

# CIDER PRESS BARN, HAYE FARM, LUDBROOK, UGBOROUGH, DEVON

(NGR SX 6606 5416)

Results of historic building recording and an archaeological  
watching brief

South Hams District Council planning references 57/0666/11/F,  
condition 3, 57/0667/11/LB, condition 12, 57/0248/14/F,  
condition 4, and 57/0249/14/LB, condition 3

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On behalf of:  
Prowse Developments Ltd

Document No: ACD794/3/1

Date: June 2014



AC archaeology

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## Summary

*An historic building record of the Cider Press Barn at the former Haye Farm, Ludbrook, Ugborough, Devon (SX 6606 5416) was prepared by AC archaeology in January and March 2014. The recording drew upon an earlier appraisal of the structure. Evidence for an earlier house on the site was farm, and two reused architectural features recorded.*

*The barn has an internal wheelpit and the remains of a waterwheel and associated gearing were recorded. There was evidence for an earlier waterwheel, and the present gears had been reused from a corn mill, possibly the nearby mill at Ludbrook.*

### 1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording and an archaeological watching brief at the Cider Press Barn, Haye Farm, Ludbrook, Devon (SX 6606 5416; Fig. 1). The work was carried out by AC archaeology in January and March 2014. It was commissioned by Prowse Developments Ltd, and was required under condition 4 of the grant of planning permission and condition 12 of listed building consent (South Hams District Council references 57/0666/11/F and 57/0667/11LB respectively) for the "Conversion of barn to residential accommodation", and condition 4 of the grant of planning permission and condition 3 of listed building consent (South Hams District Council references 57/0248/14/F and 57/0249/14/LB respectively) for the "Conversion of barn into 2 dwellings with new external amenity areas and parking". Guidance on the scope of works was provided by the Devon County Historic Environment Team (Tait 2013), historic environment advisors to South Hams District Council.

### 2. THE SITE

2.1 Haye Farm is situated within the parish of Ugborough and forms part of the hamlet of Ludbrook located on the north side of the A3121. The former farm comprises a series of stone barns sited below the farmhouse. A barn and piggery have already been converted into residential accommodation and repairs to and enlargement of the farmhouse have been completed. The farm is situated at a height of approximately 60m aOD. The underlying geology comprises Devonian slates of the Middle Devonian Slate formation, which is visible as the surface of the yard to the south of farmhouse.

2.2 The farmhouse is a Grade II Listed Building, and the farm buildings fall within its curtilage and are thus afforded the same protection.

### 3. HISTORICAL BACKGROUND (Figs 2-3; Appendix 1)

3.1 An historic building appraisal of some of the derelict barns was prepared by Exeter Archaeology in 2010 (Passmore 2010; reproduced as appendix 1), and an historic building evaluation of the farmhouse was prepared by AC archaeology in 2011 (Passmore 2011). The following history of the site is based on these reports.

3.2 The placename Ludbrook can be traced back to the Domesday Book when two holdings are mentioned. The farm name Haye is probably associated with Richard Inthehaye, documented in 1330. The present farmhouse was reportedly constructed

in 1817 by John Widdecombe (as evidenced by a dated plaque on the east elevation). However, the evaluation of the building has identified that several elevations contain earlier, probably 17th- or 18th-century, architectural features, and it is likely that the farmhouse was rebuilt in 1817.

- 3.3** Cider Press Barn – barn 2 in the 2010 appraisal – is C-shaped and comprises two, two-storey 18th-century ranges with 19th- and 20th-century additions (see Figs 2-3). The west range comprises a threshing barn, whilst the north range was originally a linhay. At their junction is a wheelpit that retains the remains of a 19th-century waterwheel, penstock and gears. There is further machinery within the threshing barn, although its function was unclear at the time of the appraisal. In the late 19th century the linhay was enclosed and in the early 18th century a single storey-cowhouse added to its south side. In the mid 19th century a further, single storey, cowhouse was added forming the east range.

#### **4. AIMS**

- 4.1** The aims of the work were twofold. Firstly, to make a record of the historic building prior to commencement of the development, and where necessary to undertake further recording of historic fabric or architectural features exposed by the works. Secondly, to monitor ground works associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

#### **5. METHODOLOGY**

- 5.1** The investigations were carried out in accordance with a Written Scheme of Investigation prepared by AC archaeology (Passmore 2013), which was revised for subsequent planning permission and listed building consent applications (Passmore 2014). The work was also carried out in line with the Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008), and the historic building recording was carried out to levels 2/3 as set out in English Heritage's 2006 document *Understanding Historic Buildings: A guide to good recording practice*.
- 5.2** The building survey comprised of a brief written description of the barns. The 2010 appraisal provided a thorough description of the building, its function and development, and this survey focussed on areas that could not be investigated in the appraisal, as well as features where further recording was recommended in the appraisal report. An updated floor plan was produced along with additional drawn records including the reused door spandrel in the east range and the remains of the waterwheel and associated gears. A full photographic record was produced including the overall character of the barn, as well as detailed views of the elevations, machinery, and architectural details.
- 5.3** The archaeological watching brief consisted of monitoring the excavation of service trenches located to the south of the barn, and comprised a photographic record, preparation of a trench plan, and a written description of the deposits exposed.

#### **6. BUILDING SURVEY (Figs 4-5; Plates 1-10)**

##### **6.1 General description and layout**

The barn is situated to the southeast of the farmhouse and is formed of three ranges. The north and west ranges are terraced into the hillside that slopes downhill from north to south, creating the distinctive appearance of bank barns. The west and north

ranges are two storeyed, whilst the east range is single storeyed. All three ranges have pitched roofs with straight gables, except at the north end of the west range that forms a hip aligned with the north pitch of the contemporary north range. All the roofs had recently been replaced with new slates.

## 6.2 North range

### External elevations

In the late 18th-century south elevation (enclosing the former open front of the linhay) two blocked openings have been previously recorded – one leading into the wheelpit, the other into the main room of the linhay. The latter was reopened and metal fittings for a door were exposed. A further blocked opening was recorded in this wall to the east.

In the east elevation of the 19th-century cow house a blocked ground-floor doorway was recorded; it has been reopened as part of the present works. Above this in the centre of the elevation is a further loading door that had been partially blocked and converted into an angled ventilation slit (Plate 1). No other evidence for an original first floor was observed.

### The wheelpit and internal features (Fig. 5a)

The wheel pit is two storeyed, with the waterwheel on the ground floor and a penstock at first-floor level. The north elevation features an opening above the penstock, and is part rendered and part lined with corrugated sheets suspended from the wall on iron bars. The side walls are also partially rendered, and on the east side there is a scar of a waterwheel which gives a rough radius for the wheel of about 1.2m.

The east axle bearing niche is situated about 1.60 m above ground level (Plate 2). It is bolted to a granite block laid on at least one course of bricks. Above this is a large slate lintel. Above the niche on the west side are three wooden lintels. To the south of the present axle bearings there is evidence of blocked openings in the west and east walls, both with slate arches (Plate 3). These openings were larger than the later niches and their north sides had been disturbed when the latter were inserted. The outflow from the wheelpit was located in the southwest corner of the room and had been blocked using rubble masonry.

There is evidence that the roof line had been heightened or a loft partition added. On the east elevation this utilised thinly laid slates, with the masonry being narrower than the lower part of the wall. In the west elevation the masonry had been replaced with modern concrete blocks.

Very little remains of the wheel; what does, consists of a central wooden wheelshaft, which has partially collapsed, and the 0.98m diameter cast-iron central naves (Plates 4 and 5). The wheelshaft has a diameter of 134mm and is supported by three iron bracing rings. The naves incorporate sockets for eight wooden arms, which were attached with nuts and bolts. Two arms survived and are 1.50m long by 150mm wide by 90mm deep. Towards their outer ends each has a hole for the attachment of outer shrouds.

The penstock is fed by a cast-iron pipe that protrudes through the north elevation. It terminates in a large sub-circular housing containing a sluice or valve (Plate 6). This is operated from the adjacent workshop on the first floor of the west range. A hand-turned wheel connects to a shaft leading through to the wheelpit where it

incorporates a bevel gear. This connects with another gear attached to a shaft leading into the sluice housing. The base of the housing is supported on a rectangular steel bar attached to the side walls. The penstock is a cast-iron trough with bolted angled sides. It is supported on a large I-beam and a smaller rectangular steel bar.

### **The spandrel (Fig. 5b; Plate 7)**

The spandrel is reused, on its side, as the head of a doorway in the east elevation. The ends are partially obscured by the north wall of the east range and by later render on the external wall of the north range; it has minimum dimensions of 0.60m (original height) by 0.56m (original width). It is decorated with a quatrefoil overlaid by a shield embossed with a vertical line. The main exterior edge has a roll moulding and there is a further smaller triple ovolo moulding between this and the underside of the arch.

## **6.3 The west range**

### **External elevations**

There is evidence, in the form of fittings (metal fittings and holes) in a granite block in the southeast corner of the building, for a gate to the south of the barn leading to the yard. There are small sockets on either side at the top of the doors in the west elevation; a piece of timber survives in one. This probably indicates that there were porches covering these doorways.

The threshold of the doorway into the northern room is a reused granite window lintel or cill (Fig. 5c; Plate 8). It measures 1.08m long by 0.18m wide, and has a chamfer along one corner. It has been laid on its side and is partially buried. No evidence for glazing is visible, although from its visible features it would have derived from a single light window.

