

BREALEYS FARM, BEAFORD, DEVON

(NGR SS 54438 15910)

Heritage Statement

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archaeology

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1 INTRODUCTION (Fig. 1; Plate. 1)

- 1.1** This heritage statement has been prepared by AC archaeology during May 2016 to support planning and Listed Building Consent applications for conversion of a barn into residential use at Brealeys Farm, Beaford, Devon (SS 54438 15910; Fig. 1).
- 1.2** Brealeys Farm is located 1.17km northwest of the village of Beaford, and comprises a Grade II Listed farmhouse, an L-shaped historic barn with a modern lean-to extension and garages. The Farm lies at around 131m aOD, on land that gradually rises to the north (Plate 1); the farmhouse is situated on the southwest side of the farmyard at a lower level than the rest of the farm buildings. The underlying geology is sandstone of the Bude Formation. There are no recorded superficial deposits (British Geological Survey online 2016).
- 1.3** The development will comprise the conversion of the south range of the L-shape barn into residential accommodation.

2 AIM

- 2.1** The principal aim of the appraisal was to evaluate the south range of the L-shape barn to allow the local planning authority to determine the impact of any permitted development upon its historic fabric and if necessary the appropriate archaeological works required in mitigation for this impact.

3 METHODOLOGY

- 3.1** The document has been carried out in accordance with the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), with the field survey broadly conforming to level 2 as set out in *Understanding Historic Buildings: A guide to good recording practice*.
- 3.2** The field survey has been complimented by a rapid search of easily-accessible archaeological and documentary information, specifically:
- Archaeological records, historic building information and other relevant cultural heritage data held by the Devon County Council Historic Environment Record (HER);
 - Historical cartographic, photographic and documentary information held by the Devon Heritage Centre (DHC) in Exeter; and the
 - Historic England National Heritage List website;
- 3.3** A site visit was made on 12 May 2016.

4 ARCHAEOLOGICAL AND DOCUMENTARY BACKGROUND (Figs 2–4)

- 4.1** Beaford is a small rural village and civil parish in the Torridge district of Devon. The place name Beaford is probably old English *Gadfly ford*, a compound of *bēaw*; a gadfly and *ford*; a ford (Gover *et. al.* 1931). The first mention of Beaford in historical records is in Domesday (1086) where it is listed as Baverdone (Martin 2003), demonstrating that there was already an established settlement here by the time of the Norman invasion and that the village has its origins in the Saxon period.

- 4.2** The village itself is located along a routeway from Winkleigh to Great Torrington – the present A3124 – and contains 16 Grade II Listed properties. The Grade I Listed parish church (Saint George and All Saints) is located to the northwest of the centre of the village.
- 4.3** Brealeys Farm is located 1.17km to the northwest of the centre of the village, situated just below a ridgeline on a south facing slope, 0.97km east of the River Torridge. It is situated within land defined in the Devon Historic Landscape Characterisation project as ‘Barton fields’, which are described as relatively large, regular enclosures likely to have been laid out between the 15th-18th centuries where some curving boundaries may be following earlier divisions in the pre-existing Medieval fields. The land directly to the northwest of the farmyard is characterised as ‘Modern enclosures adapting Medieval fields’ described as modern fields created out of probable medieval enclosures.
- 4.4** The farmhouse was Listed at Grade II in 1989 under the name *Brealeys Farmhouse* (National Heritage List no 1105104). It has the following description:
- Farmhouse. Possibly C16, but probably early to mid C17. Remodelled in the early C19 and again on the late C18. Rendered over cob. C20 asbestos-slate roof (formerly thatched), gable-ended to right and hipped to left. Brick end stack to right and axial stack off-centre to left (tops rebuilt in C20), and rendered lateral stack to rear.
- Plan and development: Probably C17 or earlier 3 room and through passage plan, facing south (ground falls to the right). The house consists of a hall with external lateral stack to rear, wide through passage to right, former service room at the right-hand end with external end stack, and former inner room to the left of the hall with axial stack to its right. If house dates from before the late C16 the stacks and the first floor are probably C17 insertions. Later one-roomed addition (now kitchen) at the left-hand end, possibly C17 or C18, and probably C19 lean-to outshut at rear of left-hand part of house. The house was remodelled externally in the early C19 (see photograph showing it with small-paned glazing bar sashes, with a symmetrical 3-window front to right) but was further substantially altered on the outside in the late C20. The present staircase was probably inserted in the entrance passage in the early C19. If the house does date from the C16 it was possibly formerly an open hall, although no evidence for this was noted at the time of survey (December 1987). Two storeys.
- Exterior: Asymmetrical 4-window front; late C20 two-light metal casements (in old openings). Recessed early to mid C19 five-panelled door between first and second windows from right (top 2 lights glazed) with beaded mitred wooden frame. Passage rear doorway has C19 boarded door with beaded frame. Rear stack has chamfered offsets.
- Interior: Hall has C17 chamfered cross beam with runout stops, and 2 probably early C19 cupboards in left-hand wall with pairs of one-panelled doors. C19 boarded doors into hall at each end. Chamfered cross beam in kitchen too. Early C19 staircase in entrance passage, with stick balusters, turned newel posts and open string with cut brackets. Right-hand ground-floor room remodelled in the early C19, with 6-panelled door, cased beam, recesses flanking fireplace with moulded cornices, and window with internal panelled shutters. Roof-space not inspected at time of survey (December 1987) but the feet of probably C17 trusses were noted in the first-floor rooms. The occupant reports that they are unblackened.
- 4.5** The farm directly north of Brealeys Farm, Scriggins Farm, has four HER entries for the farmhouse and adjoining outbuildings, a threshing barn, horse engine house and shippon in addition to a cider cellar. These buildings are of interest since the two farms were merged in the late 19th century and thus would have an effect on the uses of the farm buildings at Brealeys (see below).
- 4.6** The farmhouse was Listed at Grade II in 1989 under the name *Scriggins* (National Heritage List no 1166112), and the adjoining outbuildings to the front, and garden walls to the rear, are also designated. The farmhouse has the following description:

Farmhouse, now house. Probably early to mid C18, with minor late C19 alterations. Rendered cob with coursed stone rubble outshut. Gable-ended thatched roof, formerly slated over outshut. Rendered end stacks.

