

OUTBUILDING AT APPLEHAYES, CLAYHIDON, DEVON

(NGR ST 17310 15417)

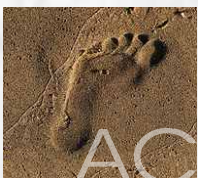
Results of historic building recording

Mid Devon District Council planning reference
20/01848/FULL,
condition 4

Prepared by:
Stella Smith MA PCIfA

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Date: January 2023



archaeology

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(NGR ST 17310 15417)

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Checked by	Andrew Passmore
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The recording was commissioned by the Private owner and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Stella Smith and Alison Jones. The report, including illustrations, was prepared by Stella Smith.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

An historic building record of an outbuilding at Applehayes, Clayhidon, Devon (ST 17310 15417) was made by AC archaeology in November 2022 on behalf of the private owners. The farmhouse at Applehayes dates to the 16th or 17th century, but the outbuilding is a later addition to the farm, probably constructed in the 18th century. The building has been heavily altered, and a discussion on its primary use is set out. The most likely use was specialist accommodation for animals, with a partial hayloft, and an attached possible root house.

In the 19th century the building took on its current form when most of the north elevation was demolished and then infilled with timber cladding and stable doors. As a result additional timbers to support the north rafters of the roof trusses were added creating the unusual arrangement visible today. At the same time a doorway in the west elevation was blocked up and additional openings were added to the south elevation.

In the mid-20th century the roof covering and supporting timbers were both replaced along with one of the trusses. The small western room was also demolished.

1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording of an outbuilding at Applehayes, Clayhidon, Devon (ST 17310 15417; Fig. 1). The investigations were undertaken by AC archaeology on behalf of the private owners on 30 November 2022, and were required under condition 4 of the grant of planning permission (Mid Devon District Council planning reference 20/01848/FULL) for 'conversion of stables to dwelling and erection of single storey extension'. Guidance on the scope of works was provided by the Devon County Council Historic Environment Team (DCCHET) in their consultation response to the application. No formal site-specific brief was provided.

1.2 Applehayes is located approximately 1.2km east of Clayhidon and approximately 0.5km south of Garlandhayes, within farmland, and to the west of Applehayes Lane. It is situated on a gentle southeast-facing hillslope at a height of approximately 228m above Ordnance Datum. The underlying geology consists of Cretaceous sandstone of the Upper Greensand Formation, with overlying Neogene and Quaternary superficial deposits of clay with flints (British Geological Survey online viewer 2023).

Designations and Historic Environment Record data

1.3 The Farmhouse at Applehayes is designated as a Grade II Listed Building (National Heritage List for England entry 1106553; Devon Historic Environment Record (DHER references MDV35981 and MDV82724). The Listing description states that it is 'C16 with C17 and later alterations... A 4-room, through-passage plan house... Applehayes was for a time a country retreat for members of the Camden Town School of painters, who produced many studies of local places.'

1.4 The stables are not designated in their own right, but have been considered to be curtilage Listed in association with the Farmhouse.

1.5 Applehayes is located within the boundary of a historic environment record for a large curvilinear enclosure (DHER reference MDV80724). The record states: *A close examination of the Ordnance Survey First Edition 25 inch map and the 1840s tithe maps of part of the south-western region of England reveals, within the field-patterns, curving boundaries which appear to form enclosures. These 'curvilinear enclosures' become nuclei in the development of local field-patterns, hence they may be thought*

to pre-date that which surrounds them. Settlement closely associated with these enclosures may therefore also be suspected to have an early origin.

- 1.6 The surveyed outbuilding is not currently recorded on the DHER as an archaeological site.

2. HISTORICAL BACKGROUND (Figs 2-5)

- 2.1 The outbuilding was the subject of a *Heritage Statement* that accompanied the planning application for the conversion (XL Planning Ltd 2020). This provided the planning history and a statement of significance for the structure.
- 2.2 The earliest identified map to depict Applehayes is the Ordnance Survey 3-inch to 1-mile map of 1802 (not illustrated). The property is recorded as *applesides*, and the map depicts two structures – a rectangular building to the north, and an irregularly-shaped building to the south extending eastwards towards the road.
- 2.3 Applehayes is then recorded on the Clayhidon tithe map of 1839 (Fig. 2). At this date the farm consisted of the farmhouse to the west, aligned northeast-southwest, with small outbuildings to its south and west. To the north is an L-shaped range, with the surveyed outbuilding, and an attached rectangular range alongside the road, to the south. In the centre of these buildings is an open yard accessed from the road to the east. The farm buildings are all within plot 274. The accompanying of 1838 records the plot as being part of *Applehays*, which was owned by Thomas Blackmore and occupied by John Strake. The plot is described as building and courtledge.
- 2.4 The First Edition 25-inch Ordnance Survey map of 1889 records the farm in greater detail than the tithe map (Fig. 3). The farmhouse has been extended to the rear and is now connected to the earlier outbuilding to the west. The outbuilding to the south has also been extended. The L-shaped building has had its southern wing removed and has also been extended to the east. The surveyed outbuilding is shown as having a small separate room/structure at its west end and the structure to the south (which appears narrower than shown on the tithe map) is coloured grey rather than pink like the stables and the majority of the other farm buildings, indicating that it was constructed of wood or iron, rather than brick or stone.
- 2.5 The Second Edition 25-inch Ordnance Survey map of 1905 shows little change at the farm with the exception of the north range that has been extended to the north (Fig. 4). The field to the north of it has had its southern part subdivided to create smaller plots associated with the range.
- 2.6 The National Grid Ordnance Survey map of 1962 shows the north range has again been extended to the north and there are five new structures to the north and east of this building (Fig. 5). These structures now form a separate property under the title *Wildwood House*. The other farm buildings appear to remain largely unchanged into the 21st century.

3. AIM

- 3.1 The scheme will include changes to the external character of the outbuilding, and internal alterations that will alter its layout, and will obscure currently visible finishes. The aim of the investigations was to prepare an historic building record of the building prior to works commencing to record the structure in its current, pre-conversion form.

4. METHODOLOGY

4.1 All works were undertaken in accordance with an approved Written Scheme of Investigation prepared by AC archaeology (Smith 2022) and the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020), as well as the AC archaeology *General Site Recording Manual, Version 2*.

