

Trinity Leigh, East Leigh, Coldridge, Devon
(SS 6099 0523)

Results of historic building recording

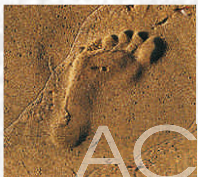
Mid Devon District Council ref. 08/01363/LBC

Prepared by
Paul Jones and Andrew Passmore

On behalf of
Mr and Mrs Caughlin

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archaeology

Trinity Leigh, East Leigh, Coldridge, Devon

NGR SS 6999 0523

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Summary

In 2009 a record of a barn was undertaken by Exeter Archaeology in advance of its conversion to offices and a store; the subsequent reporting was prepared by AC archaeology. The barn is of late 17th- or early 18th-century date, and comprises a small linhay facing the farmyard, a probable second smaller linhay facing the farmhouse, and a cowhouse. The building has undergone some alterations and upgrading in the late-19th and 20th centuries.

1. INTRODUCTION (Fig. 1)

1.1 A programme of historic building recording was carried out by Exeter Archaeology (EA) at on a barn at Trinity Leigh, East Leigh, Coldridge, Crediton, Devon (SS 6999 0523; Fig. 1) on 17 February 2009. Following the closure of EA in 2011, AC archaeology was commissioned by the owners, Mr and Mrs Caughlin, to complete the reporting and archiving. The work was required by the local planning authority, Mid Devon District Council, as a condition of the grant of listed building consent (planning reference 08/01363/LBC) for the conversion of the building to offices and stores. The requirements for the archaeological recording were set out in an e-mail from the Devon County Historic Environment Service to Mid Devon District Council dated 7 August 2008.

1.2 The barn is a grade II listed building (National Heritage List number 1309321), and forms the east side of the historic farmyard at East Leigh. The south side is formed by the farmhouse, a listed building of 17th-century date, whilst the west side is formed by another structure, now converted as the property Badgers Barn. The listed building entry describes the barn as follows.

"COLDRIDGE EAST LEIGH SS 60 NE 1/40 Stables and lincays approximately - 4 metres north of Trinity Leigh Farmhouse GV II

Stables and lincays. Probably late C17-early C18, reroofed in late C19-early C20. Cob on rubble footings; corrugated iron roof. Stables and 2 sets of lincays in a single range facing onto farm courtyard to west. Stables at left end, 3-bay linhay in centre and another 2-bay linhay at right end facing the farmhouse to the north. The stables have central plank door with loading hatch to hayloft over. There are small windows either side. Both lincays are Alcock's Type T1 with full height uprights of large scantling set on stone rubble pads. The roof is hipped each end but its structure appears to be mostly late C19-early C20 replacement A-frame trusses. An unusual farmbuilding with many late C19 fittings."

2. HISTORIC BACKGROUND

2.1 East Leigh is a small hamlet of farms and houses, located 2.3km to the south of Coldridge. Trinity Leigh Farmhouse is a three room-and-cross passage house, of 17th-century date, with a possible earlier core. The building was modernised in the late 19th century and has (probable secondary) outshuts at the rear of the house (facing the farmyard).

2.2 The former farmyard is situated to the north of the farmhouse and comprised three ranges of buildings. This layout can be seen on historic Ordnance Survey mapping (Landmark-derived maps supplied by the client), and these maps depict the surveyed barn as comprising two structures and attached to the farmhouse by a covered way.

3. AIMS

- 3.1** The aims of the project were twofold. Firstly to prepare an historic building record of the barn prior to conversion, and secondly, to monitor works during the conversion to identify and record any newly-exposed historic fabric, as well as surviving below-ground archaeological deposits.

4. METHODOLOGY

- 4.1** The recording was undertaken in accordance with a written scheme of investigation prepared by Exeter Archaeology (2009). A level 2 record (as set out in *Understanding Historic Buildings: a guide to good recording practices* (English Heritage 2006) was prepared, and comprised a brief written description of the building, annotation of architect's as existing drawings to show features of architectural significance, and the production of a photographic record using a high-quality digital camera.
- 4.2** The conversion of the building did not take place, and as a result following the preparation of initial record of the barn, no further monitoring visits were made.