Plan and development: C18 two-room central-entrance plan (facing former farmyard to south), with central entrance/staircase hall, integral end stack to left and external end stack to right. Continuous outshut to rear, raised by one storey in the C19 (see horizontal straight joint in masonry). Probably C18 short range of outbuildings adjoining front at right angles to left. Two storeys with outshut of one storey and attic and one-storey outbuildings.

Exterior: Symmetrical 3-bay front; late C19 three-light wooden casements (in old openings). Central doorway has C19 boarded door with beaded wooden frame and late C20 gabled porch. Outbuildings to left have fixed 6-pane window and 2 boarded doors. Stack in right-hand gable end has projecting semi-circular slate-roofed bread oven. Pair of late C20 eaves dormers to rear outshut. Garden walls adjoining rear of house, of uncoursed stone rubble. Three lengths of wall, adjoining north-east corner of house. Gateway in right-hand wall. Blocked wide gateway in rear wall.

Interior: Not inspected. The house forms part of a complete small farmstead group, also including a barn and shippens (q.v.).

- 4.7** The HER entry for the threshing barn and shippens is under the name *Barn, Horse Engine House and Shippens approximately 10 metres to south of Scriggins* (HER MDV73774). It has the following description, based on the Listed Building description:

Barn, horse engine house and shippens approximately 10 metres to south of Scriggins. C18 with mid to late C19 alterations and additions. Barn of cob (rendered to front) on low uncoursed stone rubble plinth. Timber framed and stone and cob horse engine house with remains of hipped slate roof. Uncoursed stone rubble shippens range, with rendered cob to first floor at front. Gable-ended roofs to barn and shippens range, corrugated iron to front and scantle slate to rear (probably formerly thatched).

Plan and development: L plan range, enclosing farmyard to north. Barn aligned approximately north-south with central opposed cart entrances and mid C19 polygonal-ended horse-engine house projecting to east at north end. C18 shippens range adjoining south end, aligned approximately east-west, consisting of shippens with lofts above and granary in loft at west end, approached by external stone steps. Right-hand gable end and rear probably rebuilt in the mid to late C19.

Exterior: Barn has central opposed large boarded double doors (one 2-leaf) with wrought-iron hinges, wooden frames and lintels. Shallow pent-roofed porch to west. Left-hand (north) gable end of barn has barred boarded loft door with strap hinges, and narrow vent in apex. Remains of horse engine house to rear (partly ruinous at time of survey - December 1987), with masonry end wall and open sides. Shippens range has paired loft doors to left with wrought-iron strap hinges and granary loft doorway at right-hand end, approached by external flight of 8 stone steps and boarded door with strap hinges. Two ground-floor windows with wooden lintels, 2 light to left with chamfered wooden mullion and C19 four pane to right. Two boarded doors with strap hinges and wooden lintels. Right-hand gable end has blocked loft opening and ground-floor C19 two-light window, both with brick segmental-arched heads.

Interior: Barn has probably late C19 six-bay roof (possibly rebuilt when horse engine house added). Horse engine house has a very large longitudinal beam, former drive shaft, projecting into barn, and two C19 king post trusses. These buildings form part of a complete small farmstead including the farmhouse to the north.

- 4.8** The horse engine house was visited in 1977 and the HER entry is under the name *Scriggins Farm Roundhouse, Beaford* (HER MDV4470). It has the following description:

The roundhouse is attached to the eastern side of Scriggins Farm's barn. The barn is built of cob, with stone footings; the roof is not original. The end, eastern wall of the roundhouse is of local stone; the roof is slate and timber, the side pillars are wood, the floor is earth. The large crossbeam has two small blocks on it, on either side, marking the position of a 4 spoke wheel, to which the horses were attached, and which has now gone. The metal connecting rods and gears remain, on both sides of the

barn wall. There are some slates missing but otherwise it is in good repair. However, both roundhouse and barn are to be demolished in the near future.

The roundhouse was no longer in use when Mr. Squires came as tenant 30 years ago, and the stationary paraffin engine which replaced it had been moved to Breeleys Farm next door, when the two farms were combined under one owner, Mr. R. J. Puddicombe of Bideford. The house could work with up to four horses; four were needed for threshing, three for reed combing, and two for grinding corn or chaff cutting. It was a boy's job to keep the horses going and if he let them slow down, a shout would come from the men in the barn "touch they 'orses up". The roundhouse is now used for a chicken shed. Mr. Squires saw the horses working as a boy and remembers very thick mud on the floor, with the horses getting their feet stuck. In summer it was very dusty. Roundhouse is shown on Tithe Map 1840.