4.2 A record of the building was prepared prior to works commencing, and was carried out to levels 2-3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). The recording methodology comprised:

- A written description of the building;
- A photographic record comprising a colour digital record (minimum 16 megapixels). Where appropriate, all photographs included a photographic scale. Details of photographs taken was made on *pro forma* record sheets; and
- Architect's as existing drawings (floor plan and profile) were annotated and updated to show the location of observed historic fabric and fixtures and fittings, along with information on the phasing and development of the building. Where appropriate this was supplemented by additional measured hand-drawn illustrations to provide a fuller record of the building.

4.3 The recording considered the following:

- Date/period of initial build and any subsequent alterations;
- Materials and method of construction (and differences in material and construction techniques/architectural styles in each identified phase);
- Fenestration and the design of elevations and elements of the building in relation to the function of internal spaces;
- Internal arrangements including evidence for alterations;
- Original fixtures and fittings; and
- Subsequent fixtures and fittings, and evidence for change of use.

4.4 The photographic record included general views of the building and the context of the structure within the wider landscape, detailed photographs of external elevations and internal spaces, and a more detailed record of individual historic fixtures and fittings.

5. BUILDING SURVEY (Fig. 6; Plates 1-9)

5.1 The building is constructed of rubble chert and sandstone, both local stones to the Blackdown Hills, laid in rough courses with an off-white lime mortar. It has a gabled roof finished with corrugated asbestos sheets (Plate 1).

5.2 The majority of the north elevation is clad with secondary horizontal timbers, whilst the ends are lengths of primary rubble stonework extending around from the gable elevations. Above both the stonework and cladding there is further white-painted timber cladding with painted black framing around fixed casement two-pane windows. At this level are projecting timber brackets perhaps to support a former overhang to the roof; they are lower than the current eaves of the roof. There are five doorways one of which is set within the stonework at the western end of the building; four have two-part stable doors and the fifth, central opening is fitted with full-height double doors (Plate 2). The two western doors have pointed strap hinges, whilst the other doors have plain

rectangular strap hinges; the latter have decorative brackets. The stable doors have lift latches with decorative ends (Plate 3). The elevation faces north on a landscaped area between the building and the entrance track to Applehayes. This incorporates a cobbled path along the front side of the building.

- 5.3** The east elevation is angled out from the otherwise rectangular plan of the building, which reflects the line of the adjacent highway. A short, low boundary wall extends northeast from its north corner, and an early length of boundary wall is attached to the south corner. Against this a garage has been constructed. The upper part of the gable of the outbuilding is clad in a timber board. There is a small circular, now boarded-up, opening, presumably for birds close to the apex (Plate 4). This formerly opened into an attached cage that has recently been removed. The west elevation has the same form as the east elevation (Plate 5). A blocked doorway at its south end was obscured by vegetation at the time of the survey.
- 5.4** The south elevation has a central doorway fitted with a four-panel door, with the upper panels being glazed (Plate 6). Above the doorway is a five-pane window. To the east are two window openings; one is blocked and the other partially blocked with horizontal timbers. The later has a pegged timber frame with a single fixed pane which is a latter addition. To the west is a single window opening again with a pegged frame. This has a lower, single fixed window pane and an upper hinged window of five smaller panes. Only one glass pane now remains. The doorway and all three window openings have been inserted into the stonework, and associated new stonework is visible around parts of the openings. At the west end of the building there are three high level bee boles. The openings are rectangular with part brick jambs, internally they have a semi-circular plan reflecting the shape of the skeps. All the inside faces are rendered. There are also three patches of high-level cement render to the east. These do not line up with heights of the bee boles to the west, or with the positions of the trusses internally, and the reason for these finishes is unknown. The masonry of the south elevation continues westward from the southwest corner as a boundary wall to the adjacent garden. Adjacent to the building it incorporates a high-level blocked rectangular opening. This length of wall represents the demolished western part of the outbuilding that is recorded on old Ordnance Survey maps
- 5.5** Internally the building currently has an earth floor (Plates 7 and 8). Along the south wall there is an integral projecting plinth that indicates, as a minimum, this the floor space adjacent to the wall was formerly a slightly higher level than present. As the ground level to the north is lower it seems likely that this higher level relates to a now-removed feature along this wall, such as troughs or a feeding passage. Its position corresponds with a wide blocked doorway in the west elevation that is infilled on the external face with rubble stone. This opening has an internal timber lintel that is supported on two vertical timbers acting as props. The upper section of the wall above the opening is narrower than masonry below. The only surviving internal fitting is a metal frame in the northeast corner to support a feeding bowl or manger.
- 5.6** The roof structure is supported on five A-frame trusses (trusses 1-6 from east to west; Plates 7 and 8). A later 20th-century frame sits above the original trusses and supports the replacement corrugated sheets.

Truss 1

- 5.7** Truss 1 is pegged at the apex and has a lap-jointed collar that is nailed to the rafters. Above this on the north side is a primary purlin and directly above this is a secondary nailed collar. On the north side the foot of the rafter is supported with a horizontal timber or plate that projects inwards from an outer vertical post set into (or more likely surrounded by later) concrete. To provide additional support the truss has had a

secondary curved brace added below the collar fixed with a trench joint. This is also pegged into the horizontal timber within a trenched joint and then attached at its base to the vertical post (see Plate 9 of truss 5 as an example). Below this is the end of a sawn-off floor joist. The empty socket for the other end of the joist is visible in the south wall.

Truss 2 (Fig. 6b)

- 5.8** Truss 2 is of the same form as truss 1 but here an additional collar has been applied to the west side of the primary collar. The floor joist survives here.

Truss 3

- 5.9** Truss 3 has the same form as truss 2 but without the additional collar.

Truss 4

- 5.10** Truss 4 is of the same form as truss 1 but the collar is a reused timber displaying an empty mortice socket at its north end.

Truss 5

- 5.11** Truss 5 is of the same form as truss 1 but the primary collar has been removed and replaced with two roughly hewn secondary collars, probably when the current roof finish was added.

Truss 6

- 5.12** This is a replacement truss, again probably contemporary with the current replacement roof finish. It is also of an A-frame design, but with a pair of applied collars. The timbers are slenderer than those used in the primary trusses.