### **The gears (Plates 9-10)**

The gears are housed within a wooden frame located within the eastern half of the northern room. A bearing for the end of the wheelshaft is fixed within a half length beam at the base of the frame. All of the gears and their associated cogs are wooden, braced with iron straps. Attached to the wheelshaft is a large 1.96m diameter pit wheel. This is partially set within a sunken gear pit below the floor level. This gear turns, via a smaller (0.80m diameter) wallower gear, a vertical shaft located within the centre of the frame. Its base end is attached to a hexagonal iron bearing box. Above the wallower is a larger (1.60m diameter) spur gear.

This shaft could be disengaged from the machinery via a small moveable cog located on a short axle attached to the north side of the frame. It had been dislodged but would have been set into a (surviving) horizontal beam, which would have pivoted, disengaging the cog from the spur gear. Part of the iron handle to move and support the beam, along with an associated weight, survive. The vertical timbers on the southern side of the frame incorporate rectangular sockets for a further horizontal beam, and the frame must have been designed to house a second vertical transmission and cog.

The vertical beam continues through to the first floor where a cast-iron pintle is visible in its end. The bearing beam has been removed. Below this the axle contains two pairs of rectangular vertical sockets for removed timbers. No other machinery survives *in situ*. A single short length of beam with a small-diameter gear was recovered by the developer, but its original location is unknown.

## **6.4 The east range**

### **External elevations**

The east elevation has a door at its north end, entered via a flight of granite steps, and there are a further two window openings and four ventilation slit vents in this wall. In the lower portion of the wall are openings for drains. In the 2010 appraisal the north elevation was described as having a doorway and window. However these features are actually a central loading door which corresponds with the higher external ground level on this side of the barn, with a tall, narrow ventilation slit in the gable above.

## **6.5 The yard wall**

This feature is a wall that projects from the southwest corner of the east range and formerly enclosed the yard to the west. This is constructed of thinly laid slates with occasional blocks of quartz, constructed in rough courses bonded in a hard off-white mortar, with a modern block work extension at its southwest end.

## **7. ARCHAEOLOGICAL WATCHING BRIEF**

### **7.1 General description and layout**

The groundworks consisted of the excavation of several trenches for drainage. These were 0.40m wide and 0.70mm deep. The trenches were excavated and monitored following the removal of the existing concrete yard surface. Two trenches (Tr. 1 and Tr. 2) emanate from the south elevation of the north range and join just before an access track where they are joined by a northeast-southwest aligned trench (Tr. 3) from the east range. The combined trench (Tr. 4) continues into the field to the south then splits with both trenches stopping at the boundary wall.

### **7.2 Deposit sequences**

The excavation of the trenches exposed various deposits but no archaeological features; no finds were recovered. In trenches Tr. 1 and Tr. 2 two deposits (100) and (101) were exposed. Deposit (100) was 200mm thick and consisted of a mixed light yellow to red grey, friable, silty clay with very frequent slate fragments ranging from 2mm-50mm. This represents a make-up layer for the removed yard surface. It overlaid (101), a 500mm thick mixed light yellow to blue grey, compact clay with common sub-angular slate up to 40mm. This is a natural clay layer.

In trench Tr. 3 the following deposits were exposed. At the southwest end deposit (102) was 600mm thick and consisted of a medium black brown, friable, silty loam with rare sub-angular slate up to 40mm. This appears to be a garden or agricultural soil. Further to the northeast, in the centre of the trench deposit (103) was 700mm thick and consisted of a light brown yellow, compact clay with rare sub-angular slate up to 40mm. This appears to be a disturbed natural clay layer. At the northeast end of the trench deposit (104) was 700mm thick and consisted of the remains of a tarmac surface with a mixed hardcore layer below. None of these deposits was fully exposed.

In trench (Tr. 4) to the south of the access track various deposits were exposed. At the north end 104 (300 mm thick) overlaid 103, which was exposed for a depth of 40mm. Further south, 102 (150mm thick) overlaid the natural 101.

## **8. COMMENTS**

**8.1** This investigations revealed that little needed to be added to the description presented in the 2010 appraisal, and the survey focussed on areas that could not be investigated in the appraisal, particularly the north range which was not previously accessible and the wheelpit and its associated gears. No archaeological deposits or features were exposed during the watching brief.

### **8.2 Evidence for an early house**

The appraisal noted the presence of a 16th- or perhaps 15th-century spandrel reused within the barn, as well as granite door heads and Beer stone blocks reused within another barn on the farm. A subsequent historic building evaluation of the farmhouse identified masonry and architectural features earlier than the 1817 datestone. A reused granite window lintel or cill has been discovered during the current works. Overall, these architectural features are evidence for a substantial house, possibly of late medieval date, and with early post-medieval architectural features. It cannot be proved that that the recorded fragments derived from a predecessor of the present Haye Farm, but given the remote location of the site they are unlikely to have derived from very far away.

### **8.3 The farm buildings**

In the early 19th-century extension to the north range further openings than previously recorded were noted. These included a blocked loading door which would have given access to a small hay loft over the cow house.

The observations in the wheelpit – the blocked openings and the scar of a larger waterwheel than that recorded – indicate that the present waterwheel and associated gearing is not an original feature. It is likely to be a 19th century replacement.

Detailed analysis of the frame supporting the gears has revealed that it was designed to take two transmission shafts to the first floor, although in the present arrangement there is evidence that only one was fitted. The design of the frame would indicate that it originally powered two pairs of millstones on the first floor. Given the design of the barns it is unlikely that corn milling took place in Cider Press Barn, and it seems logical that the machinery (and waterwheel) was reused from the nearby corn mill at Ludbrook, and was adapted to power a single piece of machinery on the first floor.

The type of machinery (or that of its predecessor) is unknown. However, there is possible evidence in the barn for a horse-drawn apple crusher, so the waterwheel must have powered other machinery, possibly initially a root vegetable crusher (to provide feed for animals in the adjacent linhay), later removed and replaced with first-floor workshop machinery.

## **9. ARCHIVE AND OASIS ENTRY**

**9.1** The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. The digital archive will be deposited with the ADS. Once uploaded, the archive will be disposed of.

**9.2** An online OASIS entry has been completed, using the unique identified 179248, which includes a digital copy of this report.

## 10. ACKNOWLEDGEMENTS

- 10.1 This report was commissioned by Prowse Developments Ltd, and was managed for them by Andrew Prowse, and for AC archaeology by Andrew Passmore. The fieldwork was carried out by Paul Rainbird and Stella De-Villiers. The report was written by Stella De-Villiers, with the illustrations prepared by Elisabeth Patkai.

## 11. SOURCES CONSULTED

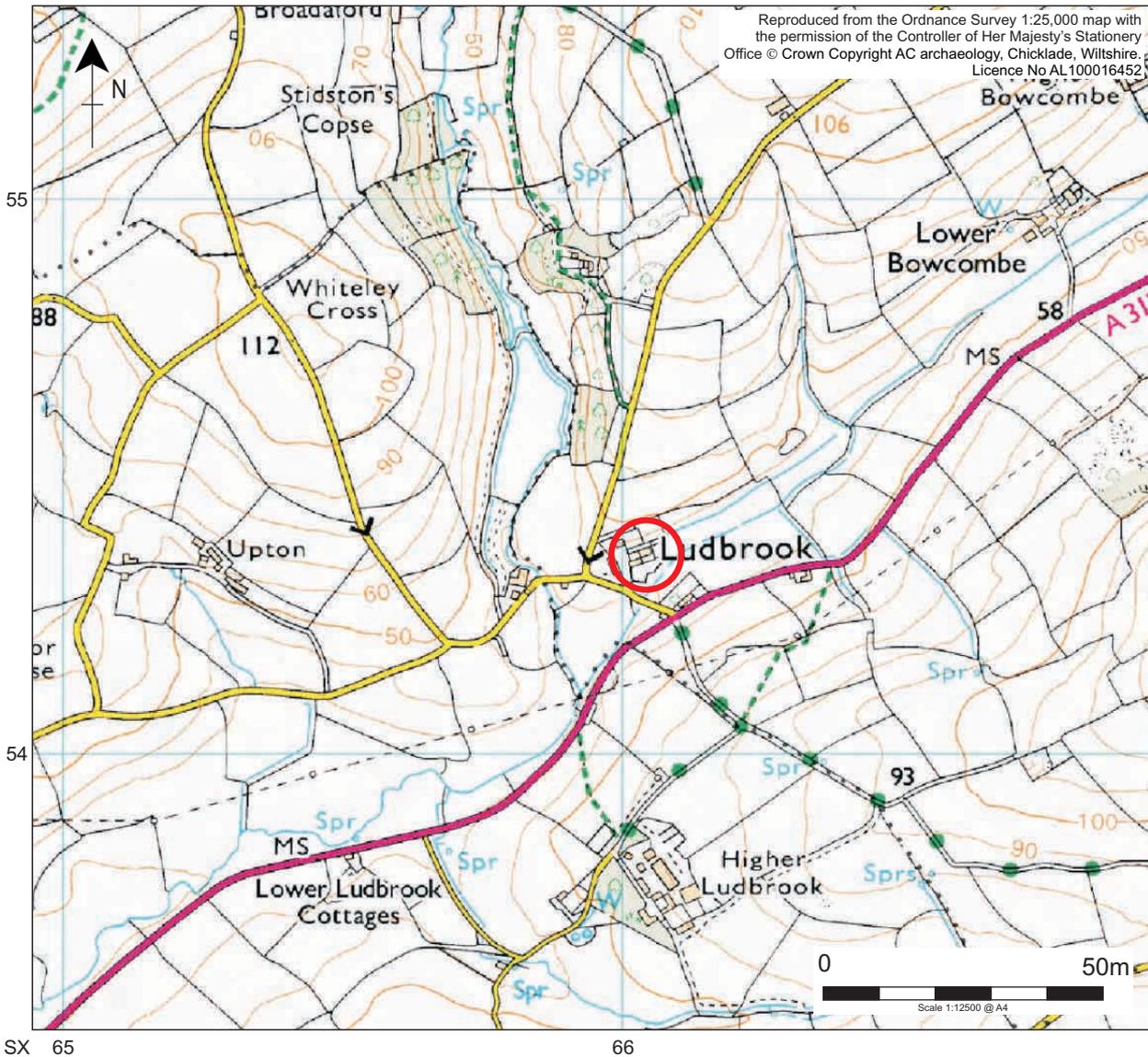
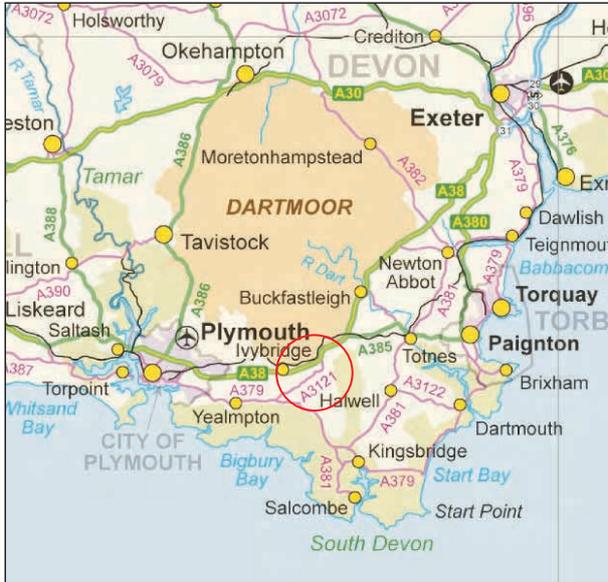
Passmore, A., 2013, *Cider Press Barn, Haye Farm Ludbrook, Devon, (NGR SX 6606 5416), Written Scheme of Investigation for historic building recording and archaeological watching brief, South Hams District Council planning references 57/0666/11/F, condition 4 and 57/0667/11/LB, condition 12, AC archaeology Document No. **ACD794/1/0***