- 4.9** The cider cellar was visited in 1977 and the HER entry is under the name *Cider Cellar at Scriggins Farm* (HER MDV4471). It has the following description:

Cider cellar at the western end of Scriggins Farm buildings, immediately to the right of the farm entrance from the lane. The building is of stone to a height of at least 6', but may be of cob above, under rendering; slate roof. A flight of stone steps outside leads to an apple loft, where apples were stored and then fed down to the cider press through a hopper. The press (now gone) had a metal screw. 40-50 years ago when 14 men were employed, they would come each morning and line up to have their firkins (a small cask on a rope or strap) filled with cider, and again after lunch. Only oaten straw was used to make the cheeses. The door to the cellar was always kept locked and only the farmer or foreman had a key. The floor is cobbled. Now used for storage.

- 4.10** The first map to depict the farmhouse and buildings in detail is the Beaford tithe map of 1839 (Fig. 2). The buildings of Brealeys are shown to surround a roughly square courtyard; the farmhouse itself is situated at the southwest corner and is a rectangular-shaped building orientated east-west with an adjoining smaller rectangular extension to the east. There were three other buildings associated with the property: a rectangular, north-south orientated building at the west side of the yard, a roughly east-west rectangular barn to the northeast, and to the east of the yard, the threshing barn, orientated roughly north-south. The northwest corner of the yard forms a bound with the farmyard of Scriggins, situated to the north. It is noted that the nearby group of farmsteads Scriggins, Bucklands and Holmans are all owned by Mr Andrew Arnold; in the following centuries these farms change hands and property names.

- 4.11** The farmstead was situated within plot 250, described as Court and Buildings in the apportionment of 1840. The plots immediately surrounding the farmhouse and courtyard were two gardens (251 and 252), a walled garden (253), an orchard (254) and a mowhay (255). The farm was owned by William Marshall & William Snell and occupied by Grace Ann Snell. The surrounding associated land under the same ownership and tenureship is listed in Table 1 below.

Plot No.	Landowner	Occupier	Description	Land Use
250	William Marshall & William Snell	Grace Ann Snell	Court & Buildings	Court & Buildings
251	William Marshall & William Snell	Grace Ann Snell	Garden	Garden
252	William Marshall & William Snell	Grace Ann Snell	Garden	Garden
253	William Marshall & William Snell	Grace Ann Snell	Wall Garden	Garden
254	William Marshall & William Snell	Grace Ann Snell	Orchard	Orchard
255	William Marshall & William Snell	Grace Ann Snell	Mowhay	Mowhay
256	William Marshall & William Snell	Grace Ann Snell	Lower Barn Park	Pasture
257	William Marshall & William Snell	Grace Ann Snell	Higher Barn Park	Arable
258	William Marshall & William Snell	Grace Ann Snell	Lane Park	Pasture
259	William Marshall & William Snell	Grace Ann Snell	Sneddle Park	Pasture
260	William Marshall & William Snell	Grace Ann Snell	Higher Brealey's Down	Pasture
261	William Marshall & William Snell	Grace Ann Snell	Middle Brealey's Down	Arable

Plot No.	Landowner	Occupier	Description	Land Use
262	William Marshall & William Snell	Grace Ann Snell	Lower Brealey's Down	Pasture
263	William Marshall & William Snell	Grace Ann Snell	Brake & Coppice	Furze & Timber
264	William Marshall & William Snell	Grace Ann Snell	Wood Head Plot	Arable
265	William Marshall & William Snell	Grace Ann Snell	Coppice & Plot	Furze & Coppice
266	William Marshall & William Snell	Grace Ann Snell	Plantation	Fir Plantation
267	William Marshall & William Snell	Grace Ann Snell	Lower Newer Park	Arable
268	William Marshall & William Snell	Grace Ann Snell	Higher Newer Park	Arable
269	William Marshall & William Snell	Grace Ann Snell	The Crofts	Pasture
270	William Marshall & William Snell	Grace Ann Snell	Broomclose	Arable
271	William Marshall & William Snell	Grace Ann Snell	Sand Park	Arable
272	William Marshall & William Snell	Grace Ann Snell	Meadow	Meadow
273	William Marshall & William Snell	Grace Ann Snell	Slade	Arable
	William Marshall & William Snell	Grace Ann Snell	Hedges	

Table 1: Details of land belonging to the Brealeys Farm as recorded in the 1840 Beaford tithe apportionment

- 4.12** By the time of the Ordnance Survey First Edition 25-inch map of 1887 (Fig. 3) there has been some expansion of the historic farmstead (marked as Brealeys), with alterations and additions to some of the buildings depicted on the earlier tithe map. The house has a chimney stack added at the east gable end four smaller buildings, lean-tos or small sheds have been added to the west end of the north elevation. The threshing barn now extends north joining the barn along the north edge of the courtyard forming an L-shaped building. An additional square extension, perhaps an outdoor pen, has also been added to the west end of the south elevation of the west range of this barn.
- 4.13** Brealeys Farm and Scriggins Farm appear to have been merged, with the name Scriggins being used for the former Holmans Farm/Canns Farms to the southwest. The latter appear to have been merged, with the name Canns defining the former Bucklands Farm. The map also records Batts, but it is not clear which property this refers to. Another house, but unnamed, had also been constructed to the east of Brealeys.
- 4.13** The revised Second Edition 25-inch Ordnance Survey map of 1905 shows that the lean-to-shed structures located at the west end of the north elevation of the farmhouse are no longer present. However in the same area adjoined to the building now used as garages there are two lean-to/sheds extending to the south. Along the south elevation at the east end of the former Scriggins barn there is an extension extending south into the Brealeys courtyard. Only Brealeys Farm is named on this map, with Scriggins and Canns no longer annotated suggesting the amalgamation of these farms. The house to the east of Brealeys is named Kiverley Manor.
- 4.14** The Ordnance Survey plan of 1955–1956 shows two staggered rectangular buildings parallel to the east side of the threshing barn, with the dashed outline of a former or derelict east-west orientated building to the south.
- 4.15** By the later part of the 20th century the two parallel buildings adjoining the threshing barn had been demolished and an east range had been added at the north end of the threshing barn. This was constructed of concrete blocks with an open south elevation under a corrugated tin roof. This building has recently been demolished.