6. COMMENTS

- 6.1** Although the farmhouse at Appleyhayes is of 16th- or 17th-century date the recorded outbuilding is almost certainly a later addition to the farm. It is first recorded on the Clayhidon tithe map of 1839, but the form of the roof structure would suggest a construction date in the 18th century.
- 6.2** The building has been heavily altered (see below), but strands of evidence for its original form and function survive. The Ordnance Survey 25-inch maps indicate that the north wall was originally solid masonry, i.e. it was not open-fronted, as would have been the case if the outbuilding was a linhay or cart shed. It also extended further to the west where there was a small room (now demolished), connected internally to the main part of the range. This door, and the former floor level to the rear (south), may provide evidence that the building housed animals, and that this latter area was a feeding passage, or more likely, given the narrow width of the building, that feeding troughs were located here. The door could have provided access to a room containing further, specialist accommodation, or a root house for the storage (and preparation) of animal feed. The outbuilding could therefore have been a loosebox providing accommodation for sick or calving beasts, bulls or for fatstock. The straight edges of the current openings in the north elevation may indicate it also historically incorporated a series of doorways, typical of such buildings. The narrow width, (taking account of space provided for troughs) precludes an interpretation of the outbuilding as stables or a common cowhouse. The high level of the first floor (see below) does however indicate that the ground floor required a good height for its intended use; sheep houses for example tended to have lower walls and roofs reflecting the smaller size of the animals. In such a use, the part first floor could have been a hayloft. The building was also provided with boles to house bee skips for the production of honey.

- 6.3** Alternatively, and perhaps less likely, the building may simply have been a barn for the storage of crops. There is no clear evidence of specialist use, such as a threshing barn. A semi-specialist use, such as for the preparation and storage of cider, is possible, with potential for storage of apples on the first floor and barrels of cider on the ground floor. The high spaces away from the first floor may have allowed for the installation of a tall press.
- 6.4** The major phase of alterations to the building involved the replacement of much of the front wall with the current doors and timber cladding. The removal of the wall compromised the structure of the roof, with the trusses having to be supported on new posts, with additional horizontal plates and braces giving the unusual arrangement visible today. The form of and fittings on the doors in the north and south elevations indicate that the building was converted to its current form in the 19th century, probably later rather than earlier. The doorway in the west elevation was blocked at this time, and new openings added into the south elevation. The arrangement and form of the doors is indicative of a new use as stables, giving rise to the currently used name for the building. As with the original use, there is, however, no surviving internal evidence for the changes to the building (such as stalls).
- 6.5** The other major change to the building took place in the mid-20th century, probably in the mid or late 1960s. This involved the demolition of the small western structure of the outbuilding, and the replacement of the roof covering with the current asbestos sheets laid onto a new frame that also replaced earlier timbers including most of the purlins. Truss 6 was also replaced at the same time.

7. OASIS ENTRY AND ARCHIVE

- 7.1** An OASIS entry has been created using the unique identifier **508525**, and includes a digital copy of this report.
- 7.2** An archive of relevant born-digital data has been compiled in accordance with the Archaeology Data Service (ADS) standards and guidelines, and will be deposited with the ADS within three months of acceptance of this report by the DCCHEAT.

8. SOURCES CONSULTED

Printed and unprinted sources

Clayhidon tithe map, 1839, and apportionment, 1838

Ordnance Survey 3-inch to 1-mile map, 1802, sheet 44 part 1

Ordnance Survey 25-inch Devonshire map sheet XXXVI.16

First Edition, surveyed 1888, published 1889

Second Edition, revised 1903, published 1905

Ordnance Survey National Grid map sheet STIINE- A

Surveyed / revised 1930-1961, published 1962

Smith, S., 2022. *Stables at Appleshayes, Clayhidon, Cullompton, Devon, (NGR ST 17310 15417), Written Scheme of Investigation for historic building recording, Mid*

*Devon District Council planning reference 20/01848/FULL, condition 4, AC archaeology doc. no. **ACD2690/1/0.***

XL Planning Ltd, 2020. *Appleyhayes, Clayhidon. Conversion of Stables. Heritage Statement.*

Websites (accessed 2022)

