regular red bricks laid to a mainly English Bond at ground-floor level and Flemish Bond above.

#### **5.7.1.01 The Exterior**

##### *The South Elevation*

There are a series of openings at ground floor level of at least three different phases. The original openings have brick segmental arched heads whilst most of the modern window openings with concrete lintels and steel windows are of mid-20<sup>th</sup> century date. At that time the original windows were also altered and updated.

In addition there is a broad inserted double doorway with a timber lintel and, at the eastern, or right-hand, end one of the original arch-headed doorways has been slightly narrowed in brick.

Originally there appear to have been four doorways and four windows – one of the original ones having been blocked in brick. At first-floor level there are three loft openings, their heads beneath the eaves.

##### *The North Elevation*

The rear, or north, elevation is mostly obscured by a large steel-framed shed. It has just one doorway with a brick-arched segmental head; this wall is also pierced by some diamond pattern vents.

##### *The West Gable*

The west gable elevation has two primary openings, both with segmental arched brick heads. At the ground floor is a window, modernised with steel frame in the mid-20<sup>th</sup> century. At first-floor level is a full-height doorway with plank door.



Pl.39: The North-West Range (Building H) from the south-west.



Pl.40: The North-West Range (Building H) from the south-east.



### **5.7.1.02 The Roof**

The roof is plain gabled and covered with machine-made pantiles. The trusses are a little unusual, as they are of scissor-brace type. They support a single tier of partly trenched and chocked purlins and a ridge-board. The laths supporting the pantiles are also of the same scantling as the common rafters.

### **5.7.1.03 The Interior**

The interior is of two storeys – a main ground floor with a loft above - and is divided into three irregular spaces by two brick cross walls. The largest space is in the middle, with another fairly long space to the east and a much shorter one at the western end of the building.

#### *The Ground Floor*

The largest of the ground floor spaces in the centre now has a large double doorway at the east end of its south wall that is clearly a modern insertion. The evidence suggests that it replaced one of two primary doorways in this elevation, the other, at the west end, surviving complete with its stable door. There is also a small primary doorway towards the east end of the north wall

The space is now lit by two inserted mid-20<sup>th</sup> century windows, in between which is the single blocked primary window. At the northern end of both of the cross walls are doorways that could be primary; there is another at the south end of the east end wall as well.

The space to the west of the central one is a smaller one accessed by a primary doorway in the south wall and lit by primary windows in the south and west gable walls. It contains mid-20<sup>th</sup> century stallage against the north wall.

To the south the southern space is accessed by a slightly narrowed but primary doorway in the south wall and lit by two primary windows and an inserted one of the mid-20<sup>th</sup> century.

#### *The Loft*

The first-floor structure consists of joists spanning north-south with a single central series of saltire strutting and the joists and the boarding of the upper floor appear to be primary.

The loft or first-floor space was evidently a series of three large store areas open to the apex of the roof, each accessed by a single loft doorway in the south wall. The design of the scissor braced trusses eliminated the need for tie-beams that could otherwise interfere with access at this level.



Pl.41: The rear, or north, wall of the North-West Range from the north-east.



Pl.42: The unusual scissor-braced roof trusses in the North-West Range (Building H).

### **5.7.2 Discussion**

This long brick range appears to have been built on the northern side of the remodelled farmyard in the late-19<sup>th</sup> century; it seems to be shown on the 1889 Ordnance Survey map but not on the 1839 tithe map.

It was probably built as a cow house, with two main cow houses at ground-floor level, a loose box at the west end, and associated feed lofts above. It is also possible that one or more of the ground-floor spaces could have been used for stabling.

Subsequently the range was remodelled in the mid-20<sup>th</sup> century when the original windows were mainly replaced with 'Crittall' type steel-framed windows, one was blocked, and other new windows inserted.

A broad doorway with sliding doors was added in the south wall as well and presumably the interiors were upgraded as a milking parlour and cow house complex to meet the new regulations then in force.



Pl.43: The ground-floor of the North-West Range (Building H), looking west.

## **5.8 Building I: The North-East Range**

### **5.8.1 Description**

The North-East Range is at the north-eastern corner of the main farmyard complex and is a one and a half storey range, approximately 13m/42ft. 6ins. long (west-east) and 5.8m/19ft. wide.

The range is built of pale red bricks laid mainly to a Flemish Bond to the main south elevation and Flemish Garden Wall on the others. The bricks are carefully bonded into the brickwork of the adjacent North-West Range (Building H), but there is sufficient evidence to suggest that this building was built shortly after it.

#### **5.8.1.01 The Exterior**

There are only openings in the south elevation, which had a degree of symmetry when built, with a central loft door or lucam with a gablet top projecting above the roof eaves.

At ground floor level there is an original doorway at the east end of the elevation and the surviving jamb of another towards the west – much altered and next to an inserted double doorway. The brickwork above both doorways has been partly rebuilt.

There are also two original ground-floor window openings and another loft opening to the west of centre. All of the primary openings have or had jambs of bull-nosed bricks and the ground-floor openings have tall plain brick segmental arches.

#### **5.8.1.02 The Roof**

The roof is plain gabled with a small cross-roof to the top of the lucam on the south side. It is presently covered with rusting corrugated iron sheeting. The roof structure was supported on the brick cross wall and on much altered king-post trusses.

#### **5.8.1.03 The Interior**

The interior is divided into two by a brick cross-wall set slightly to the east of centre. The larger space is accessed by the inserted double doorway and the altered primary doorway and lit by the primary window. It contains the base of a huge feed processing silo. The other space appears latterly to have been a feed area and was originally a loose box.