5. THE BARN (Figs 2-3; Plates 1-6)

5.1 General description

The building is rectangular, two-storeyed, and arranged in three working spaces – a cowhouse, a linhay, and a store. The barn is constructed mainly of cob upon a stone dwarf wall (Plates 1-2) with a number of late 19th- and 20th-century elements (described below). The roof is hipped and covered in corrugated sheeting. The long west side, fronting the farmyard, is partly open, whilst the other three are closed. The building represents a type of cow-house and linhay found to extend from East Devon over a wide area north of Dartmoor (Alcock 1963).

5.2 External elevations

In the west cowhouse elevation is an area of c. early 20th-century brick repair, laid in stretcher bonded faced over the primary cob (Plate 1). To the left of the elevation is a later, single storey lean-to constructed mainly of cob upon a low level stone wall.

The east elevation is in a poor state of repair, with several voids in the cob and evidence of it collapsing outwards. It is currently propped up. This structural failure has been partially rectified by the addition, in the mid 20th century, of a battered red brick buttress to the centre of the elevation (Plate 2). At the north end of the elevation are a pair of double doors, made up of wide vertical planking all within a wooden frame, which probably represents an inserted feed hatch into the cowhouse.

The north elevation incorporates a recessed timber-framed window with various 20th-century panes.

The south elevation is formed by timber panels and incorporates two doors, as well as a further opening, partially infilled with concrete blocks above which is an area of slatted vents (Plate 3).

5.3 Interior

The cowhouse is divided from the central linhay at ground-floor level by a stone and cob wall that incorporates a doorway into the feeding passage of the linhay. This doorway has a timber frame set into a brick surround. The cowhouse is entered via a

doorway from the farmyard in the south elevation. This elevation also incorporates a ground-floor window opening, as well as a first-floor pitching hatch and a further small window (that are currently obscured externally by plastic sheeting). The northeast corner of the cowhouse is partitioned off with timber posts that originally supported vertical planking. Most of this planking has been removed, and some replaced with corrugated iron sheeting. Attached to the south wall is a timber manger, with four feeding troughs below built upon a small stone plinth (Plate 4). More recent steel water receptacles are attached to the side of the trough. The central part of the area has an axial manure trough/drain leading off to an external gulley.

There is a first floor across the cowhouse, which represents two phases of construction. The original floor survives in the southern part of the cowhouse and continues into the linhay. A series of empty wall sockets within the north wall indicates that the original floor extended throughout the entire area of the cowhouse. The northern part is a secondary reflooring at a slightly higher level. The north ends of the floor joists terminate in the cob of the wall, whilst the south ends rest upon a timber ledge fixed by iron bolts onto the vertical timber at the top of the ground-floor partition. Additional support to the southernmost beam is by means of two rudimentary posts. Both of the bridging beams are roughly hewn and still retain their bark. Access to this upper level is by a rudimentary timber flight of stairs. The area over the replaced floor has been divided into two storage areas, with partitions formed from horizontal planks attached to vertical posts.

The linhay is open-fronted on both floors and is divided into three bays by two timber posts that support the first floor and roof. The posts are set into circular pads. The floor beams are attached to the posts using tongues. Sockets for two securing pegs are visible on each beam. The feet of the trusses rest on the top of the posts. There is a feeding passage running along the east side of the building divided from the cattle stalls by wooden planks. In the northern bay the remains of a manger survive attached to the planking. The original pitched cobbled floor has been overlaid in concrete. The latter, where it survives, incorporates stalls and a drain (Plate 5).

The first floor is an open hayloft that extends across the linhay, and partially above the cowhouse. As discussed above, it would have originally have continued across the whole of the cowhouse. The floor planking is simply abutted to one another and utilises boards of various widths. Boards attached to the truss over the linhay are evidence for a former partition (Plate 6).

The southern store is divided from the linhay by a cob wall topped with crude vertical planking in the eaves. The ground floor is divided into two bays by posts supporting the first floor. The upper floor is supported on a large joist partly housed and morticed into the post of the roof truss with the opposing inner end of the joist pegged and rebated into a small post. Upon the large floor joist rest smaller staggered joists. The first floor is entered via an inserted staircase in the southwest corner of the store, which is accessed by one of the doorways in the south elevation. Prior to the insertion of the stairs the floor structure continued across the entire floor space, the evidence for this taking the form of a series of empty joist holes within the west elevation.