British Geological Survey

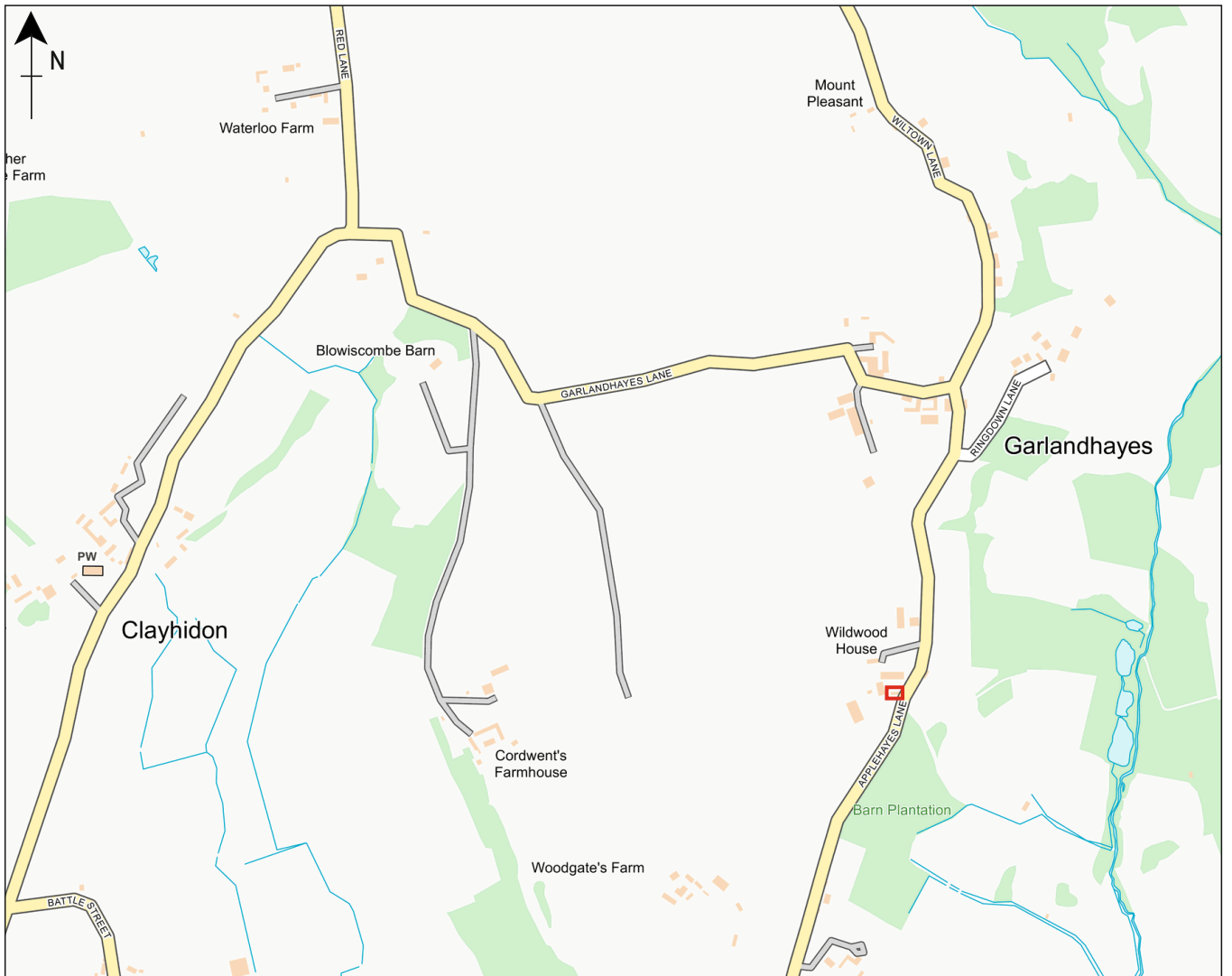
<http://www.bgs.ac.uk/opengeoscience>

Devon County historic environment viewer

<http://map.devon.gov.uk/dccviewer>

National Heritage List for England

<https://historicengland.org.uk/listing/the-list/>



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 Scale 1:10,000@A4

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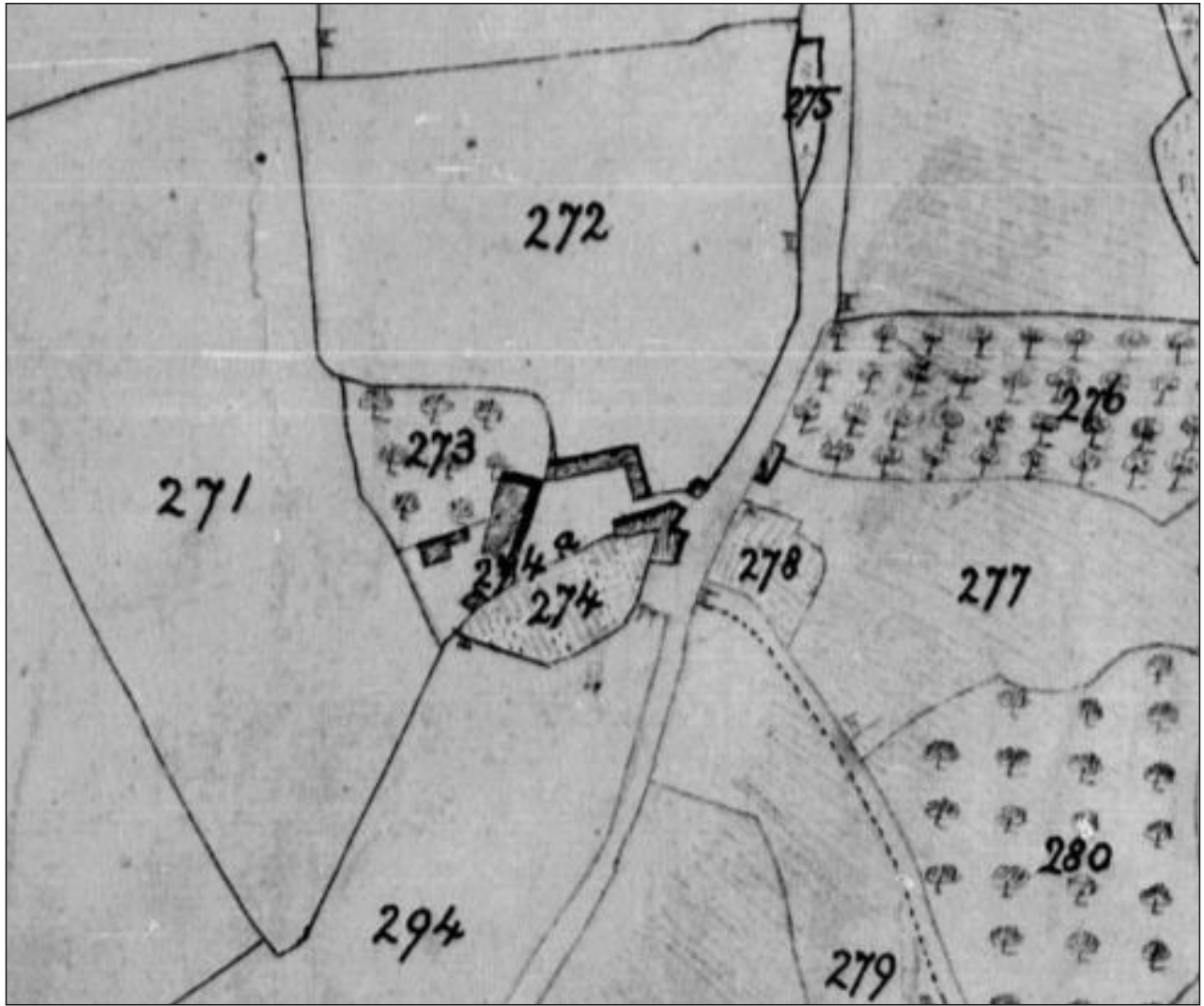
PROJECT