The first-floor structure is supported by plain joists in the eastern portion and in the western portion there was originally a pair of bridging beams supporting axial joists; the western beam was removed to make way for the silo. The first-floor was mainly given over to storage.



Pl.44: The North-East Range (Building I) from the south-east.



Pl.45: The North-East Range (Building I) from the south.

### **5.8.2 Discussion**

This range is a two-storey block built in the later-19<sup>th</sup> century. It is clearly shown on the 1889 Ordnance Survey map but it seems unlikely to have been the range shown in this position on the 1839 tithe map.

It was possibly built as stabling, with one large and one small stable on the ground floor with feed lofts above. The larger probably had a doorway flanked by windows, whilst the other had a doorway and window; in addition there was the central loft opening and another over the original doorway of the western stable. Map evidence suggests that there was an external flight of steps up to the central first-floor doorway.

In the mid-20<sup>th</sup> century a new double doorway was added in the south wall, partly replacing the original west stable doorway and its second window and later still a large feed silo and associated apparatus was inserted, causing change to the floor structures and internal arrangement.

### **5.9 Building J: The Modern Dairy**

The Modern Dairy is a small single storey structure of rendered brickwork added to the north-eastern corner of the North-East Range (Building I). It has steel-framed windows and a lean-to roof with corrugated sheeting. It dates from the mid-20<sup>th</sup> century.



Pl.46: The Modern Dairy (Building J) from the north-east.

## **6. Conclusions**

Despite a documented history of one thousand years or so, it seems highly unlikely that any of the existing buildings of Greendale Farm, other than the farmhouse, were built before the second half of the 19<sup>th</sup> century and, therefore, it follows that none of the farm buildings indicated on the 1839 tithe map have survived.

The oldest surviving structure is clearly the farmhouse itself, a traditional cob-built building of at least two major building phases, with elements possibly as old as the 18<sup>th</sup> century but clearly rebuilt and extended in the 19<sup>th</sup> century and probably modernised again around 1900.

As a traditional cob-built structure the farmhouse is of some local significance but has been radically altered and is in a poor structural state. Much of its archaeology remains hidden behind render and plaster finishes so a fuller analysis is not possible at the present time.

The modernisation of the farmhouse in the 19<sup>th</sup> century was probably associated with the redevelopment of the farmstead. The surviving farm buildings are reasonably attractive examples of their period though none are of great architectural or historical significance.

Ironically, the most interesting of the farm buildings is also the most ruinous; the Piggery Complex (Building G) in the middle of the complex is an unusual example of a multi-purpose farm building and the quadrant cut-out in its footprint is rather intriguing; it is, however, another building of late-19<sup>th</sup> century date that is in a very poor state of repair and lacking most of the original roof.

## **7. References**

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Ekwall, E, 1970, *The Concise Oxford Dictionary of English Place-Names*

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## **8. Survey Drawings**

The survey drawings are of two types – much reduced drawings of the main farmyard buildings produced by the Ford Gilpin Riley, architects of Exeter, and new outline surveys of the farmhouse and the Piggery complex produced as part of this study.