5. THE BARN (Fig. 4; Plates 1–22)

- 5.1 The south range of the L-shaped barn (Plate 1) was the only building surveyed; the other buildings were not inspected. The south range comprises of a ground floor containing a single-storey threshing floor and adjacent storage areas, along with a further store or granary and a cow house, above the latter rooms are two first-floor rooms.

External description

- 5.2 The building is constructed of stone rubble bonded in lime mortar laid variously in rough courses and randomly; the northern side of the east elevation is less regular than the rear of the building but there are no clear breaks. On all elevations there are patches of 20th-century stone repairs. The roof is finished with slates with (probable) concrete crested ridge tiles, and is gabled to the south and hipped at the north end.
- 5.3 The threshing barn is located at the southern end of the south range and has two slightly off-centre (to the north north) opposed cart entrances with timber lintels, fitted with modern timber double barn doors containing stable doors hung on the north sides. Both opposing entrances incorporate integral shallow buttresses to either side forming porches; the west elevation porch is roofed with slate, whereas the east elevation has been replaced with corrugated iron. Additionally, the west porch has two concrete steps at the north end, reflecting then modern lowering of the farmyard.
- 5.4 The front, west elevation of the barn (Plates 2 and 3) also incorporates vehicular access to the ground floor 'granary', in the form of a modern double door entrance with a steel lintel. The area around this opening shows repair work which may indicate widening of an original smaller doorway. Directly to the north of this doorway is the entrance to the cow shed; again the present timber door is modern, with a timber lintel which also acts as the sill for a first floor opening. Again the timber door is modern.
- 5.5 The south-facing gable elevation (Plate 4) is plain with no architectural features, but does display an area of repairs towards the base of the elevation.
- 5.6 In the rear, east-facing elevation (Plate 5) of the barn, in addition to the threshing barn entrance described above, there are two narrow, splayed ventilation openings on the ground floor, lighting the granary and cow house. On the first floor there is a roughly central inserted cast-iron bearing box for a lineshaft; the inner face of the opening is lined with yellow Peters Marland brick. Until recently, there was a late 20th-century range abutting the north end of the east elevation. There is evidence for this in the form of differential weathering to the stonework, and 16 holes, which may represent sockets for the first floor and the roof structure.
- 5.7 The north gable elevation was not visible due to extensive vegetation growth. However it contains a single, off-central ground-floor window with timber frame. The opening has been altered (see 5.11 below).

Internal description

- 5.8 The interior of the threshing barn (Plate 6) has been rendered above the doorways, and there are a couple of patches of stonework repair, predominately on the west and south walls. All four walls show areas of heavily lime mortared stonework, with additional patches of light rendering. The north wall (Plate 7) has a floor to roof inserted (20th-century) opening providing access to the ground floor (c.1.00m wide) and first floor granaries (c.1.80m wide). The jambs have been faced with yellow Peters Marland brick, whilst the ground-floor threshold shows the core-work of the original wall (Plate 8). Projecting from the east elevation at first floor level is a dog-leg shaped iron rod with a hoop at one end, which was associated

with threshing machinery. The floor surface is concrete, which to the north of the east side door incorporates four sawn-off timbers, now flush with the floor (Plate 9). Their purpose is unknown and they do not correlate to any fitting.

- 5.9** The threshing floor is open to the roof, which is of six-bay construction, comprising four king post trusses with struts (Plate 10); the central trusses over the threshing floor are missing their tie beam and supporting struts, which have been removed. The northernmost truss has been altered to accommodate access to the first floor opening in the north elevation, and is of the raised collar beam type with king post. There is a purlin halfway up each side of the trusses, with the rafters resting on the purlins.
- 5.10** The ground floor granary is located directly north of the threshing barn, and again the walls are finished with heavy lime mortar, with additional patches of light rendering (Plate 11). Located at the east end of the north wall is an opening into the cow house. This has a timber lintel and a timber door frame. In the southwest corner there is a wooden, enclosed staircase to the first floor; the first step is concrete. In the northwest corner is a grain chute fed from a shaft in the first-floor granary above. It is constructed of plywood and chipboard. The floor surface currently is earth, mixed with compacted chaff and straw. The ceiling is low and constructed of north-south aligned joists timber joist supporting the boards above. Some joists are reinforced with additions lengths of wood attached with bolts.
- 5.11** The cow house (Plate 12) is located at the north end of the building, and the internal walls are again are heavily lime mortared, with additional patches of light rendering. There is evidence of some modern repair work to the walls in the form of cement mortar repointing. The window in the north elevation is splayed, with a sloping concrete cill (Plate 13). The timber frame remains however the glass panes have been removed. The ventilation opening in the east elevation timber lintel and sill, probably indicating it formerly contained a window within a frame.
- 5.13** Along the east elevation of the room is a feeding passage, c.1m wide, with a cobbled surface (Plate 14), which provides access to red brick and concrete feeding troughs, which have internal slate partitions that run parallel to the feeding passage. The floor to the west of the troughs has a raised concrete platform for the cattle stalls, with a north-south aligned drain west. The ceiling joists are supported on five timber posts; the two centrally located posts are set on concrete plinths. The remaining three posts are integral to the construction of the troughs, indicating that the ceiling is contemporary with the early-mid 20th-century feeding troughs.
- 5.14** The first floor accessed from the ground floor granary staircase that opens out into an additional granary room (Plate 15). The northwest corner of the room has been partitioned off (Plate 16), with chipboard and tongue and groove panelling. This panelling does not rise to the roof, but stops at chest height. Here there is a shaft through the floor boards that leads to the ground floor grain chute. The walls again have a light rendering. Located at the east end of the north elevation is an entrance into the engine house/hayloft. Here there is a floor-to-rafters timber open-fronted cupboard. The roof over this room has two-bays with a single A-frame truss with collar and king post. Two posts, one of which is part of the partition wall, have been attached to the collar. There is a purlin halfway up each side of the truss, with the secondary rafters resting on the purlins. At the east end, on the south side of the truss a driving spindle (Plate 17) is attached, which relates to the threshing process.
- 5.15** The engine house/hayloft (Plate 18) is located at the north end of the first floor. Its walls have been lightly rendered. On the west elevation is the modern timber hayloft door (Plate 19), probably within an earlier opening. It shows evidence of repair, likely to have occurred when the new door and door jambs were inserted. There are three-bays to the roof, which is a