Passmore, A., 2014, *Cider Press Barn, Haye Farm, Ludbrook, Devon, (NGR SX 6606 5416), Written Scheme of Investigation for historic building recording and archaeological watching brief, South Hams District Council planning references 57/0666/11/F and 57/0249/14/LB, AC archaeology Document No. **ACD794/2/0***

Passmore, A, 2010, *Historic building appraisal of barns at Haye farm, Ludbrook, Ugborough, Devon, Exeter Archaeology report no. **10.58***

Passmore, A., 2011, *The Farmhouse, Haye Farm, Ludbrook, Ugborough, Devon, NGR SX 66003 54382, Results of an Historic Building Evaluation, AC archaeology document no. **ACD351/1/0***

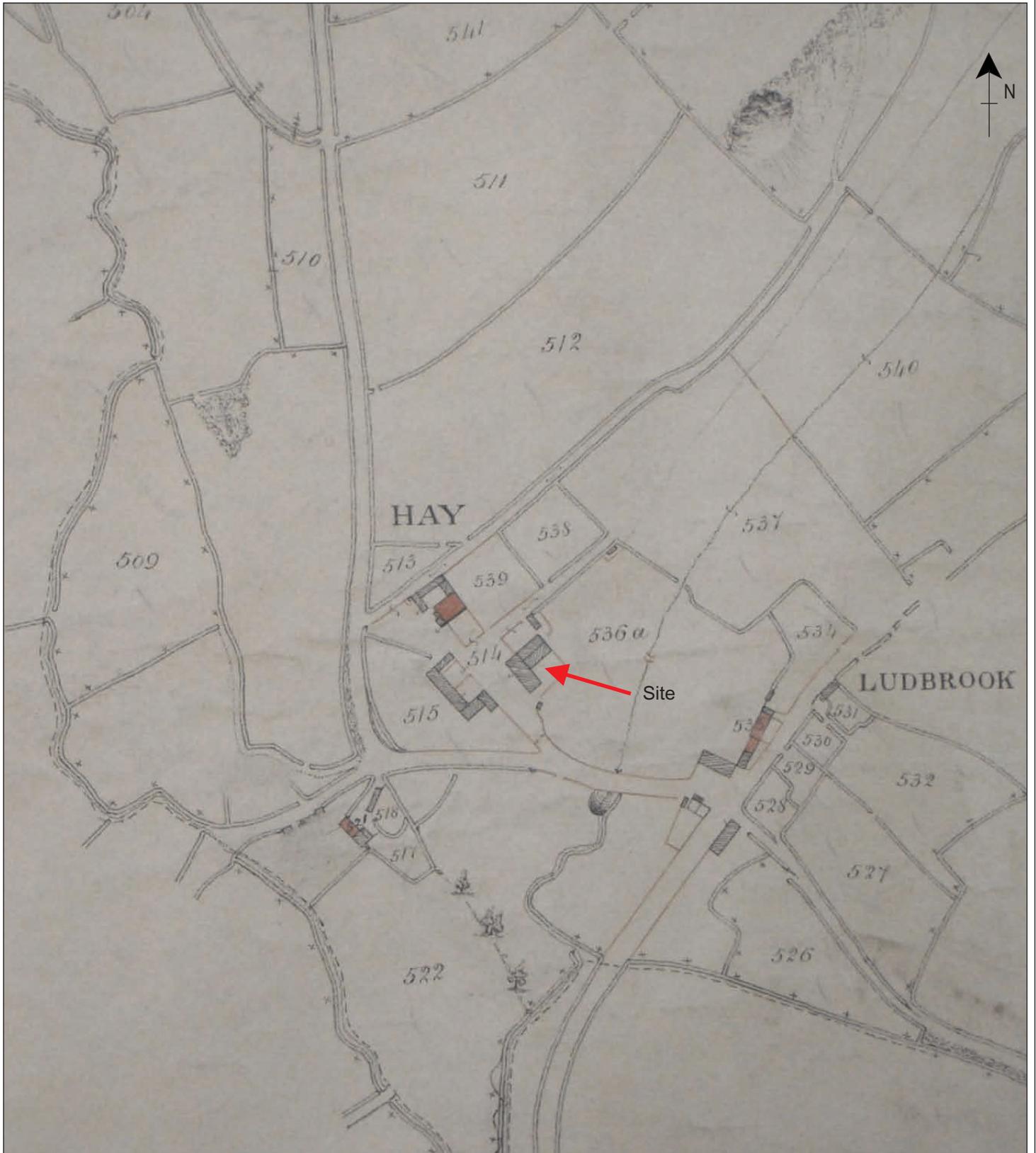
Tait, G., 2013, *Brief for Historic Building Recording and Archaeological Monitoring and Recording of Groundworks, Cider Press Barn, Haye Farm, Ludbrook, PL21 0LL, DCHET ref: **ARCH/DM/SH/17920***