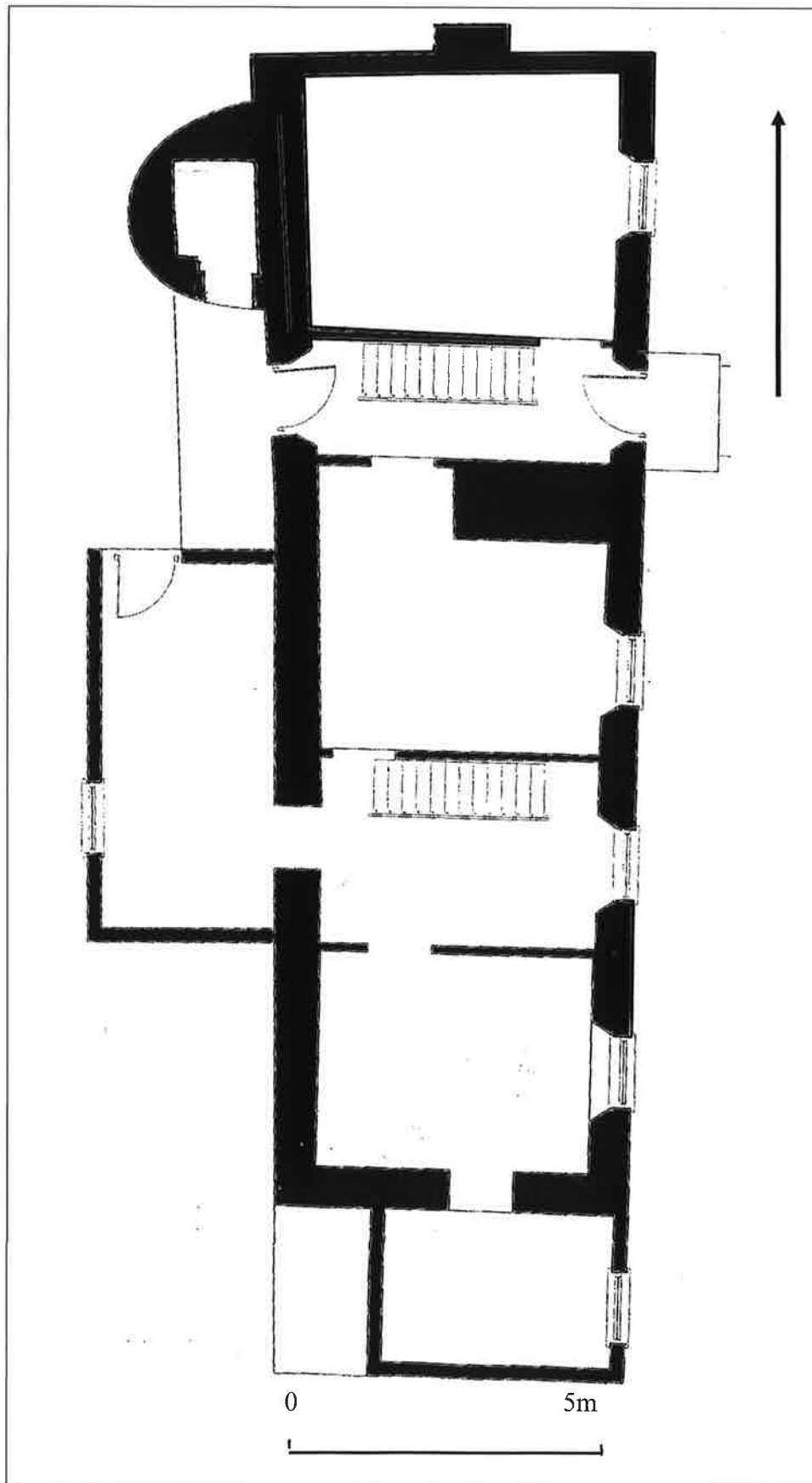


Fig.6: Ground-floor plan of the farmhouse.

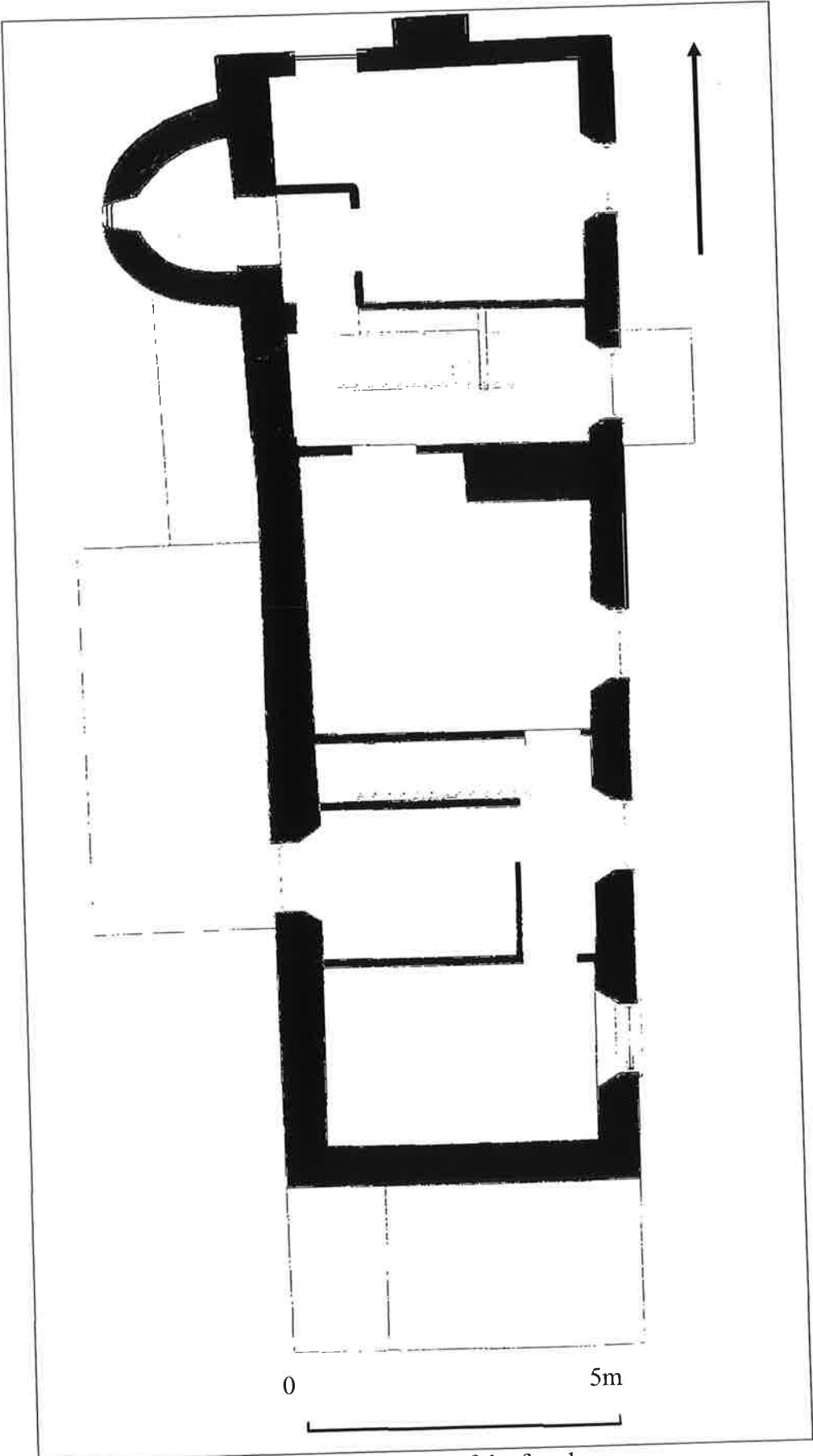


Fig.7: First-floor plan of the farmhouse.