Outbuilding at Applehayes, Clayhidon, Devon

TITLE

Fig. 1: Site location



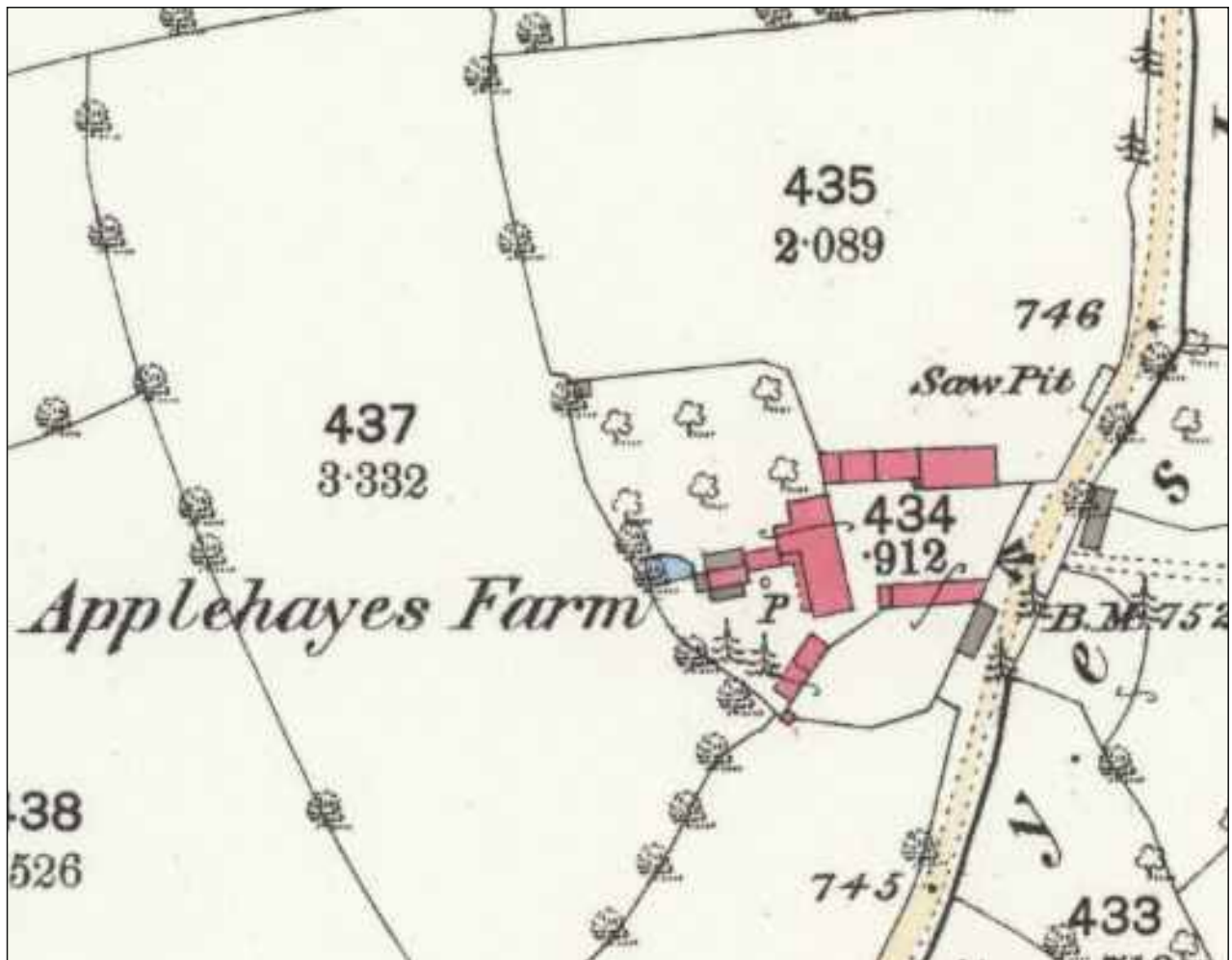


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Outbuilding at Applehayes, Clayhidon, Devon

TITLE

Fig. 2: Extract from the
Clayhidon tithe map, 1839

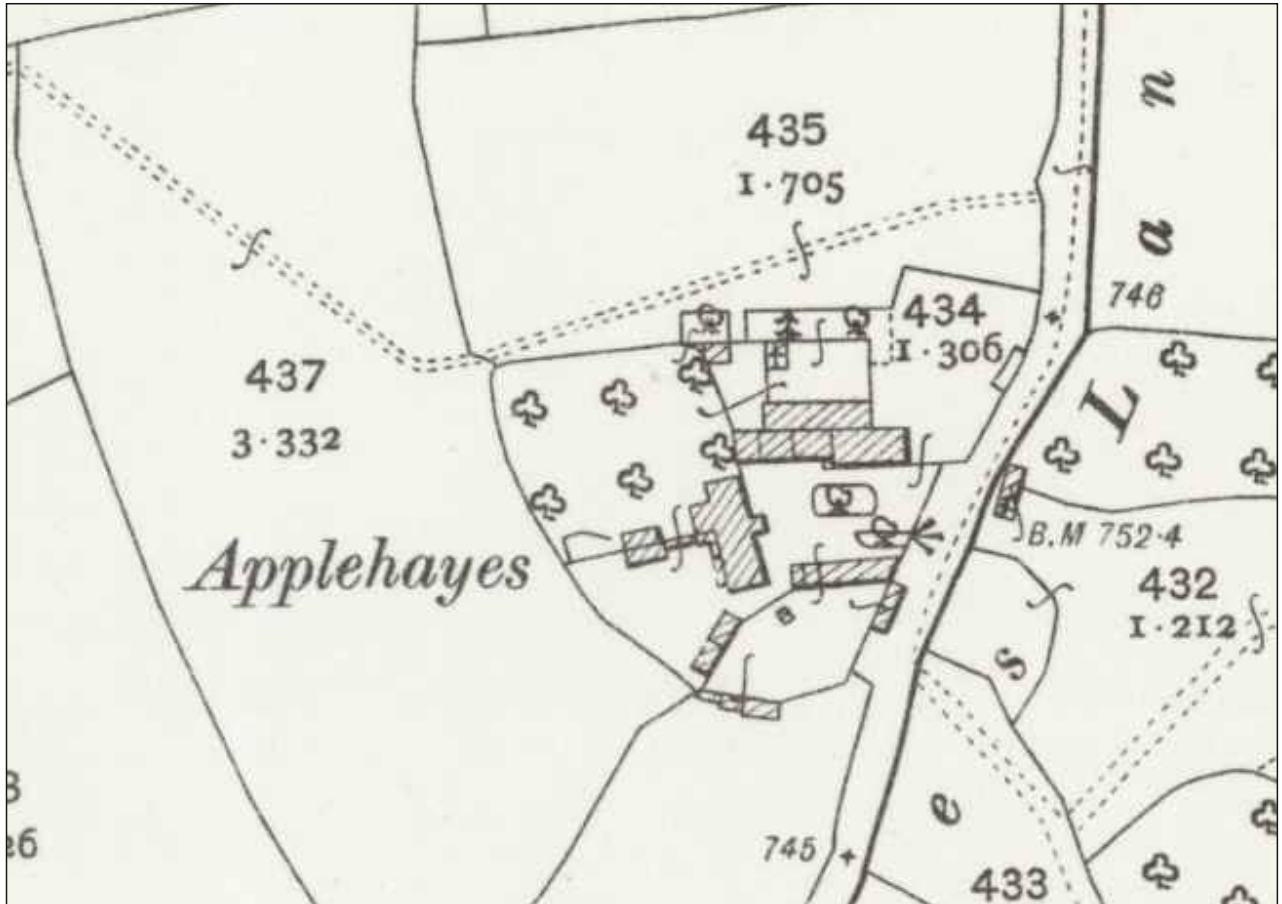


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Outbuilding at Applehayes, Clayhidon, Devon

TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1889

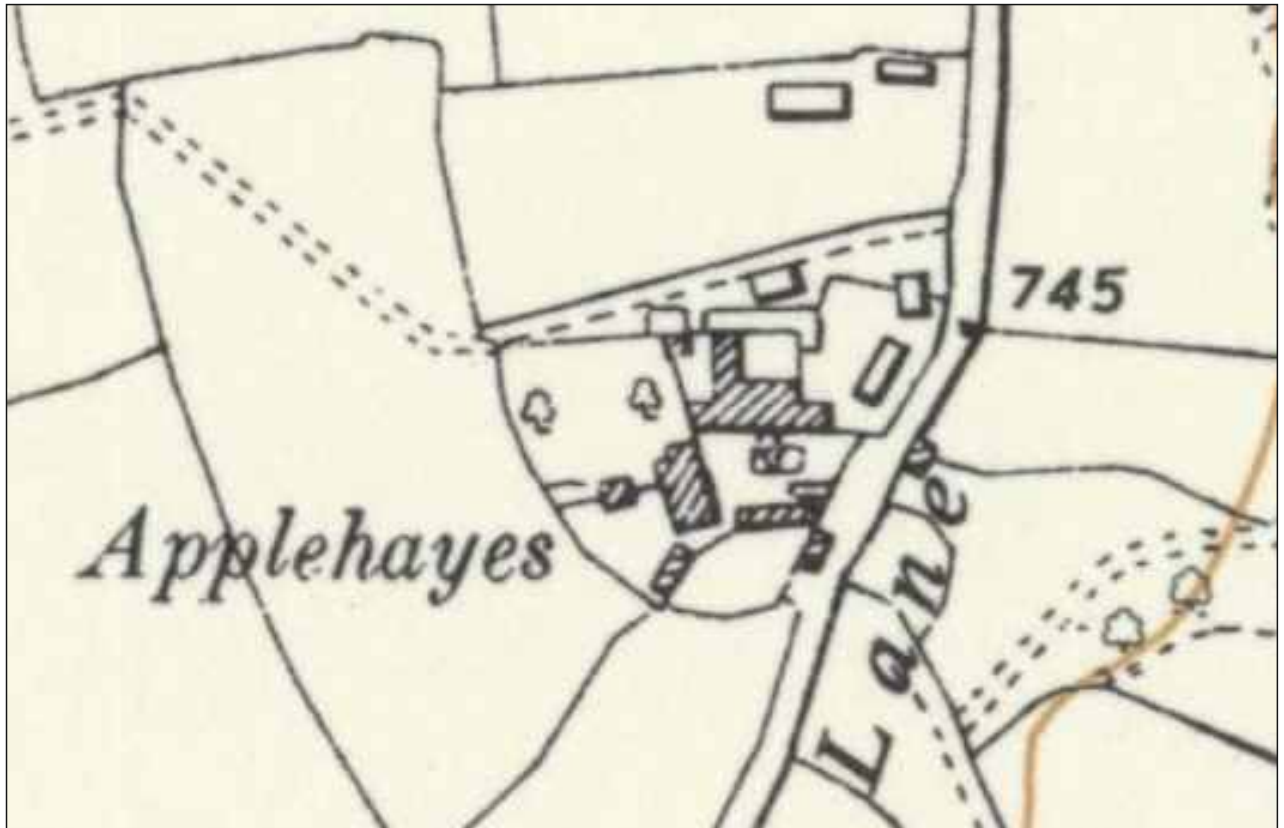


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Outbuilding at Applehayes, Clayhidon, Devon