PROJECT  
Cider Press Barn, Haye Farm, Ugborough

TITLE  
Fig. 1: Location of site





PROJECT

Cider Press Barn, Haye Farm, Ugborough

TITLE

Fig. 2: Extract from the  
Ugborough tithe map, 1843



Location of recorded building

PROJECT

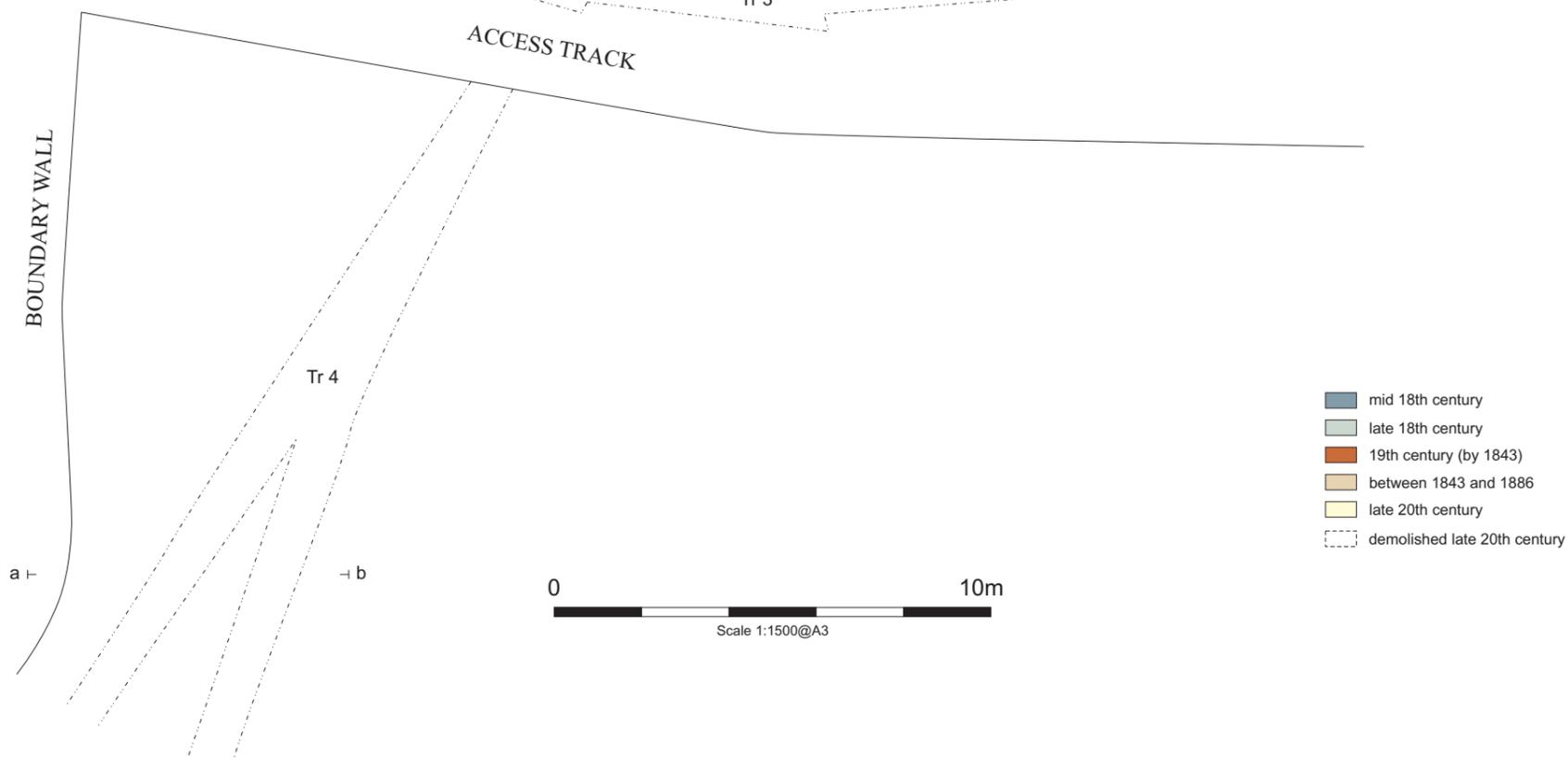
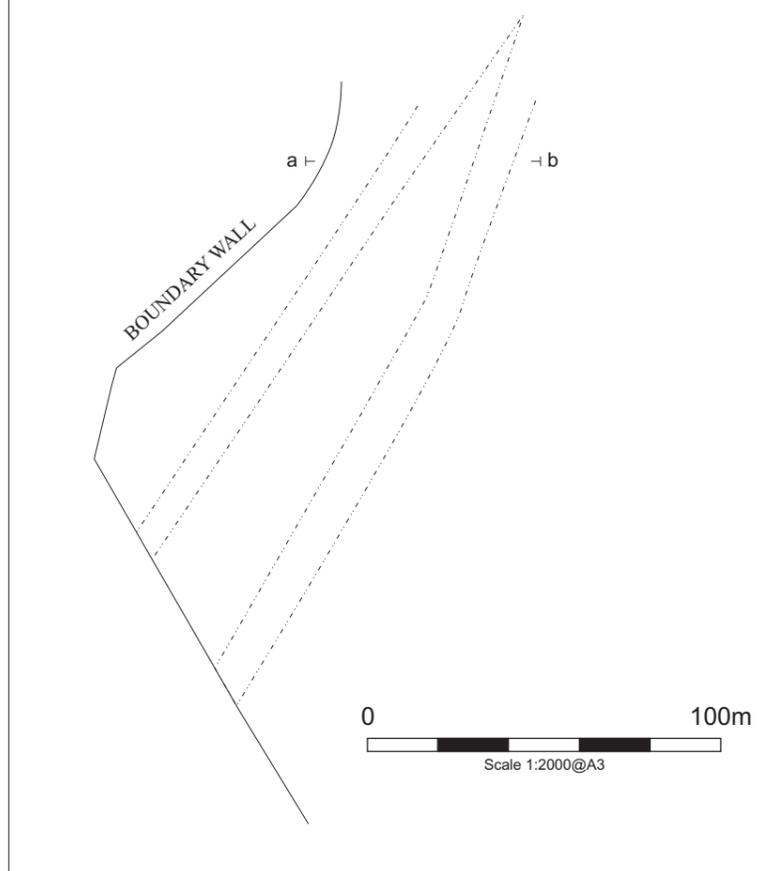
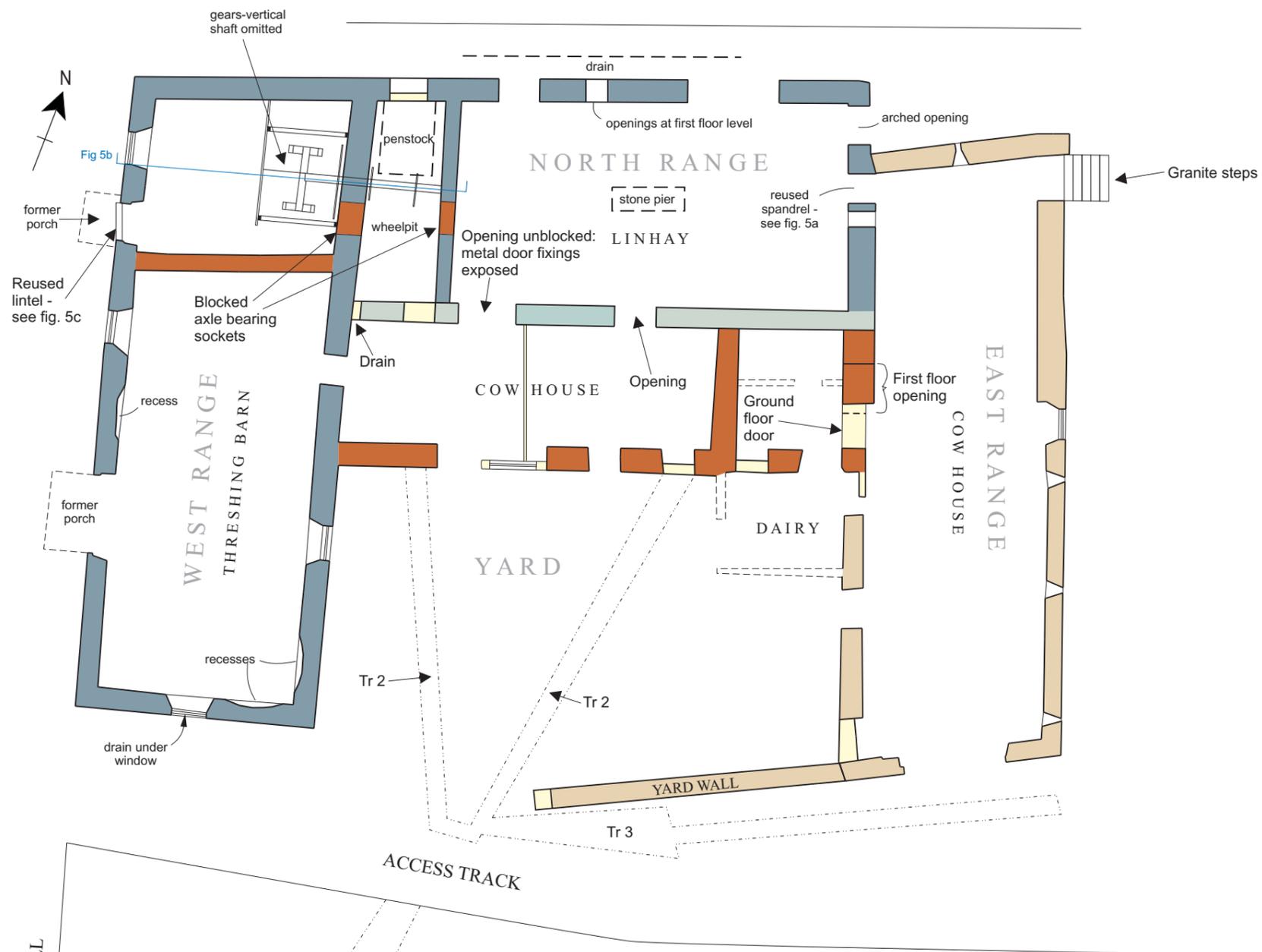
Cider Press Barn, Haye Farm, Ugborough

TITLE

Fig. 3: Extract from the Ordnance Survey 1:2500 map, revised 1906, published 1906