continuation, with two trusses, of that described over the granary (Plate 20). The north end is hipped reflecting a continuation of

- 5.16** In the northeast corner of the room are two small portable vintage winnowing machines (Plate 21), and although they did not have wheels they were not fixed in position. Due to the collapsing floorboards in this part of the room these could not be inspected close up. The earliest is wooden and was manufactured by Thomas Corbett. It dates to the late Victorian period – it displays an advertising sign dated 1884 – and has been moved to the corner of the room. The machine would have been hand turned. The later version is constructed of iron with a wooden hopper and is *in situ*. It has a hand crank (minus the removable handle) and a small pulley for a belt drive. In the southeast corner of the room is an east-west aligned overhead lineshaft (Plate 21), with a single wheels for the belt drive to the threshing machine and two wheels for a belt to pass through the central granary. The associated driving spindle here does not survive.

6. DEVELOPMENT AND USE OF THE BUILDING

- 6.1** The site survey has identified that the barn forms part of a larger L-shaped agricultural building, with as far as can be determined, both buildings being contemporary. (Although there is a break between the two parts of the building at the northeast corner of the farmyard, this appears to represent evidence for (?later 19th-century) rebuilding of the south wall of the west range rather than the two ranges being of separate date.) This correlates with the historic map evidence with the First Edition Ordnance Survey map of 1887 showing a different layout of barns at the east end of the farmyard to the Beaford tithe map of 1840, the present barns are depicted on the former. This is borne out by the architecture, with no evidence for significant external alterations or rebuilding. Additionally, there are no datable features earlier than the 19th-century. The roof structure is typical of this period, and is contemporary with the external walls. There is no evidence that it replaces an earlier structure. A date in the middle half of the 19th century, perhaps soon after 1840, is therefore put forward for the construction of the barn.
- 6.2** The design of building is distinctly agricultural, with the south end of the building intended for use as a threshing barn, with hand threshing taking place. The northern part of the building appears to have had a dual function. Although altered, the large yard opening to the central room appears to be original, and this may have been a cart shed. This space was probably open to the roof to allow for a tall cart. The northern room was a cow house. The full height stone partition wall between the central room and the threshing barn was probably built to prevent contamination of store grain, whilst the full height partition wall between the northern rooms would have allowed for a hayloft over the cow house.
- 6.3** By 1887 the map evidence seems indicate that Brealeys had been combined with Scriggins Farm, located directly to the north of the farmstead. There does not appear to have been an engine house added to the Brealeys' threshing barn, and this can be accounted for by the now acquired Scriggins having a working threshing barn, with horse-powered threshing. Brealeys threshing barn is likely to have fallen out of use as a threshing barn and was perhaps utilised purely for corn or threshed grain storage.
- 6.4** There appears to be little change to the barn until the second half of the 20th century, although the presence of the Victorian Thomas Corbett winnowing machine may indicate that some specialised cereal processing took place. The 1955-1956 Ordnance Survey map depicts two staggered rectangular buildings located to the east of the barn. Their use is unknown. However, the stationary paraffin engine powering the threshing machinery in the former Scriggins Farm threshing barn was moved to Brealeys Farm next door c.1947, and was probably housed in the building adjacent to the barn. Power was transferred to the first

floor, presumably via a belt drive to a lineshaft situated in the central granary. Further belt drives and lineshafts would have transferred power to the winnowing machine situated on the first floor above the cow house. In addition to the creation of the power supply, this necessitated the replacement/creation of the first floor, along with alterations to the partition walls to provide openings between the rooms. The fittings including the spindle appear to indicate that corn was stored in the former threshing barn before being transferred to the first floor for winnowing with the grain then being stored here before passing down the chute and bagged on the ground floor.

- 6.5 During this period the cow house stalls were also upgraded, a common practice in Devon farms, which followed Government advice of the era.

7. ASSESSMENT OF SIGNIFICANCE

- 7.1 Guidance on the assessment of significance has been taken from *Conservation Principles* as well as the National Planning Policy Framework.