TITLE

Fig. 4: Extract from the Second Edition 25-inch Ordnance Survey map, 1905



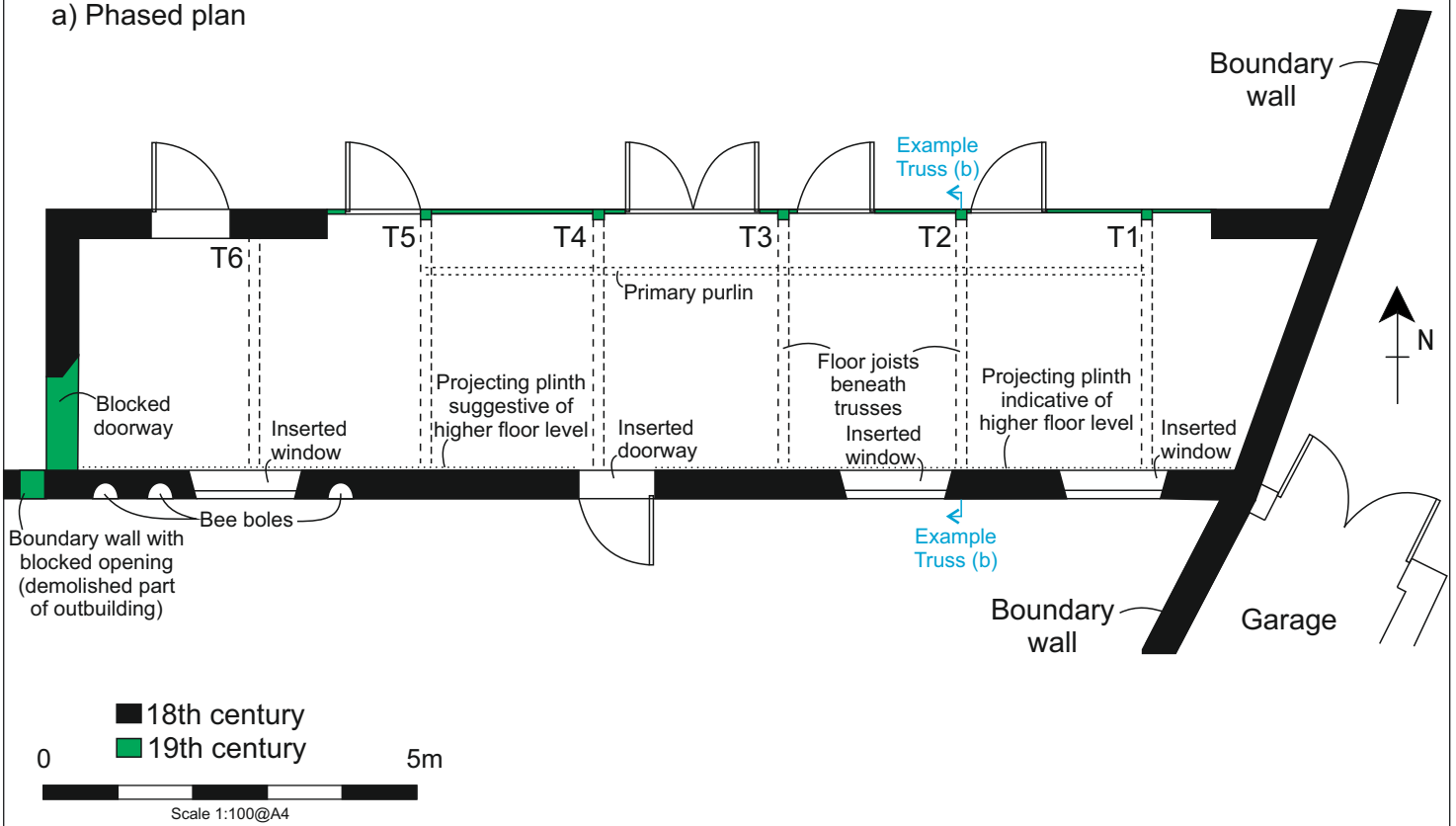
PROJECT

Outbuilding at Applehayes, Clayhidon, Devon

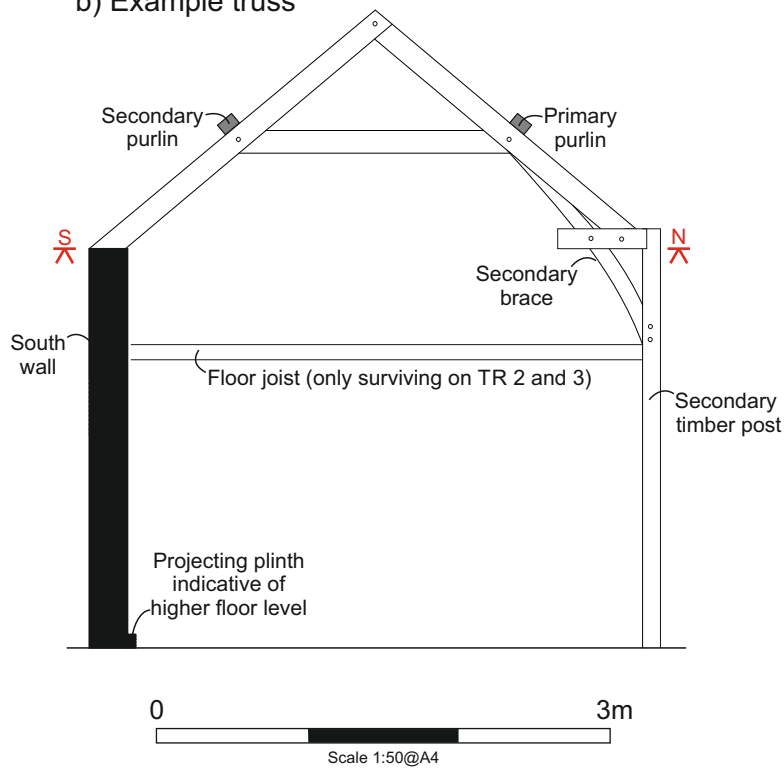
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Fig. 5: Extract from the
National Grid Ordnance Survey
map, 1962

a) Phased plan



b) Example truss



PROJECT

Outbuilding at Applehayes, Clayhidon, Devon

TITLE

Fig. 6: Phased plan and example truss



Plate 1: General view of the outbuilding, looking southeast



Plate 2: North elevation, looking east (1m scale)



Plate 3: View of one of the stable doors showing the decorative fittings, looking south



Plate 4: East elevation, looking west
(1m scale)

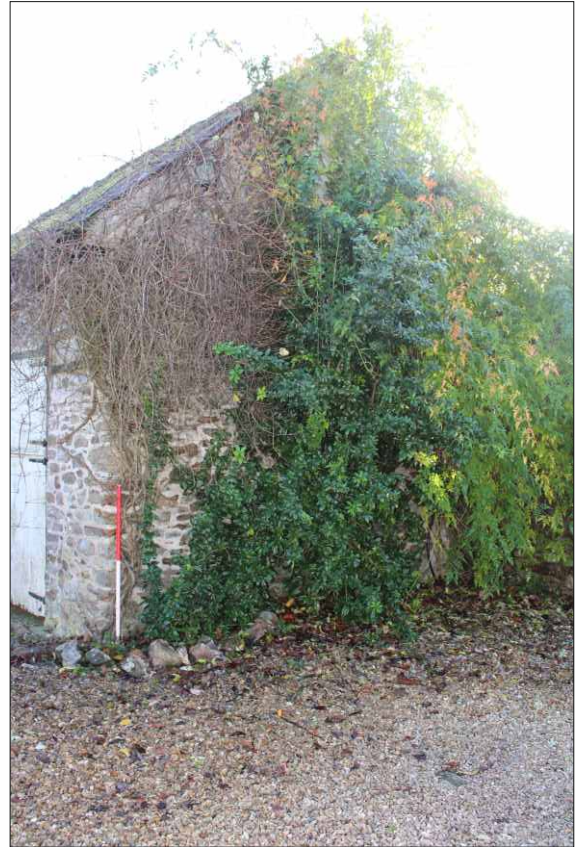


Plate 5: West elevation, looking southeast
(1m scale)



Plate 6: South elevation, looking northeast (1m scale)