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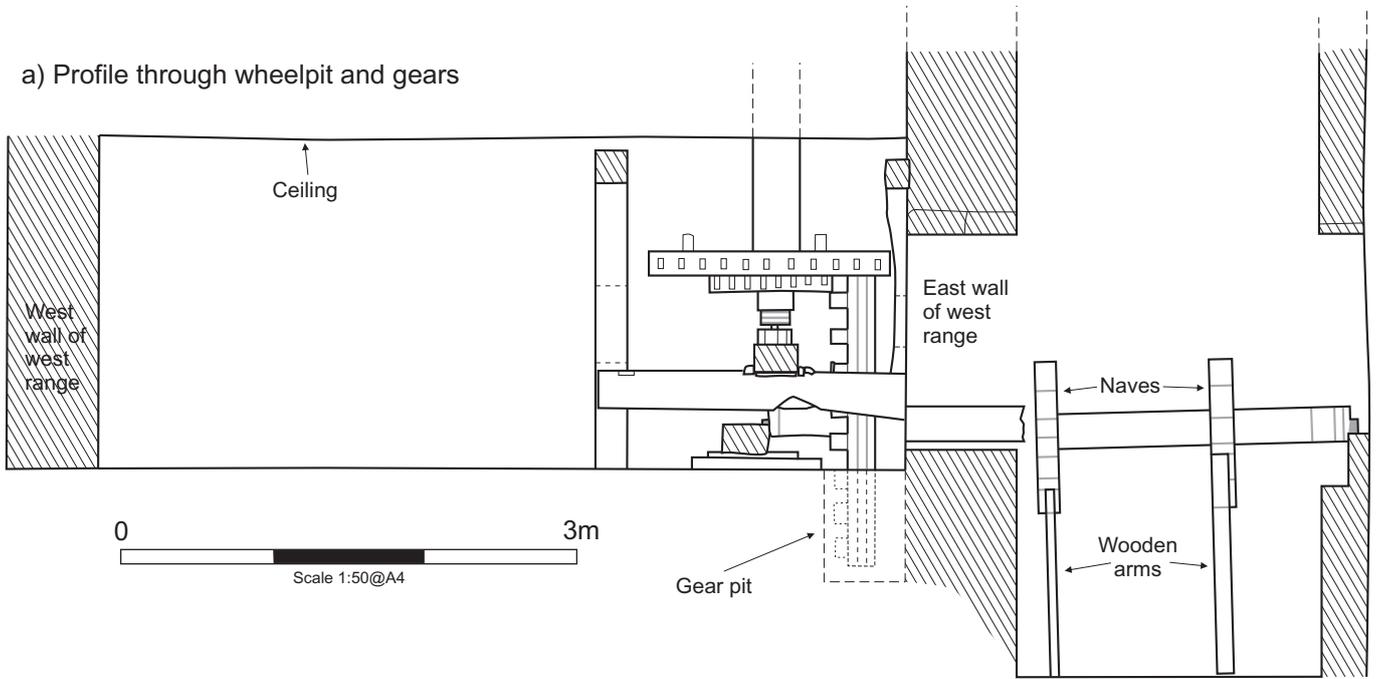


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**Cider Press Barn, Haye Farm,  
 Ugborough**

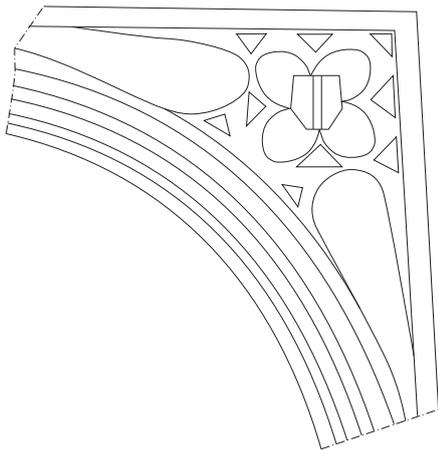
TITLE  
**Fig. 4: Site plan showing  
 observations**



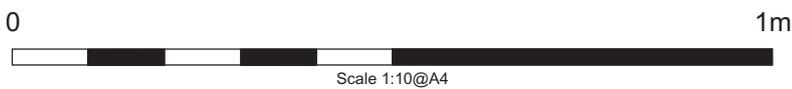
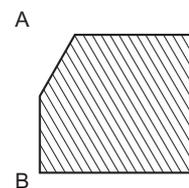
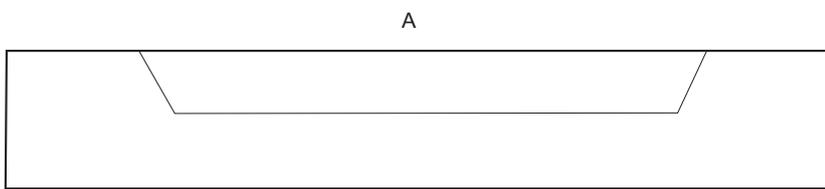
a) Profile through wheelpit and gears



b) Spandel



c) Detail of reused door lintel



PROJECT

Cider Press Barn, Haye Farm, Ugborough

TITLE

Fig. 5: Detailed drawings - reused architectural fragments, the waterwheel and gears





Plate 1: The east wall of the 19th-century addition to the north range showing opening, viewed from the west. 1m scale.

Plate 2: The east axle bearing, viewed from the southwest. 0.30m scale.

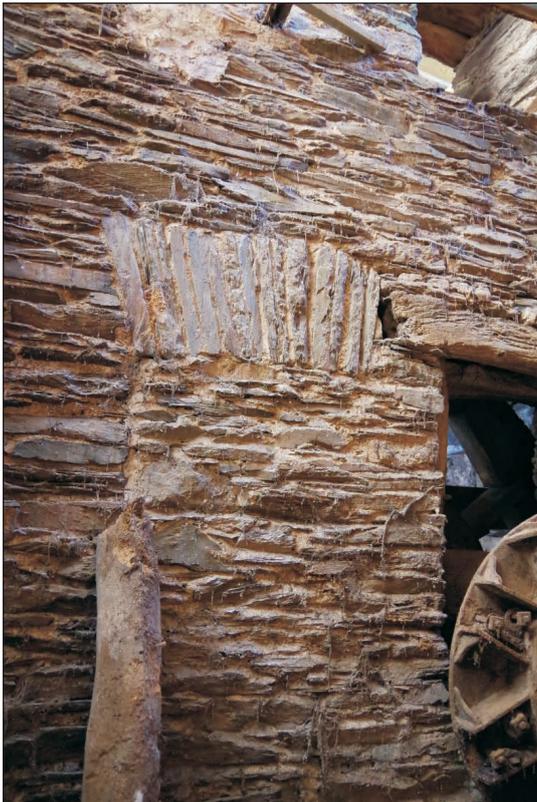


Plate 3: The blocked axle bearing socket in the west wall of the wheelpit, viewed from the southeast.



Plate 4: The remains of the waterwheel, viewed from the south. 1m scales.



Plate 5: The removed waterwheel naves.



Plate 6: The penstock, viewed from the southwest.



Plate 7: The reused spandrel, viewed from the east.



Plate 8: The reused granite window lintel, viewed from the west. 1m scale.



Plate 9: The gears prior to restoration showing the engaging mechanism (and axle) and holes for removed engaging mechanism in the frame, viewed from the west. 2m scales.



Plate 10: The restored gears showing the pit gear in its pit, viewed from the south. 1m scale.

# Appendix 1

The historic building appraisal report



**HISTORIC BUILDING APPRAISAL OF BARN  
AT HAYE FARM, LUDBROOK,  
UGBOROUGH, DEVON**

**Prepared for the Stopher Design Partnership**

**By A.J. Passmore**

**Exeter Archaeology**

**Report No. 10.58**

**Project No. 7317**

**August 2010**

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## **Illustrations**

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Fig. 2 The site in 1843.

Fig. 3 The site in 1886.

Fig. 4 Phased plan of barn 2.

Fig. 5 Phased plan of barn 3

## **Plates**

Pl. 1 Barn 2.

Pl. 2 Barn 2, west range, gears.

Pl. 3 Barn 2, west range, first floor partition and roof structure.

Pl. 4 Barn 2, wheelpit in north range showing penstock with wheelshaft below.

Pl. 5 Barn 2, reused spandrel in the east elevation of the north range.

Pl. 6 Elvan spandrels at Ashton Church.

Pl. 7 Barn 2, extension to the south range.

Pl. 8 Barn 3, west range showing blocked openings in south elevation.

Pl. 9 Barn 3, west range, roof structure.

Pl. 10 Barn 3, north range showing doors into the first floor.

## 1. INTRODUCTION (Fig. 1)

This report presents the results of an historic buildings appraisal of two barns at Haye Farm, Ludbrook, Ugborough, Devon (SX 6606 5416; Fig. 1) undertaken by Exeter Archaeology in August 2010. The work was requested by South Hams District Council in accordance with Policy HE6 of *Planning Policy Statement 15: Planning for the Historic Environment* (PPS5, 2010) and will support a planning application for the conversion of two groups of agricultural buildings.

## 2. METHOD

A rapid examination of documentary and cartographic material was undertaken on material held at the following repositories: the Westcountry Studies Library, the Devon Record Office and the Devon Historic Environment Record. Published and unpublished material held by Exeter Archaeology was also inspected. A field visit was made on 11 August 2010. Due to the derelict nature of the building, which included missing or rotten roofs and floors, the interiors were not fully investigated.

## 3. STATUTORY PROTECTION

The farmhouse is listed (Grade II) as a building of Special Architectural or Historic Interest.<sup>1</sup> The farm buildings are not individually listed or recorded in the description of the farmhouse, but fall within the curtilage of the listed farmhouse and are thus afforded the same protection.<sup>2</sup>

## 4. HISTORICAL BACKGROUND (Figs 2-3)

### *The Farm*

The placename Ludbrook is referred to in Domesday Book (1086) at which time there were two holdings with this name.<sup>3</sup> White's Directory of 1850<sup>4</sup> states that Ludbrook lay partly within the parish of Ugborough and partly within Modbury, the division possibly associated with the two separate holdings. To the west of Haye Farm the Lud Brook, which gave the place its name, forms the parish boundary with Ermington. Ludbrook Mill is situated within Ermington parish on the west bank of the stream, and may represent the other holding.

The farm name Haye, or Hay (from the Anglo-Saxon hagn, a field or enclosure), is probably associated with Richard *Inthehaye*, documented in 1330.<sup>5</sup> The present Haye Farmhouse was built in 1817 by John Widdecombe (see below), whose family owned the site until the 20th century.

The earliest large-scale map showing the farm is the Ugborough Tithing Map of 1843 (Fig. 2), which depicts the house and farm buildings, all of which survived, albeit most in a ruinous state.