5.4 The roof

Most of the roof structure (including the rafters, purlins and covering) has been replaced in the 20th century, although several crudely-cut principal rafters survive. These are pegged at their apex. The majority of the feet of the principal rafters are set within the east and north walls, although the feet of two trusses rest individually

upon the large vertical timbers that divide the bays on the west elevation (Plate 6). There are no trenches or sockets for the purlins in the original rafters, so the roof must have been carried on back purlins. The surviving truss has two applied collars.

6. CONCLUSION

The barn is a small but interesting agricultural building of probable late 17th- or 18th-century date. The building was constructed with three main rooms – a central linhay, open to the farmyard, flanked by rooms to the north and south. The north room is described in the listed building entry as stables, although the internal layout and relationship with the linhay would indicate that the term cowhouse is more appropriate. (Calves or bulls could have been over-wintered here.) The partition on the north side of the cowhouse is likely to have been used a root store with feed being transferred into the building using the opening in the east elevation. The listed building entry describes the southern room as a linhay facing the farmhouse. This is likely to have been the original function (since there is no evidence for original stairs to the first floor), although the ground floor could easily have had a different use, such as a tool or implement store. The present layout indicates that this arrangement had gone out of use, probably by the early 20th century, and the whole area subsequently used as a store; the first floor is currently used as a woodstore.

The building is constructed using traditional techniques and is not of any special architectural interest. The finish of the wood used across the building is crude, and there are no particularly interesting architectural features of note. The building underwent some alterations in the late 19th and 20th centuries, some of which was related to failures in the structure, particularly in the east elevation, whilst others were associated with the upgrading of stalls using contemporary materials (concrete and steel), a common practice on Devon farms in the early post-Second World War period.

7. OASIS ENTRY AND ARCHIVE

An entry to the OASIS (Online AccesS to the Index of Archaeological investigationS) database has been completed, and has the identifying code 112381.

The paper and digital archive and finds are currently held at the offices of AC archaeology Ltd, in Unit 4 Halthaies Workshops, Bradninch, Nr Exeter, Devon, EX5 4LQ, and will be deposited at the Royal Albert Memorial Museum, Exeter under the accession number 27/2009.