Evidential and architectural value

- 7.2 Evidential value derives from the potential of a place to yield evidence about past human activity.
- 7.3 There are five Historic Environment Record entries which relate to the site, including the two Grade II Listed farmhouses – Brealeys (National Heritage List no 1105104) and Scriggins (National Heritage List no 1166112) – in addition to Scriggins' horse engine house (HER MDV4470), the cider cellar (HER MDV4471) and the threshing barn and shippens (HER MDV 73774). The potential for below-ground evidence is unknown. The present barn replaced earlier barns but they are situated on similar footprints, so it is possible that extensive truncation of any earlier deposits may have occurred.
- 7.4 The barn provides evidence of past farming activity, including both historic use and changes, and more recent adaptations, and well as changing agricultural practices and the adaption of technology in the threshing process. The buildings were designed as functional agricultural structures, and as such they have limited architectural merit. The history and development of the building has been outlined in section 6 above and there is limited further potential for understanding the architecture of the barn. This has some potential to contribute to two of the research aims set out in the *South West Archaeological Research Framework* (Webster 2007):

Research Aim 8: Utilise the survival of Medieval and later artefacts and buildings to their full extent.

Research Aim 15: Use innovative techniques and methodologies to ask sophisticated questions of Post-Medieval to Modern artefacts and buildings.

- 7.5 From this evidence, overall it can be concluded that the barn has medium evidential value, and this forms a medium part of its significance.

Historical value

- 7.6 Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- 7.7 The barn has illustrative value in that, as set out in section 6 and noted in section 7.4 above, the building can be read as an agricultural barn, and its historic functions identified from its architecture.

7.8 As far as has been determined, there are no specific historical associations attached to the farm. The barn is one of the structures associated with the historic farm complex and wider hamlet, and therefore has a connection with the agricultural history of Brealeys Farm. This local historic association is fundamental to the development and use of the barn.

7.9 It can be therefore concluded that the barn has medium historical value, and this forms a medium part of their significance.

Aesthetic value

7.10 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

7.11 The building has limited aesthetic value, which mainly derives from its rustic nature and layout which gives the feel of a traditional farm.

7.12 From this evidence it can be concluded that the building has low aesthetic value, and this forms a small part of the building's significance.

Communal value

7.13 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

7.14 The barn is not considered to have any communal value.

Artistic value

7.15 Artistic value is not defined in the National Planning Policy Framework, but is usually thought to be closely related to aesthetic value, particular where there is an association with an artist or designer, or where craftsmanship is of the highest quality.

7.16 The barn is not considered to have an artistic value.

Setting

7.17 Farms and individual farm buildings can have different settings. The setting of a farm may be considered to be land within the wider holding and any contemporary wider historic farmland.

7.18 The setting of the barn can be considered to be its immediate environs, in this instance, the associated yard, farmhouse and garden, and surrounding field from which it could be accessed. The relationship of Brealeys with Scriggins Farm extends the setting to this holding. These are also the areas in which its architectural value can be appreciated or experienced.

7.19 This setting forms part of the barn's significance, and is considered to form a low part of its significance.

Assessment of value

7.20 In summary, it is considered that the significance of barn is drawn mainly from its architectural and historical values, with lesser contributions from aesthetic value and its setting.

8. COMMENTS

8.1 The barn lends itself to conversion. In the scheme the existing partitions (and openings within these historic partitions) will be retained. The threshing barn will be partially subdivided.

However, the historic open space will be partially maintained on the ground floor through the provision of the open-plan kitchen and dining areas, the full height void over the actual threshing floor, and through the handrail and glass screen dividing the first-floor rooms.

- 8.2 The external openings will be retained and reused, with the two ventilation windows in the east elevation widened to create doorways; one will lead into a new stone extension containing an entrance lobby that is located in a part of the farm where agricultural buildings were formerly located. A new window will be inserted into the west elevation, and small conservation rooflights will be added to the roof to light some of the first-floor rooms.
- 8.3 Overall, the scheme retains the character and significance of the barn, and will have no impact on the setting of the Listed farmhouse.