<sup>1</sup> Number 99400 under the name Hay Farmhouse (<http://lbonline.english-heritage.org.uk>).

<sup>2</sup> Part (b) of section 1(5) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that 'any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building'.

<sup>3</sup> HER SX65SE/59/1.

<sup>4</sup> White 1850, 544 & 549.

<sup>5</sup> Gover *et al*, 1931, 285 & 287.

The Tithe Apportionment records Hay as being owned and occupied by William Widdicombe, the tenement containing just over 60 acres of land. The buildings (plot 514) are recorded as house and offices; plot 539 as ‘walled garden’, 515 as ‘Stable Orchard’, and 536a as ‘Part of Pound House Orchard’. The owner may be the same as recorded in White’s Directory of 1850 which lists a ‘William Widdicombe and Son (John), auctioneer and land surveyors and agents, Hey and Ludbrooke’.<sup>6</sup>

The present Haye Farmhouse was built in 1817 by John Widdecombe. It is a Grade II listed building.<sup>7</sup> The building is currently unoccupied, and structures depicted on the 1843 tithe map within its garden to the north are now ruined. The three groups of farm buildings depicted on historic mapping are recorded and described on the HER records.<sup>8</sup> These buildings include a trap house with tack room over, and a range of derelict barns located to the south-west of the farmhouse. These were constructed in two phases and comprised what appears to have been a cow house and calves’ house with hayloft over, to which stables have been added. To the south, a group of buildings described as a barn and piggery have been converted into accommodation. Within the building debris from this conversion is a moulded stone door jamb, presumably having been reused from an earlier house. A derelict stone-built ash house (built into the wall) across the yard to the west of the farmhouse is also recorded.<sup>9</sup> The roofs of all the buildings are covered with slates and most are torched, that is with white lime plaster on the underside of the laths. Patches of cobbled surfaces survive, along with a shallow terraced driveway leading to the trap house that has been cut through the bedrock.

Kelly’s Directory of 1902 records a Samuel Scoble, as the farmer of Haye Farm, and the 1935 Directory gives Stanley Smallridge as the farmer.

### ***Barns 2 and 3***

The north and west ranges of Barn 2 are depicted on the Tithe Map; the east range had been built by 1886 (Ordnance Survey (OS) map; Fig. 3). The same arrangement is shown on the OS map of 1906.

The western end of barn 3 is also represented on the Tithe Map. The remaining part of the building – the north range – is first shown on the OS map surveyed in 1886.

### 5. BARN 2<sup>10</sup> (Fig. 4; Pls 1-8)

#### ***West range***

The western and northern half of the north range are contemporary (Pl. 1) and are characterised by the use of thinly-laid slates with slate voussoirs to the door and window openings. Granite is only rarely used for some quoins and door/window jambs. A number of historic strap hinges remain on the doors and a single (probably 18th-century) L-shaped hinge is present on one

<sup>6</sup> White 1850, 550.

<sup>7</sup> LBS No. 99400.

<sup>8</sup> HER SX65SE/6/2. Note the groups of buildings are numbered differently on this entry from the numbers used by the architect. The latter are used in this report.

<sup>9</sup> HER SX65SE/6/1.

<sup>10</sup> This is described in HER SX65SE/6/2 as group 1.

window. Both ranges are two-storeyed. The ground floor of the west range is currently divided into two rooms by an inserted stone wall. The smaller north room contains the remains of a gear mechanism that has previously been interpreted as being associated with cider making (Pl. 2).<sup>11</sup> The machinery is in fact a series of gears transferring power from a waterwheel axle that geared the turning speed upwards. No other machinery survives, although in two locations within the southern room there are recesses in the wall indicating the former position of adjacent machinery perhaps for threshing, vegetable/root crushing (for animal feed) or cider making. In the south elevation adjacent to one of these recesses is a drain hole that could be associated with the outflow of waste liquid during the pressing of cider.

The first floor is divided into a series of semi-open bays by wooden partitions that rise to a lower collar level of the roof truss (Pl. 3). The walls at first floor level have been plastered whereas on the ground floor they have simply been whitewashed. The HER record describes the first floor as a wool loft, and it is clear that the loft was used for specialist storage (rather than mass storage of hay). The floor above the gears has been lowered and this area was last used as a workshop, and many workshop fittings and tools still survive. The top of the gear shaft is also present, but has become detached from the roof timbers. The sluice above the waterwheel penstock would have been operated using a hand-turned wheel from this room.

The building retains its original 18th-century roof with principal rafters joined by two applied collars fixed using nails and bolts. As described above, the lower collar supports the top of the partitions. Unusually, between the floor beams and the base of the principal rafters there are vertical supports set into wooden ‘corbels’.

### *North Range*

The north range could not be entered, but some elements of its history and development can be discerned. At its west end is an integral two-storey wheelpit (Pl 4). The wheelshaft and cast-iron naves survive, but the arms have been removed. A cast-iron enclosed penstock and sluice survive at first floor level, indicating the waterwheel was overshot. In the north elevation an opening into the waterwheel chamber has been partially blocked, the infill incorporating a ceramic pipe to channel water into the penstock. An earthwork visible to the east of the farm on current aerial photographs also coincides with a thin line marked on the tithe map and is probably the leat to the site. This confirms an earlier Historic Environment Record entry, which states that water was piped into the wheelpit. The tailrace is shown on 19th-century maps to the south of the west range.

To the east of the waterwheel this range was probably constructed as a lincow house – an open-fronted cow house with a hay loft above. The building is terraced into the hillside, creating a distinctive bank barn appearance. The first floor is supported on wooden posts and unusually a stone pier. There are no partitions visible within either floor. There are two ground-floor openings in the east elevation, and a circular opening within this gable. One opening is arched, and prior to the raising of the ground level could perhaps have provided access to a feeding passage along the rear of the building. The other, adjacent, opening incorporates a reused stone head probably from an earlier farmhouse (Pl. 5). This is a spandrel from a 16th- or perhaps 15th-century doorway

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<sup>11</sup> HER65SE/6/2

that features roll mouldings and a quatrefoil design. The spandrel has been reset at 45<sup>0</sup> to form a triangular head to the opening (cf a similar design *in situ* at Ashton Church, Teignbridge; Pl. 6).

The present roof structure was added after the south elevation was constructed (see below) and comprises principal rafters with applied collars and diagonal braces on the south pitch.

The open front (south) elevation was at some point enclosed with a new slate wall that incorporated doorways at ground level and windows at first-floor level. This wall is constructed of thin slates with some use of larger slates and granite. By 1843 the range had been extended to the south with the construction of a new single storey structure with a pitched roof (Pl. 7). The roof space was used as a layloft. This extension was constructed of both thin slates and larger slate blocks with some granite blocks used for jambs. The door openings have slate voussoirs with granite keystones. The original use of the building is unclear. The east end appears to have been a cow house with a separate calf house at the east end. There is a wide double door near the west end, which implies access was required for carts. However, internally there is no historic partition between the two areas, but it is possible that the modern partition replaces an earlier wooden division. The building was last used as a cow house/dairy and the fittings and concrete floor date to the second half of the 20th century. The east end contains modern dairy equipment; further equipment is accommodated in a modern extension to the south.

### ***East range***

This is a single-storey cow house added to the barn in the mid-19th century. The building is constructed of slate with dressed granite blocks used for door jambs. Doorways in the west elevation provide entry for cows from the courtyard, whilst there is also a single doorway on the north elevation. This elevation also incorporates a window and smaller slit vents. A modern opening to permit vehicular access has been added to the south elevation. Internally, the building is whitewashed and has a (raised) concrete floor and some 20th-century services. The roof comprises principal rafters each with a pair of bolted diagonal braces.

## 6. BARN 3<sup>12</sup> (Fig. 5; Pls 8-10)

The west range is a barn constructed for hay storage. The building is two-storeys high, yet there is no clear internal evidence for a first floor. There are no joist sockets and although there is some projecting masonry at the corners these do not appear to be large enough to support floor beams. In the south elevation there were formerly loading doors at ground and first floor level, but these have been blocked and now incorporate a single high-level vent (Pl. 8). There are further vents on the east and west elevations. There is a further wider loading door at first floor level, entered from the lane to the north.

The roof retains three of its original trusses (Pl. 9). These comprise principal rafters with applied collars attached using pegs and nails. The remainder of the trusses have been replaced and comprise principal rafters each with diagonal braces, fixed with bolts.

The later north range of the building is a two-storey bank barn with stables on the ground floor and haylofts above, the latter entered from the land to the north (Pl. 10). The building is

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<sup>12</sup> This is described in HER SX65SE/6/2 as group 2.

constructed of brown slates and the stable windows and doors have granite jambs. The door lintels appear to be reused chamfered arched door heads, possibly from a medieval building. Dressed granite is also used for the door jambs of the hayloft and small, reused slabs of Beer stone have also been utilised as jambs and for the threshold stones.

The roof trusses comprise principal rafters with diagonal braces, fixed with bolts – a form characteristic of the mid-19th-century buildings on the site.

## 7. CONDITION

The barns generally went out of agricultural use some years ago, although some are still used for storage. Every first floor and most roof sections display some form of damage, either through neglect, water ingress or structural stress. In addition structural failures of the masonry are present in several areas of barn 2 and in part of barn 3. Any works to the barns, whether consolidation or conservation, must be seen as a benefit to the long-term preservation of the buildings.