Plate 7: General internal view, looking east

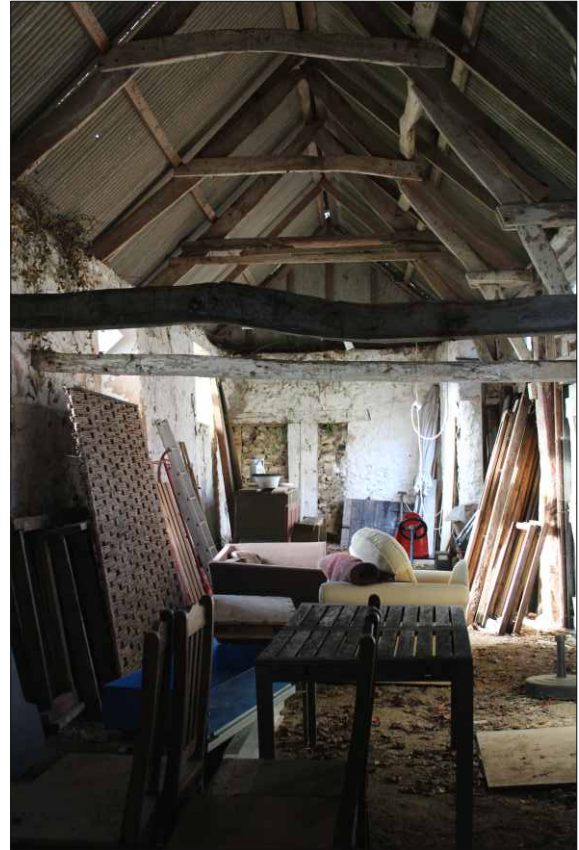


Plate 8: General internal view, looking west



Plate 9: North side of truss 5 showing how the rafters are supported on this side, looking west

Appendix 1

Photographic register



Photographic Register - ACD2690 Applehayes, Clayhidon

Digi No	Description	Photo by	Date
ACD2690_01	North elevation, looking east (1m scale)	A. Jones	30.11.2022
ACD2690_02	West door in north elevation, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_03	2nd door from west end, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_04	3rd door from west end, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_05	North elevation, looking southwest (1m scale)	A. Jones	30.11.2022
ACD2690_06	Doors in north elevation, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_07	East door in north elevation, looking southeast (1m scale)	A. Jones	30.11.2022
ACD2690_08	East end of north elevation, looking southwest (1m scale)	A. Jones	30.11.2022
ACD2690_09	Detailed view of door fittings in the north elevation, looking south	A. Jones	30.11.2022
ACD2690_10	4th door from west end, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_11	Detailed view of door fitting in the north elevation, looking south	A. Jones	30.11.2022
ACD2690_12	3rd door from west end, looking southwest (1m scale)	A. Jones	30.11.2022
ACD2690_13	Detailed view of door fitting in the north elevation, looking south	A. Jones	30.11.2022
ACD2690_14	North elevation, looking southeast	A. Jones	30.11.2022
ACD2690_15	View of the outbuilding and farmhouse from the entrance into Applehayes, looking southwest	A. Jones	30.11.2022
ACD2690_16	View of the north elevation of the outbuilding from the entrance into Applehayes, looking southwest	A. Jones	30.11.2022
ACD2690_17	East elevation, looking west (1m scale)	A. Jones	30.11.2022
ACD2690_18	West elevation, looking southeast (1m scale)	A. Jones	30.11.2022
ACD2690_19	East end of south elevation, looking north	A. Jones	30.11.2022
ACD2690_20	Centre of south elevation, looking north (1m scale)	A. Jones	30.11.2022
ACD2690_21	Central doorway in south elevation, looking north (1m scale)	A. Jones	30.11.2022
ACD2690_22	West end of south elevation, looking northeast (1m scale)	A. Jones	30.11.2022
ACD2690_23	Bee boles at west end of south elevation, looking north	A. Jones	30.11.2022
ACD2690_24	West end of outbuilding, looking south	A. Jones	30.11.2022
ACD2690_25	Internal view of the outbuilding, looking east	A. Jones	30.11.2022
ACD2690_26	2nd door from west end, looking north (1m scale)	A. Jones	30.11.2022
ACD2690_27	3rd door from west end, looking northwest (1m scale)	A. Jones	30.11.2022
ACD2690_28	4th door from west end, looking north (1m scale)	A. Jones	30.11.2022
ACD2690_29	Window above 4th door from west end, looking	A. Jones	30.11.2022

Photographic Register - ACD2690 Applehayes, Clayhidon

	north		
ACD2690_30	North wall, looking northwest (1m scale)	A. Jones	30.11.2022
ACD2690_31	East wall, looking east (1m scale)	A. Jones	30.11.2022
ACD2690_32	East window in south elevation, looking south	A. Jones	30.11.2022
ACD2690_33	Truss 1, looking southwest	A. Jones	30.11.2022
ACD2690_34	Upper section/gable of east elevation, looking east	A. Jones	30.11.2022
ACD2690_35	General view of roof structure, looking west	A. Jones	30.11.2022
ACD2690_36	General view of trusses 3-6, looking southwest	A. Jones	30.11.2022
ACD2690_37	Truss 2, looking southwest	A. Jones	30.11.2022
ACD2690_38	General view of trusses 4-6, looking southwest	A. Jones	30.11.2022
ACD2690_39	Truss 5, looking southwest	A. Jones	30.11.2022
ACD2690_40	General view of trusses 5-6, looking southwest	A. Jones	30.11.2022
ACD2690_41	Truss 6, looking west	A. Jones	30.11.2022
ACD2690_42	Upper section/gable of west elevation, looking west	A. Jones	30.11.2022
ACD2690_43	Blocked doorway in west elevation, looking southwest (1m scale)	A. Jones	30.11.2022
ACD2690_44	Central doorway in south elevation, looking south (1m scale)	A. Jones	30.11.2022
ACD2690_45	2nd window from east end in the south elevation, looking southeast (1m scale)	A. Jones	30.11.2022
ACD2690_46	General view of south side of the outbuilding, looking east	A. Jones	30.11.2022
ACD2690_47	West window in south elevation, looking southeast	A. Jones	30.11.2022
ACD2690_48	Concrete base of vertical post holding north side of truss, looking northeast	A. Jones	30.11.2022
ACD2690_49	General view of trusses 1-3, looking east	A. Jones	30.11.2022
ACD2690_50	Detailed view of how the north side of the trusses are supported, looking northeast	A. Jones	30.11.2022
ACD2690_51	Internal view of the outbuilding, looking west	A. Jones	30.11.2022

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