8. REFERENCES

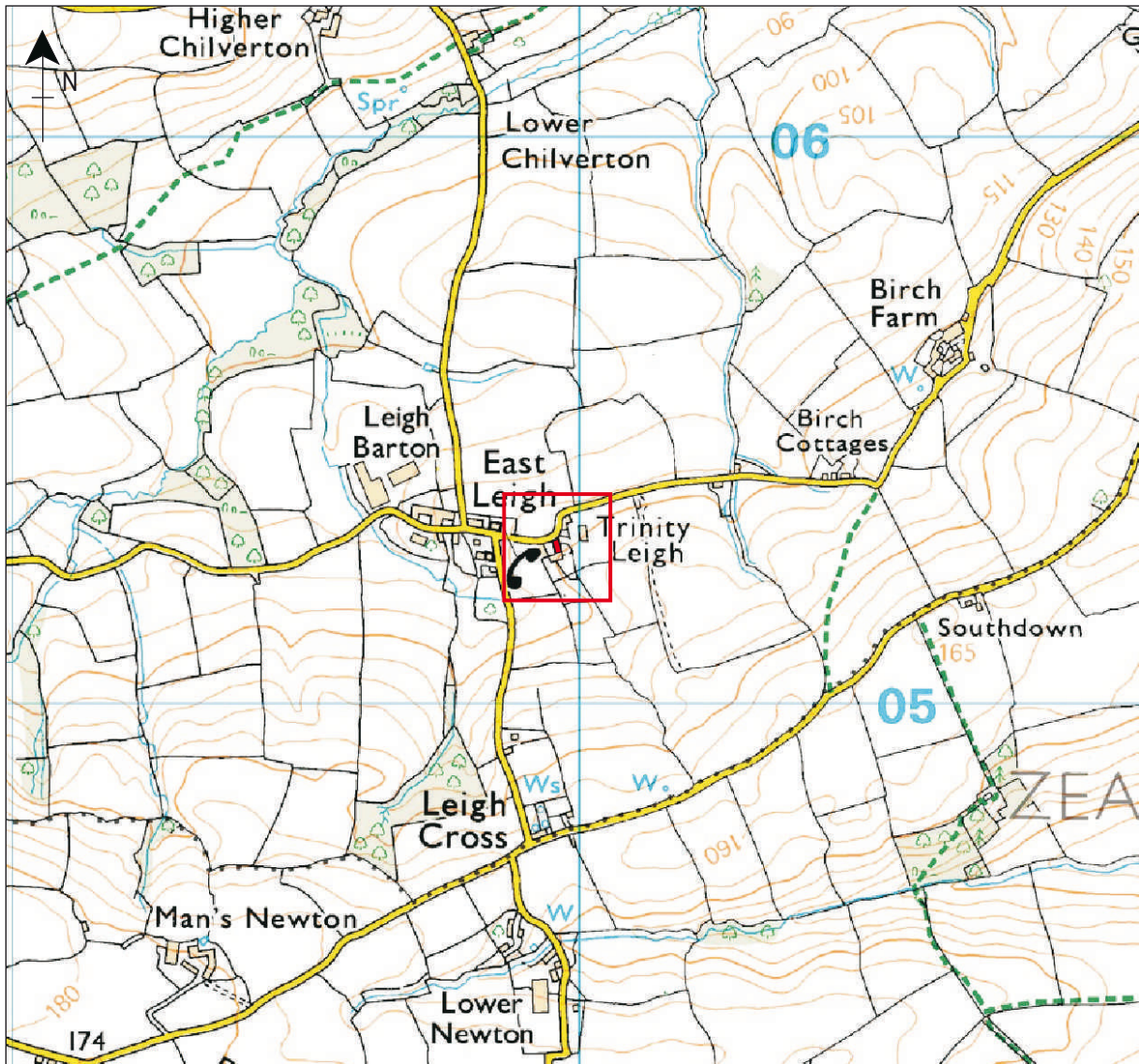
Alcock, N.W., 1963, 'Devonshire Linhays: a vernacular tradition', *Rep. Trans. Devon. Assoc. Advnt. Sci.* **95**, 117-130.

Exeter Archaeology, 2009, *Written Scheme of Investigation for Archaeological Building Recording and Monitoring at Trinity Leigh, East Leigh, Coldridge, Crediton, Devon* (EA project number 6718).

National Heritage List for England website,
<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>