## 8. APPRAISAL

A settlement at Ludbrook can be traced back to at least the 11th century, and Haye is likely to have origins from at least the mid 14th century. Reused architectural features of 16th century and perhaps earlier have been found incorporated within later buildings. The spandrel within barn 2 is a rare feature and probably derives from a grand farmhouse entrance (cf Beacham 1990, fig. 3.13 and pls 8 and 9), whilst the door jamb from the converted barn and the Beer stone in barn 3 must also have derived from a high-status house. The granite arches in barn 3 may have been brought in from elsewhere.

Barns 2 and 3 form part of a larger farm complex and along with the other derelict buildings on the site they date from the 18th and 19th centuries. No *in situ* earlier architectural features are present, and in the earliest parts of the buildings had been completed by 1843. Stylistically, the construction of the earliest roofs using nails and bolts and applied rather than notched collars is an 18th-century technique, and the lack of brickwork also points to an 18th- rather than 19th-century date. By 1843 barn 2 had already been altered and extended twice. The other derelict barn along the west side of the farmyard had also been extended by that date, and it is clear that during this period the farm was prosperous. The new buildings reflect a need for further accommodation for cows and later also horses (perhaps due to better roads links), as well as the need for storage of hay for these animals. The husbandry of animals continued throughout the 20th century and continues on the site today. Grazing must have taken place away from the farm, perhaps upstream, since 19th-century maps depict the farm as being almost entirely surrounded by orchards.

Each range of buildings on the site has their own characteristics, which relate to their functions and, just as importantly, to their date. There are subtle differences between all the buildings on the site, such as the composition of the masonry and the type of window head (square or arched and types of material used). Conversion of these buildings should take into account the architectural qualities of each building. It is proposed that stone will be reused from site. Whilst

this is commendable, unless the stone from the other derelict barns is to be used there is little spare stone available. Although Exeter Archaeology has not seen what the barn and piggery looked like prior to conversion, the alterations to the openings (in terms of materials and colours) are completely different from the other unaltered buildings and out of keeping with the historic character of the farm. The plans for the present buildings do appear to be better in this respect with the 'lintels to be repaired and retained where feasible' with 'replacements to match existing'.

Few historic features and fittings are present, and as on many Devon farms, in line with government advice, the facilities were upgraded after the Second World War. The major surviving fittings are the penstock, the remains of the waterwheel and the gearing within barn 2. Waterwheels are a feature of some farms in Devon and Cornwall, particularly in the 19th century but they were not commonplace. The presence of the wheelpit as an integral feature to the building indicates that this is an early example, almost certainly of 18th-century date. The exact age of the machinery is not known. The waterwheel and gears appear to be original but the penstock was probably replaced in the early-mid 19th century. It is therefore recommended that the surviving machinery is retained *in situ* and where necessary repaired.

The proposed conversion is generally sympathetic to the historic buildings, in particular to the use and reuse of the existing fenestration including blocked historic openings. In barn 2 it is proposed that several new openings will be made in internal walls, whilst the first floor partitions in the west range will be removed. Additionally, all the machinery associated with the waterwheel, along with the east wall of the wheelpit, will be removed. In barn 3 several new openings will be made in the internal walls, whilst two historic openings in the west range will be reinstated.

In conclusion, the condition of the building dictates that some work to the building must take place in the short term if the buildings are to be preserved. The proposals would not have a dramatic impact on the building and if undertaken considerately and sympathetically then the character of the farm will be retained and maintained. The removal of the waterwheel machinery is however a detrimental element of the scheme and with some minor redesigning of access arrangements this could be retained *in situ*.

Should planning permission be granted then it is recommended that historic building recording is undertaken, perhaps in conjunction with a watching brief on groundworks. As a minimum this should include (i) a photographic record of the buildings, (ii) recording of the machinery within the wheelpit and adjacent range in barn 2, (iii) recording of a truss within barn 2, and (iv) a record of the reused spandrel in barn 2. The structural condition of the building will prohibit full recording, but some opportunities may be possible during conversion, for example when scaffolding has been erected.

## ACKNOWLEDGEMENTS

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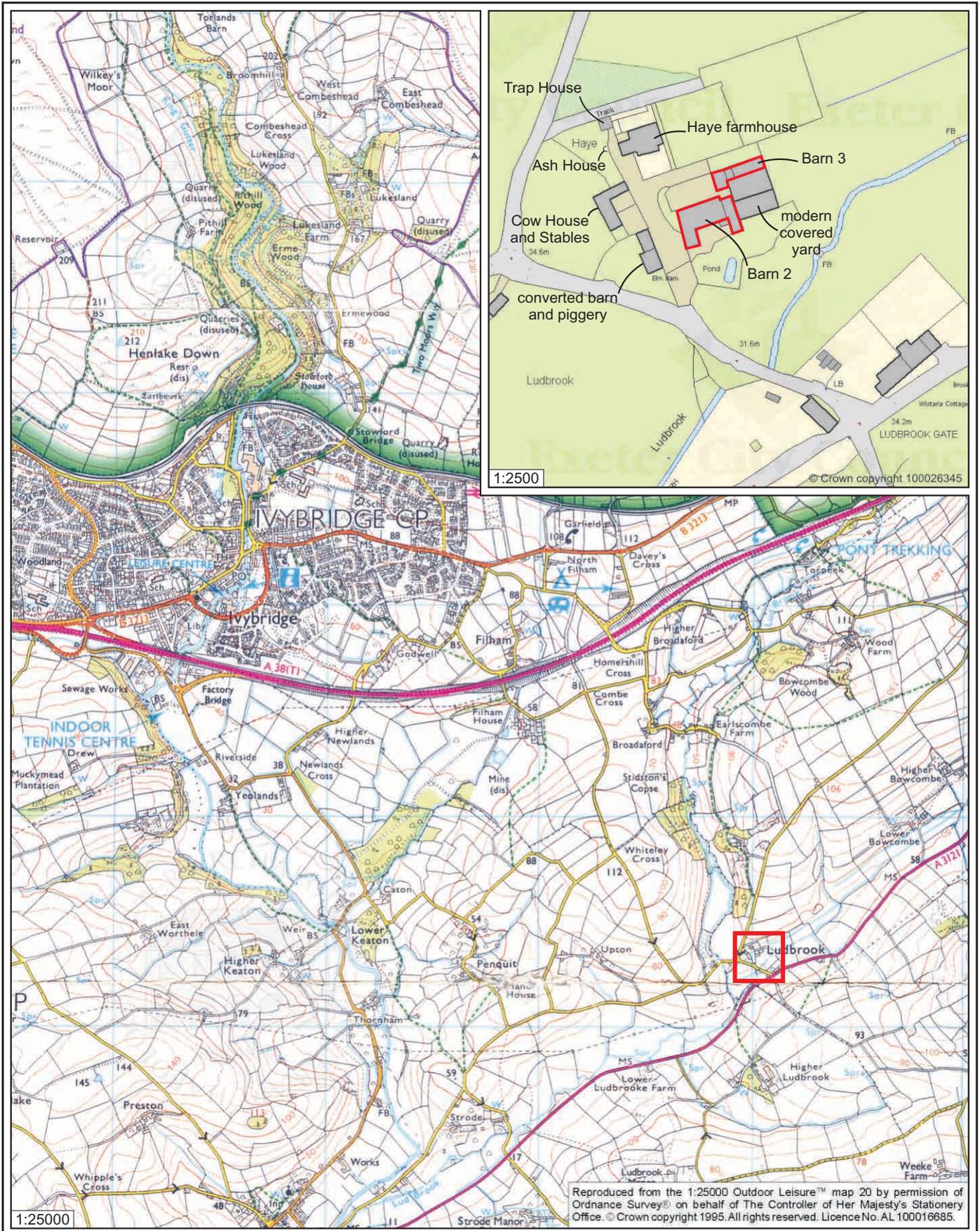


Fig 1 Location of site.



Fig. 2 The site in 1843 (Ugborough tithe map).