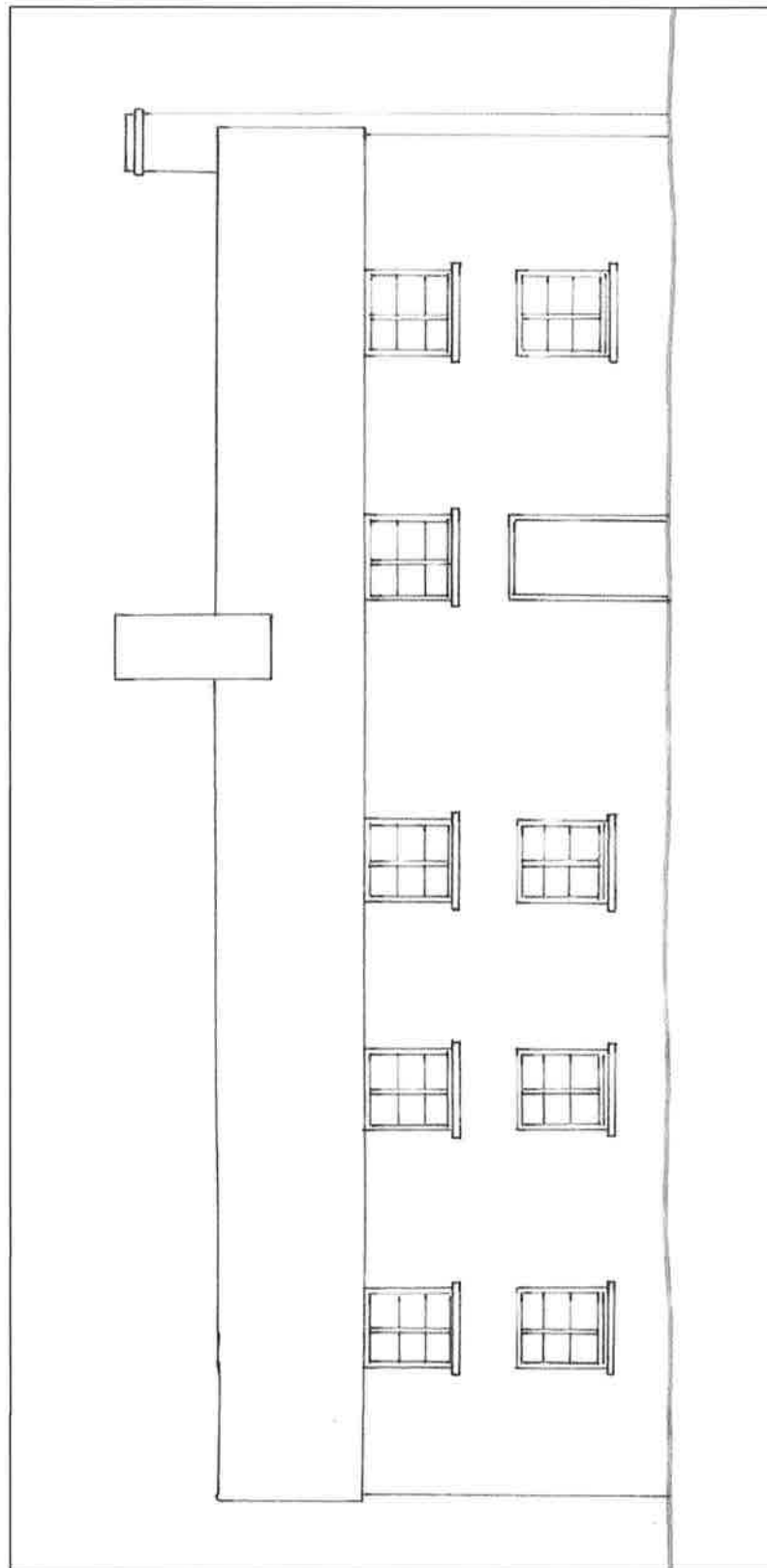


Fig.8: The east, or front, elevation of the farmhouse.