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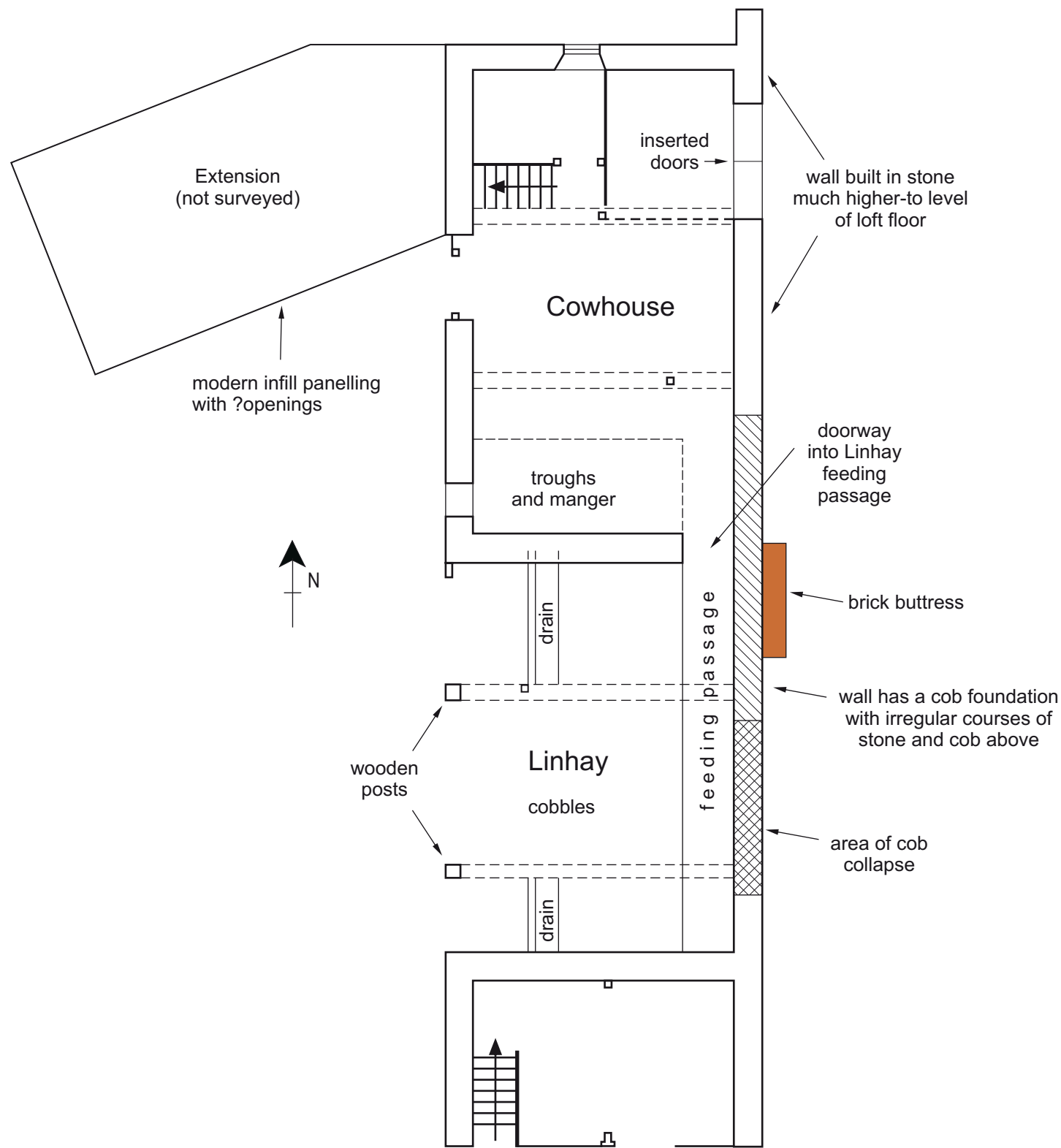
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