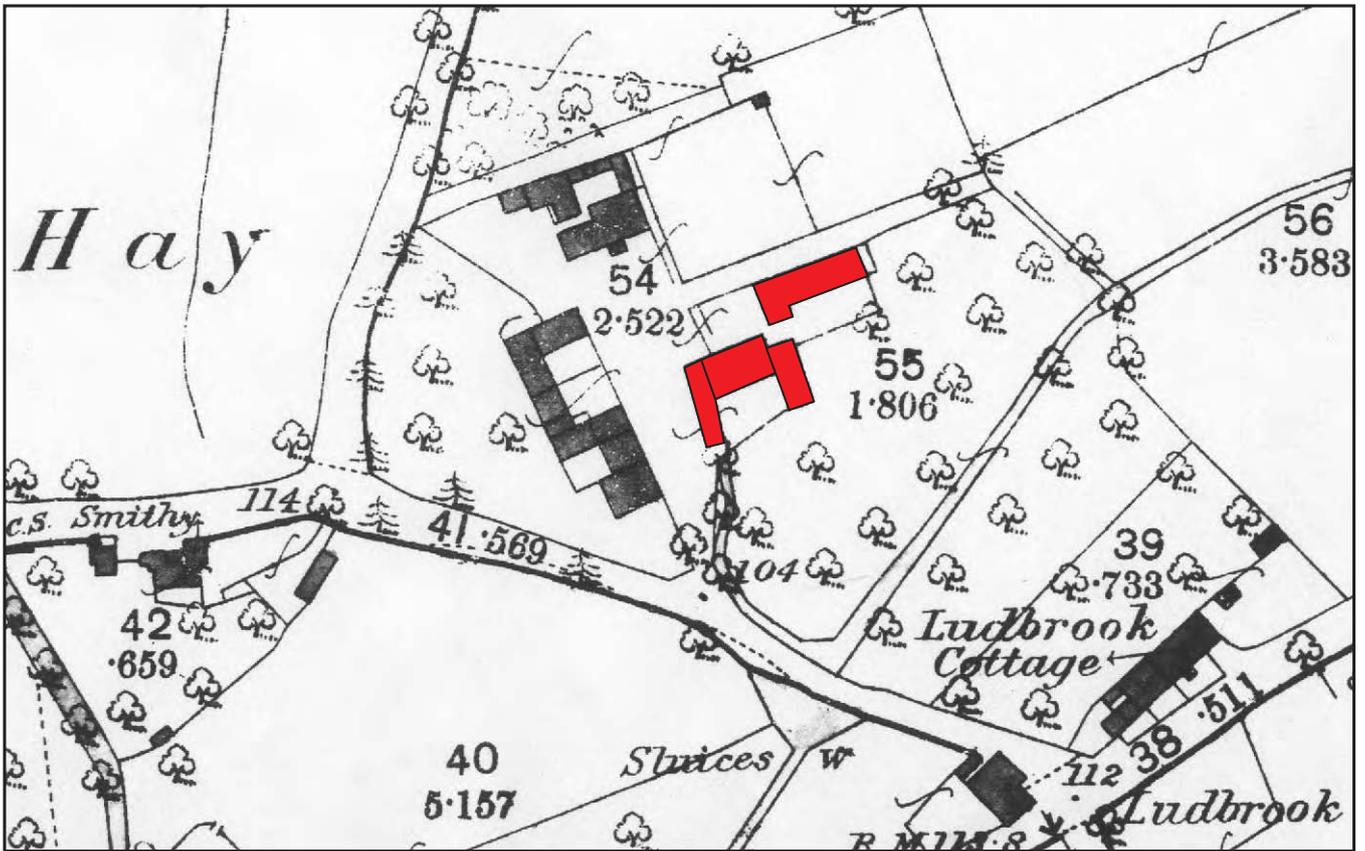


Fig. 3 The site in 1886 (Ordnance Survey 1886 map).



Fig. 4 Phased plan of Barn 2.

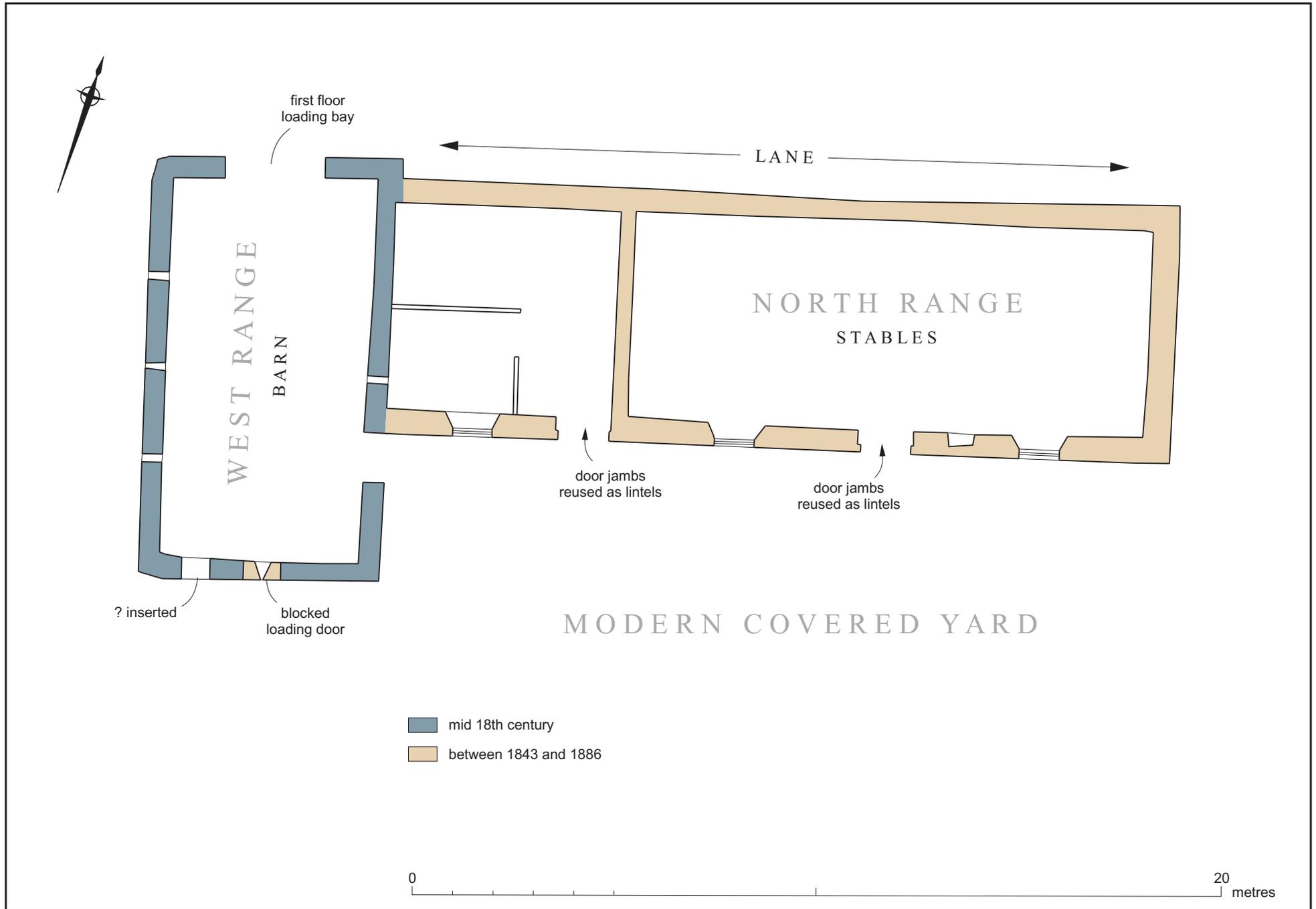


Fig. 5 Phased plan of Barn 3.



Pl. 1 Barn 2 looking southeast showing north and west ranges.



Pl. 2 Barn 2, west range, gears, looking north.



Pl. 3 Barn 2, west range, first floor partition and roof structure, looking north.



Pl. 4 Barn 2, wheelpit in north range showing penstock with wheelshaft below, looking south.



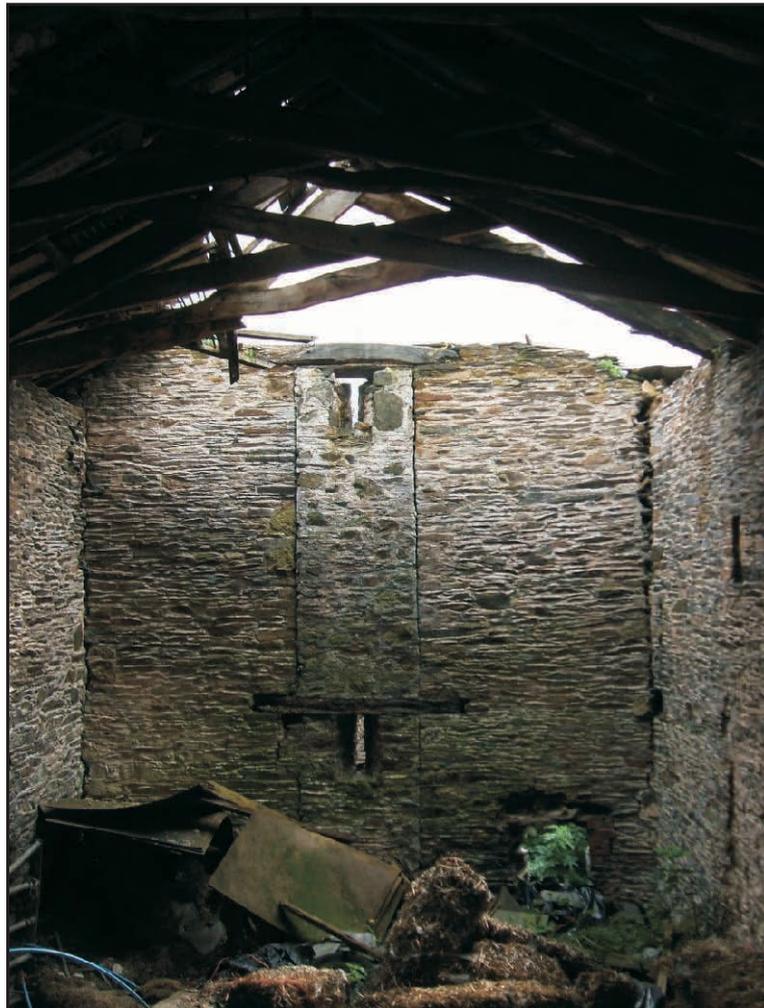
Pl. 5 Barn 2, reused spandrel in the east elevation of the north range, looking west.



Pl. 6 Elvan spandrels at Ashton Church (photo John Allan).



Pl. 7 Barn 2, extension to the south range, looking northeast.



Pl. 8 Barn 3, west range showing blocked openings in south elevation, looking south.



Pl. 9 Barn 3, west range, roof structure, looking south.



Pl. 10 Barn 3, north range showing doors into the first floor, looking southwest.

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