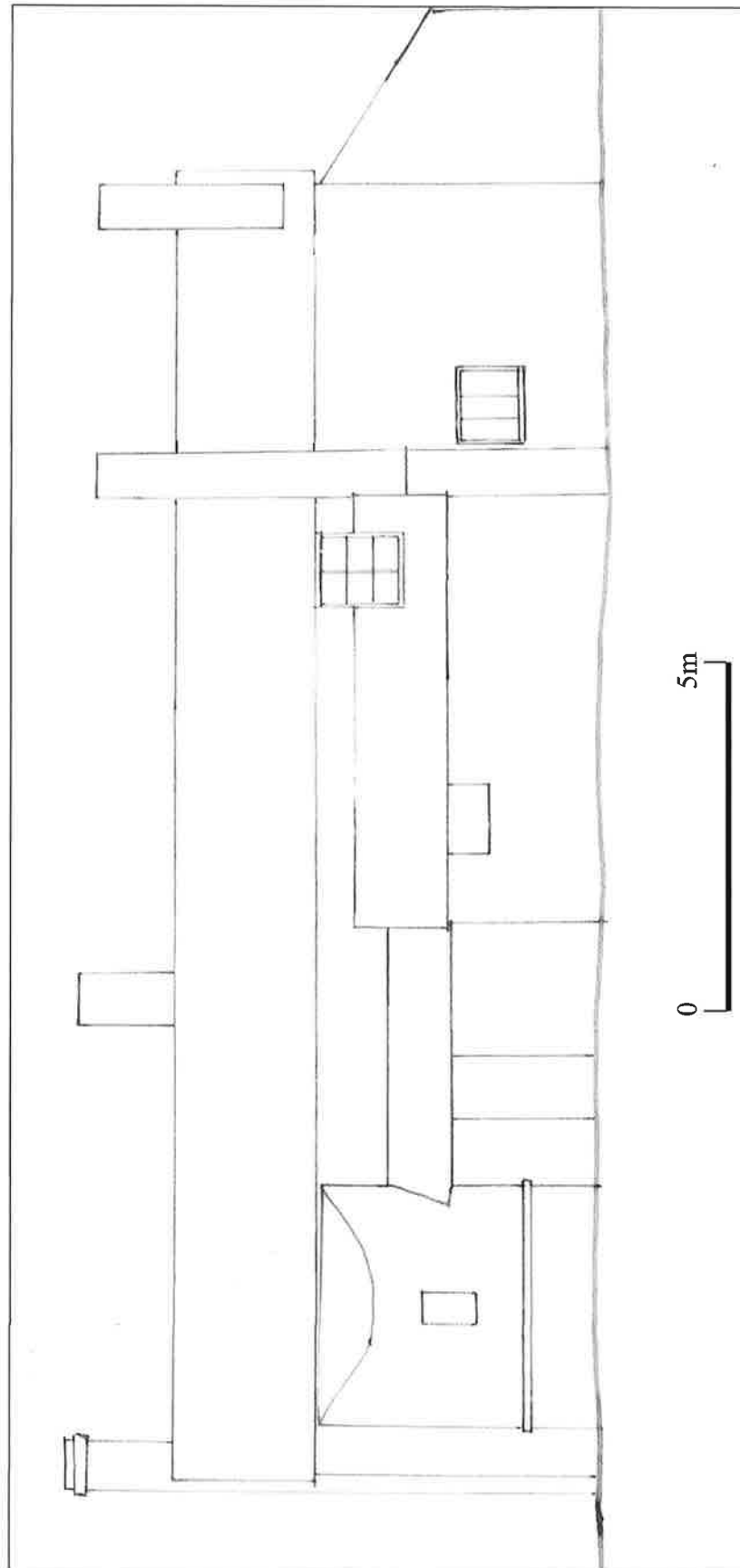


Fig.9: The west, or rear, elevation of the farmhouse.

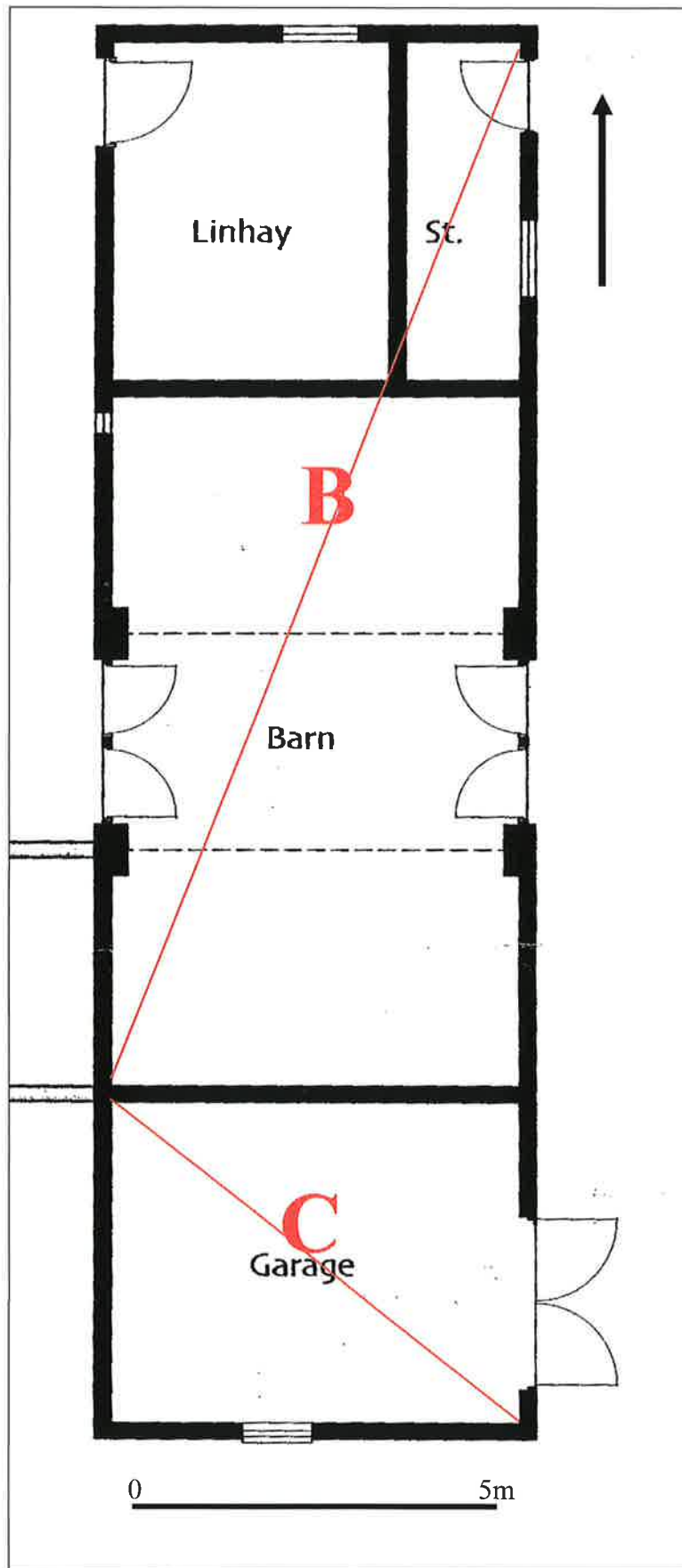


Fig. 10: Plan of the Barn (Building B) and Cart Shed (or garage, Building C  
- 65 -