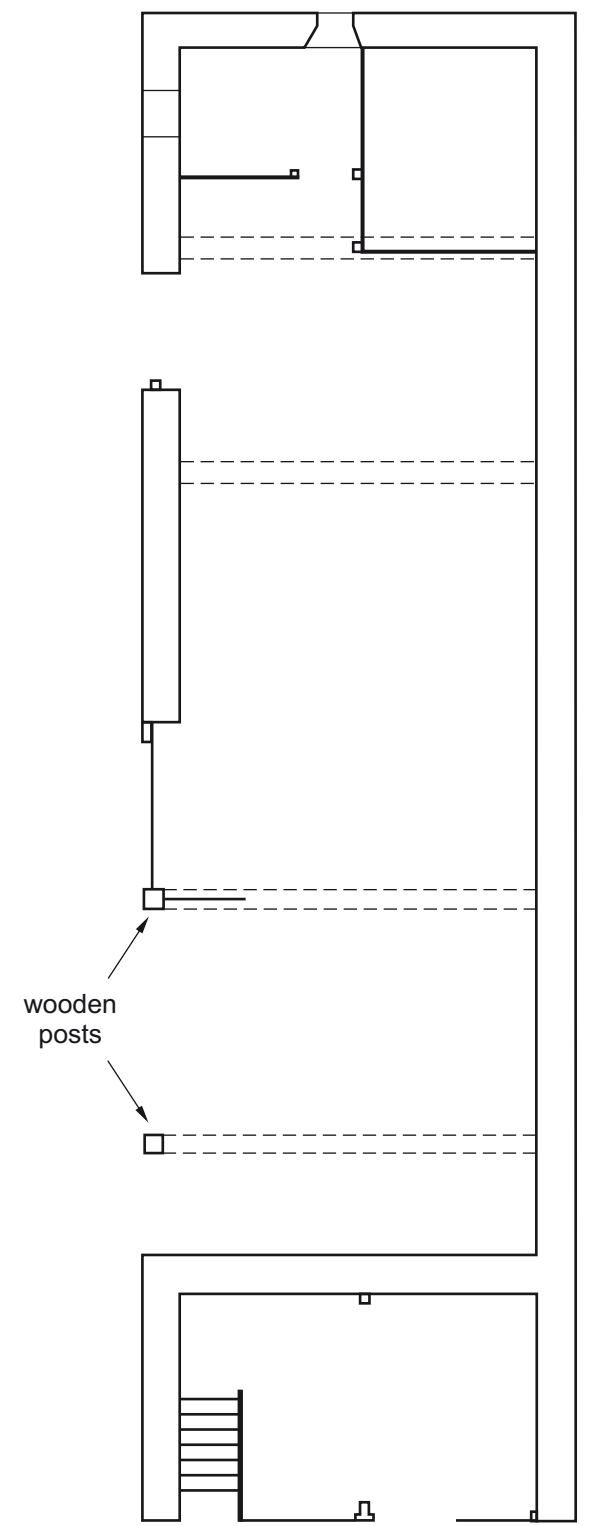
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Fig.1: Location of site