9. SOURCES CONSULTED

Primary Sources

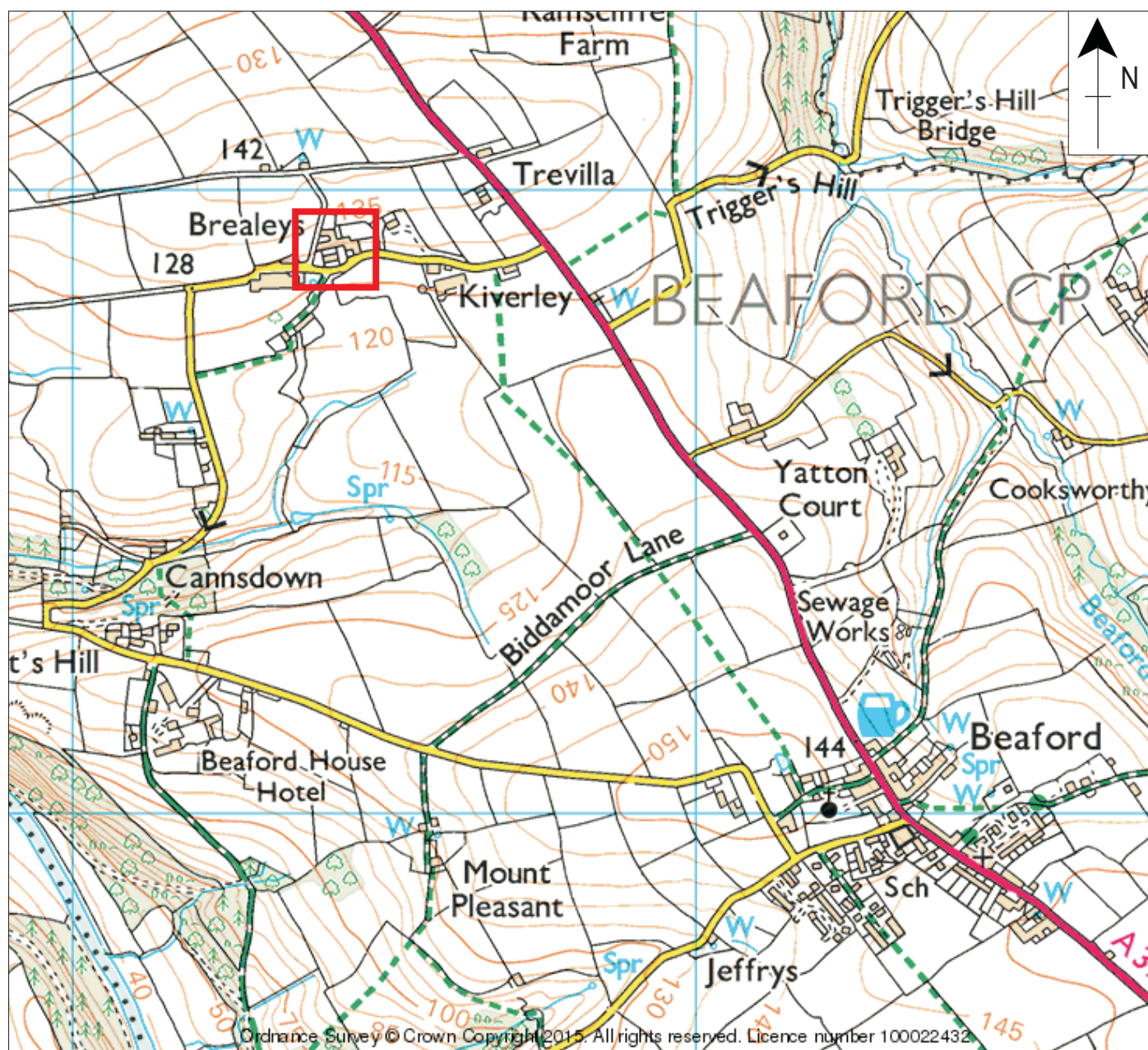
Beaford tithe map and apportionment (both 1840)
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0 250m
Scale 1:10,000@A4