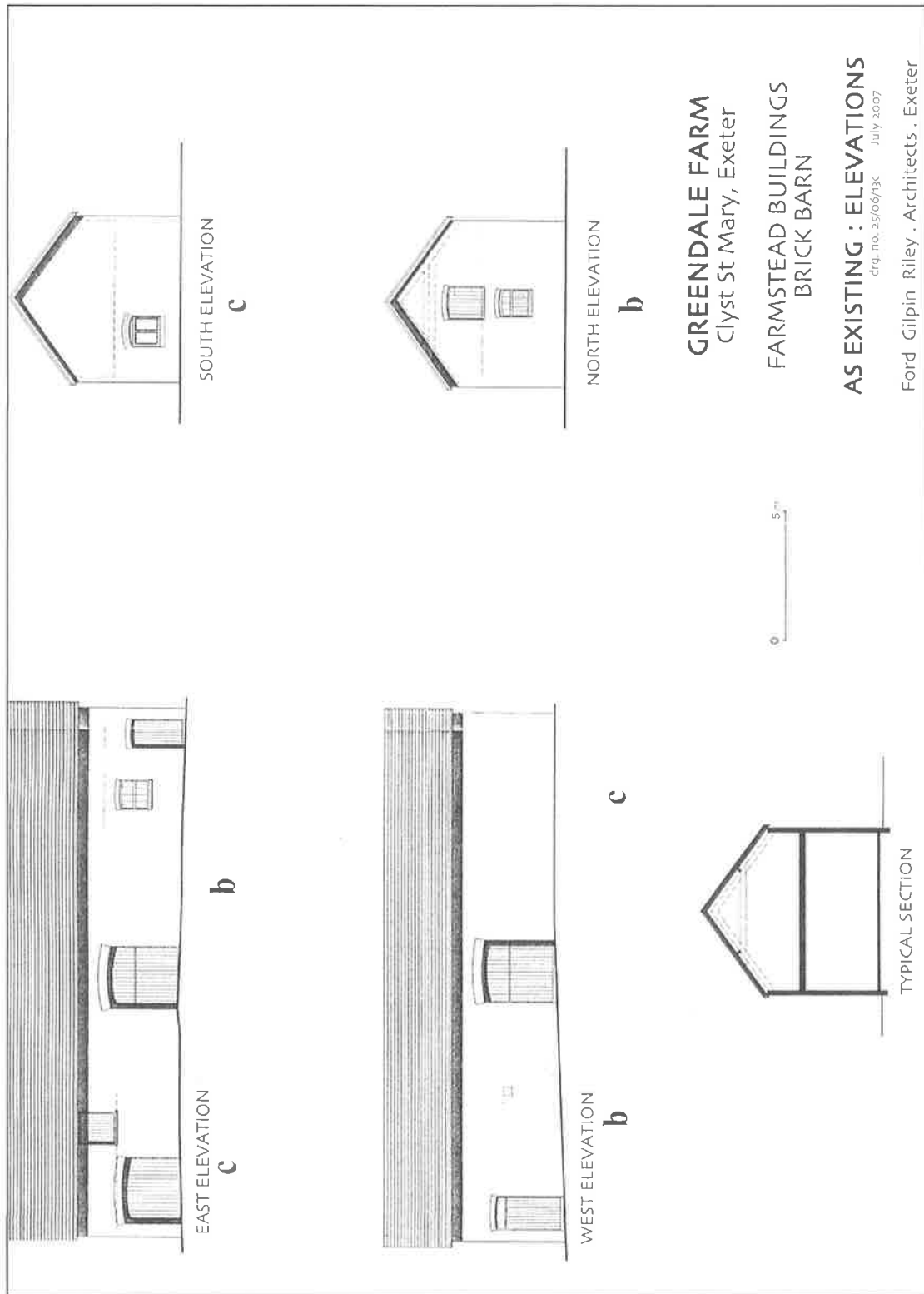


Fig.11: Elevations of the Barn and Cart Shed (Buildings B and C).