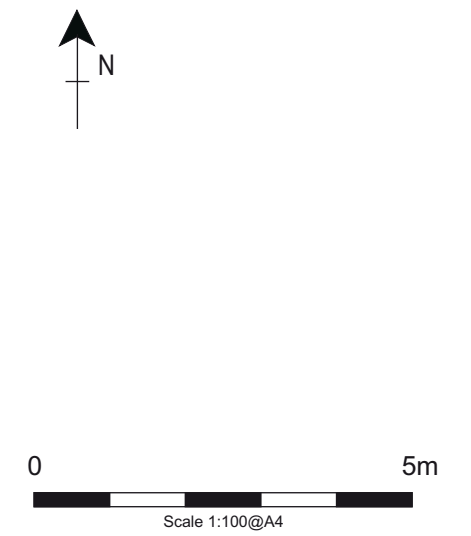




a) Ground Floor Plan



b) First Floor Plan

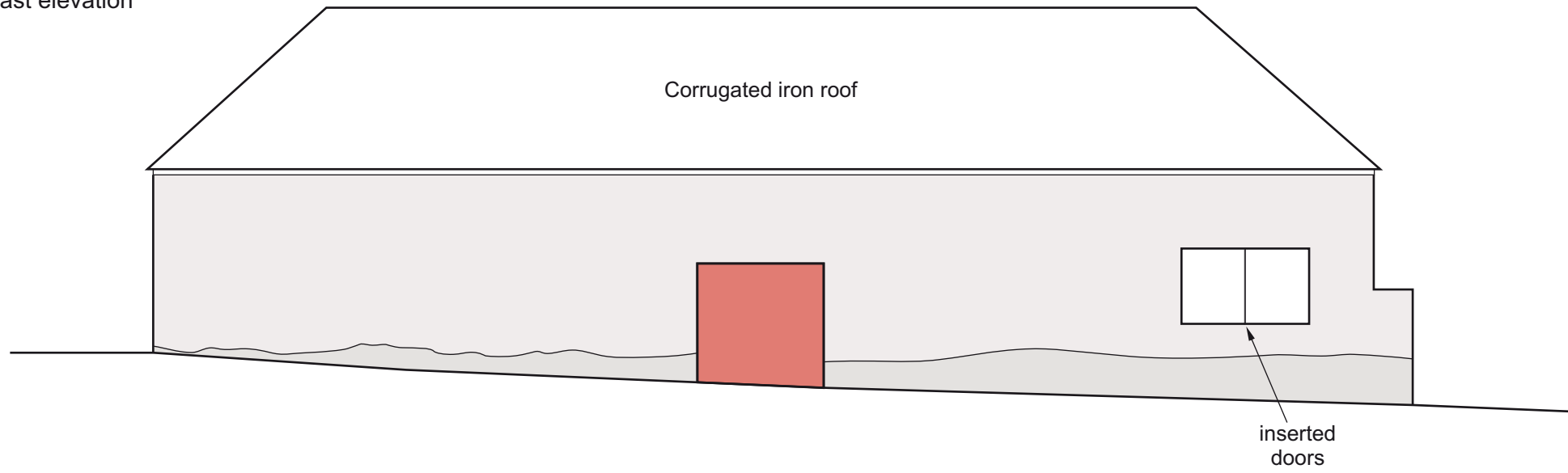


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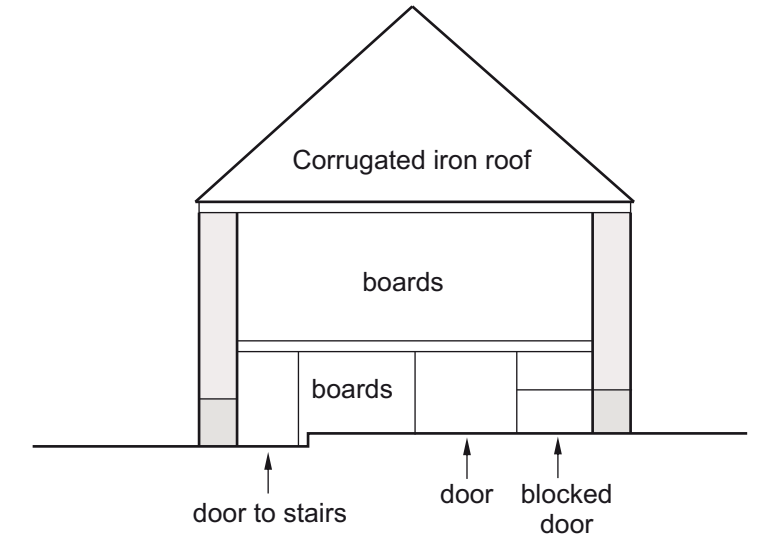
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Fig. 2: Ground and first floor plans