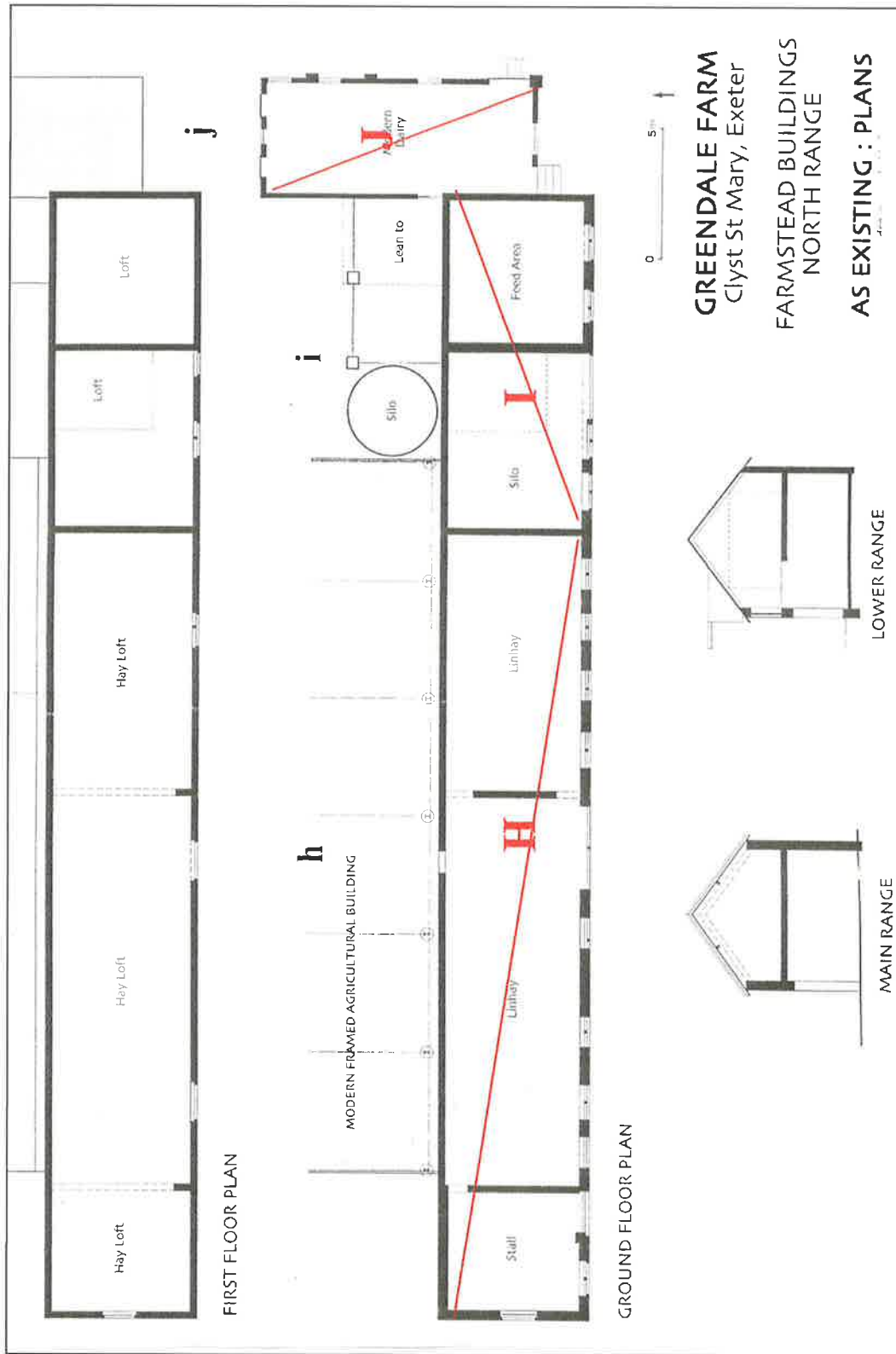


Fig.12: Plans and cross-sections of the North-West (Building H) and North-East (Building I) ranges and the Modern Dairy (Building J).



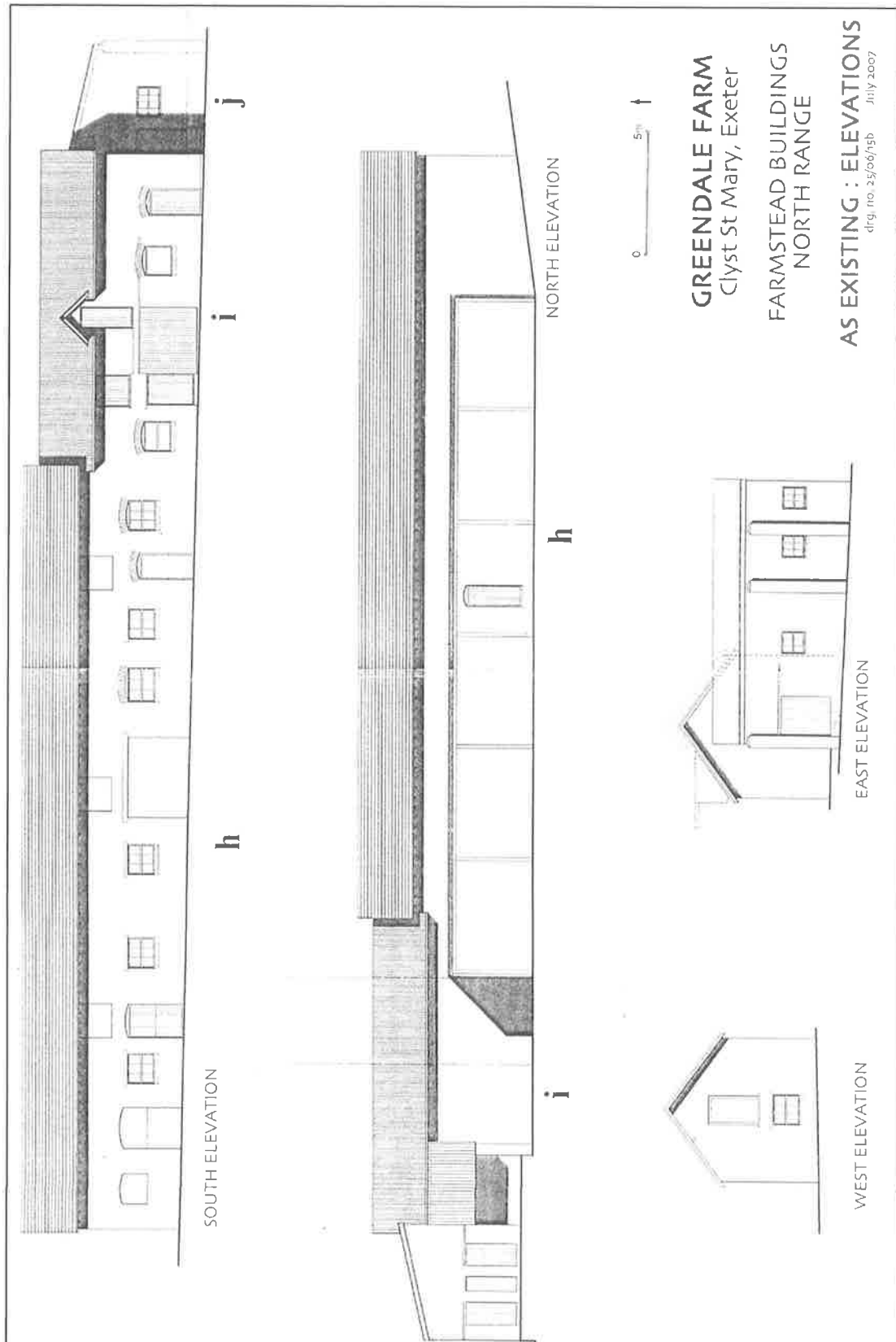


Fig.12: Elevations of the North-West (Building H) and North-East (Building I) ranges and the Modern Dairy (Building J).

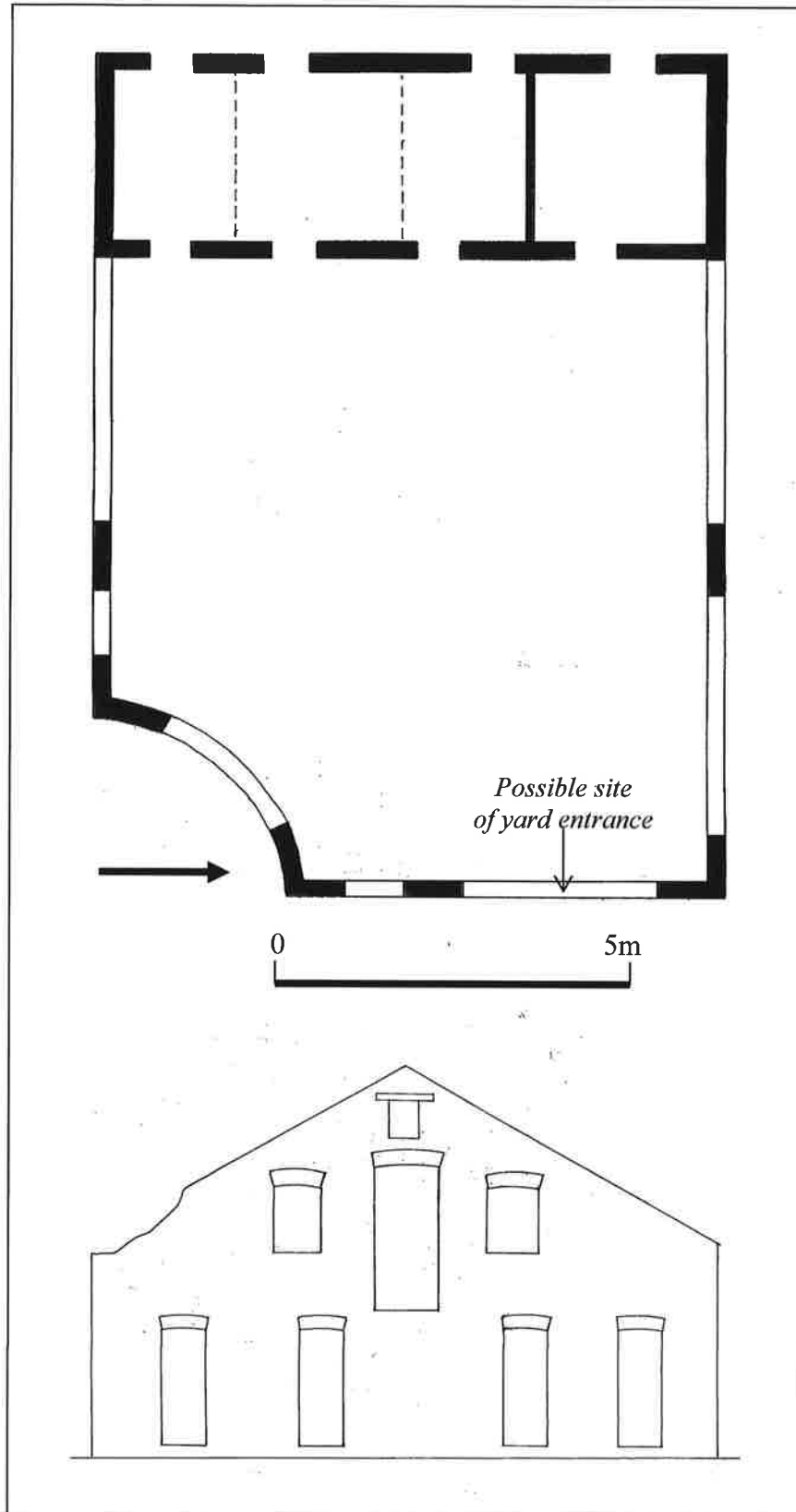


Fig.13: Plan (top) and west elevation of the Piggery Complex (Building G).

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