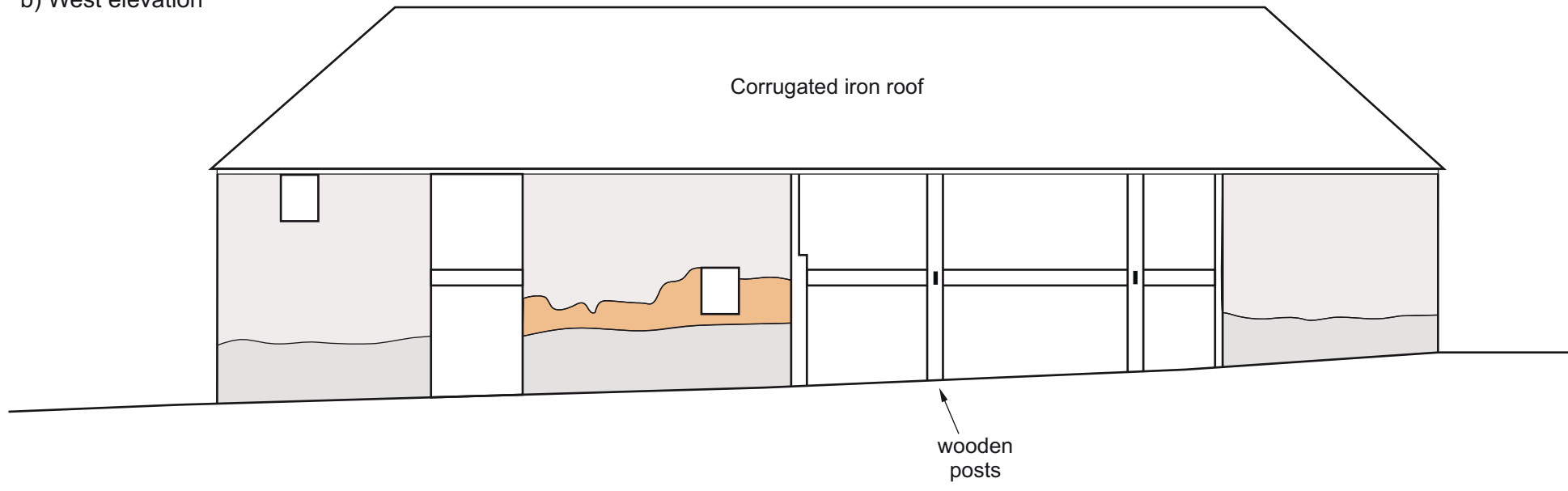
a) East elevation



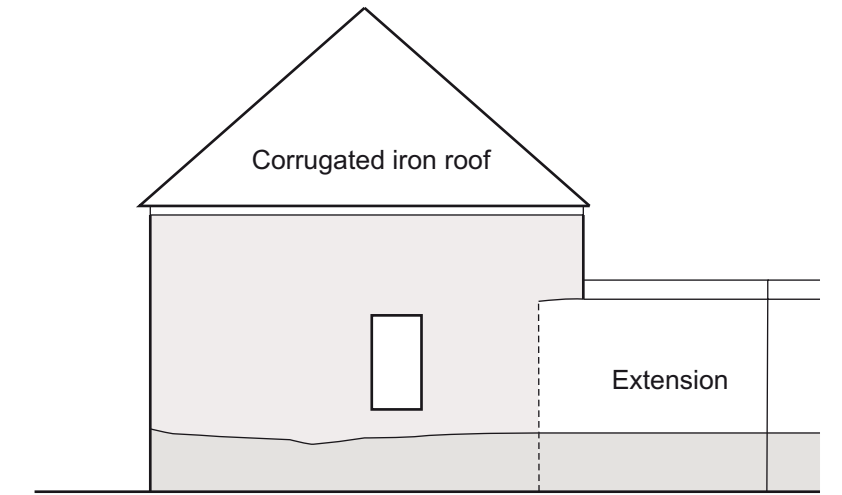
c) South elevation



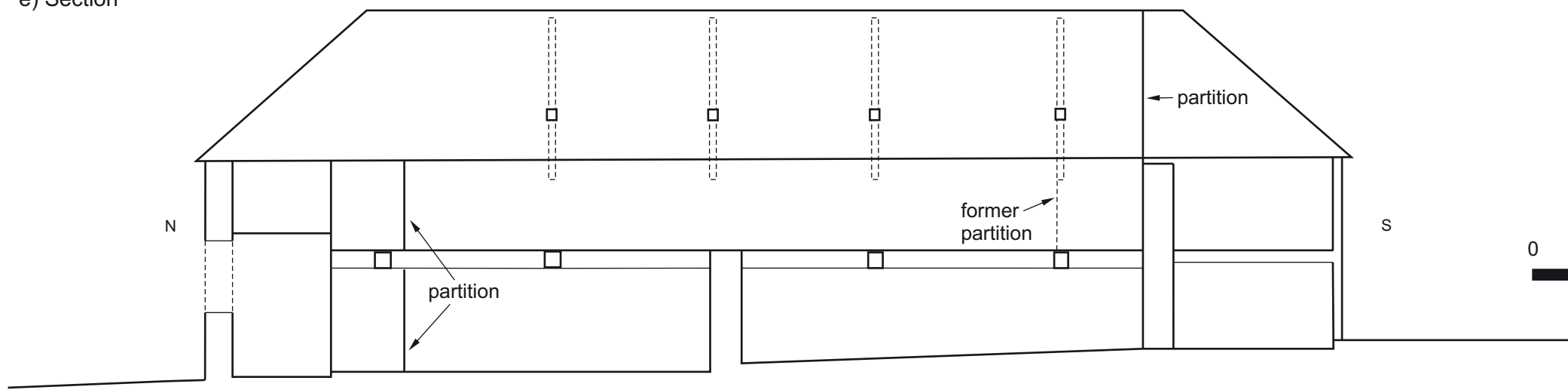
b) West elevation







d) North elevation



e) Section



Legend

-  Irregularly coursed stone plinths
-  Red brick
-  Cob
-  Mid C20th red brick buttress



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Trinity Leigh, East Leigh, Devon

TITLE
Fig. 3: Elevations and section





Plate 1: The west elevation of the barn, looking east.



Plate 2: The east elevation of the barn, looking southwest.



Plate 3: The south elevation of the barn, looking to northeast.



Plate 4: The manger and feeding troughs in the cowhouse, showing the door to the feeding passage in the linhay to the left, looking south.



Plate 5: The stall in the northern bay of the linhay, looking northeast.



Plate 6: A surviving roof truss over the linhay, looking southeast.

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