PROJECT

Brealeys Farm, Beaford, Devon

TITLE

Fig. 1: Site location



PROJECT

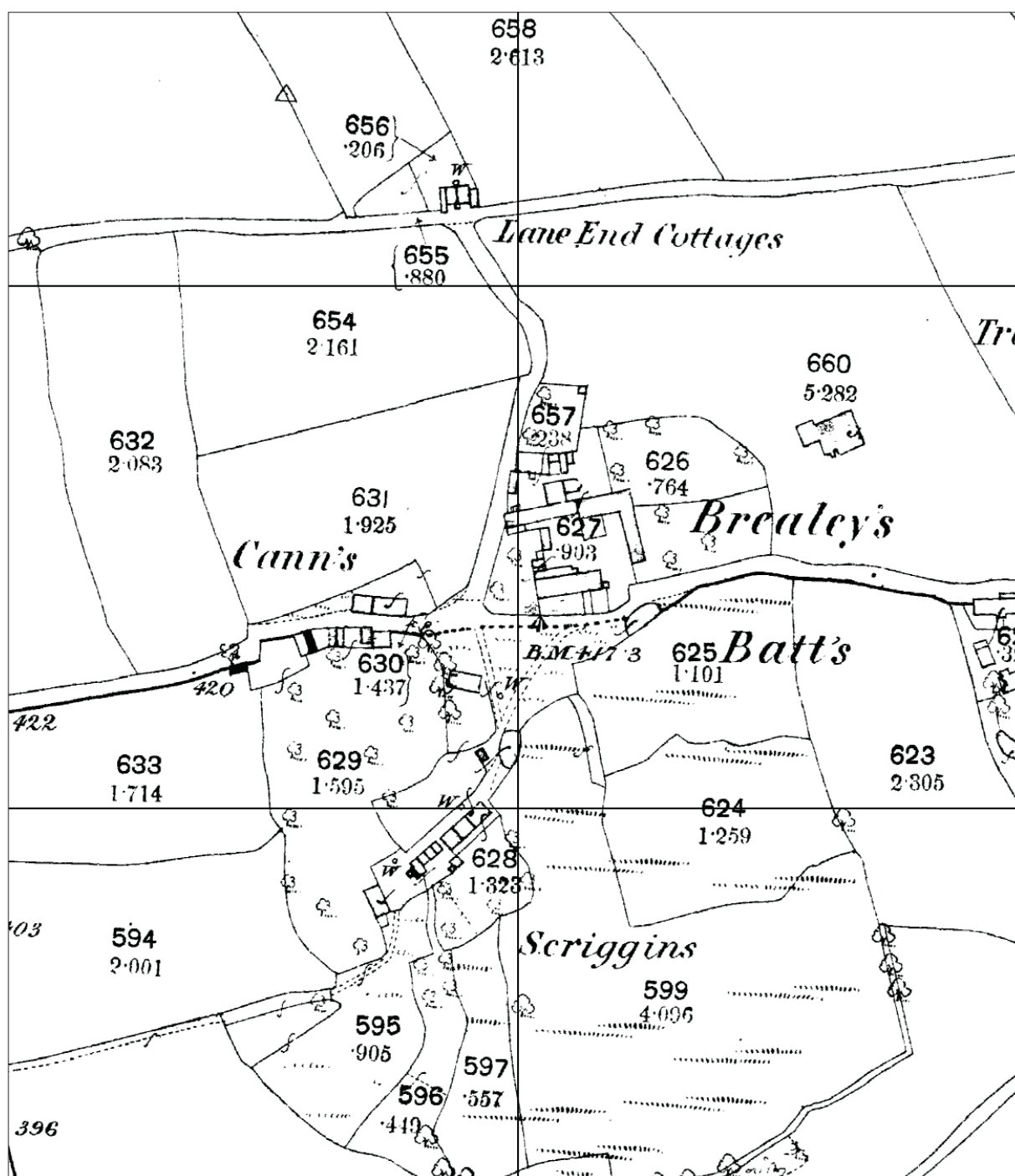
Brealeys Farm, Beaford, Devon

TITLE

Fig. 2: Extract from the Beaford
Tithe map, 1839



AC archaeology



County: DEVONSHIRE, Date(s): 1887 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

PROJECT

Brealeys Farm, Beaford, Devon

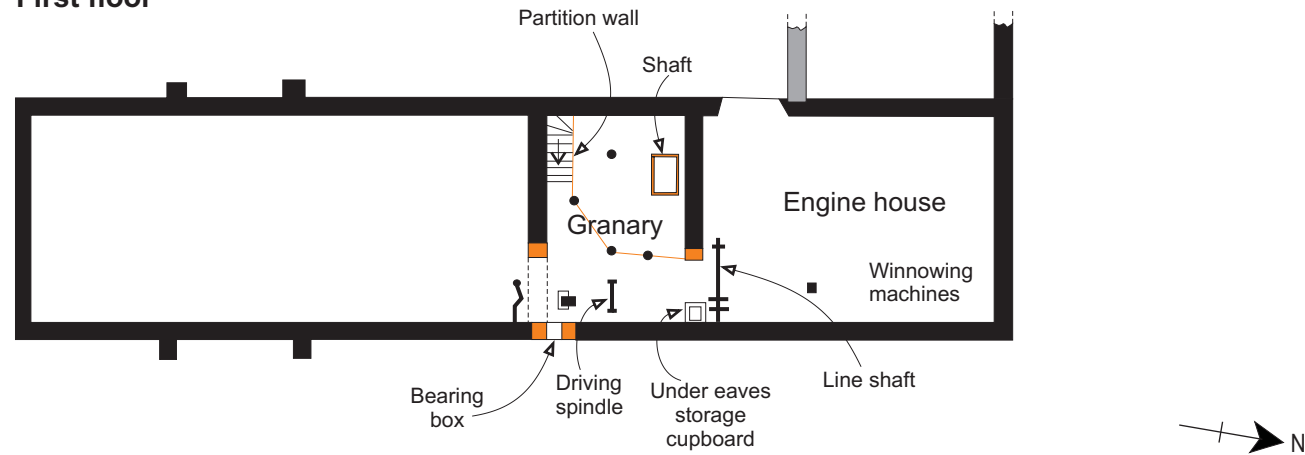
TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1887

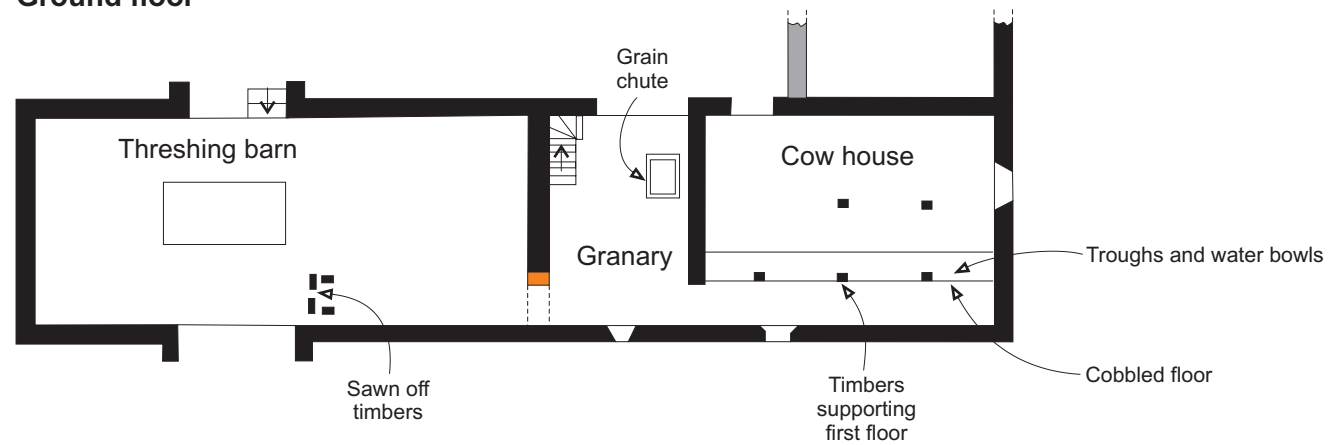


AC archaeology

First floor



Ground floor



Key

- Mid 19th Century
- Late 19th Century
- 20th Century



PROJECT
Brealeys Farm, Beaford,
Devon

TITLE
Fig. 4: Phased floor plans



Plate 1: General setting of south range of barn, looking north



Plate 2: West external elevation, looking northeast



Plate 3: West external elevation, north end, looking east



Plate 4: South external elevation, looking north

Plate 5: East external elevation, looking west



Plate 6: Internal view of threshing barn, looking south



Plate 7: South facing internal elevation of threshing barn, looking north (1m scale)

Plate 8: Detail of inserted opening at north end of threshing barn into granary, view from above, looking south (1m scale)

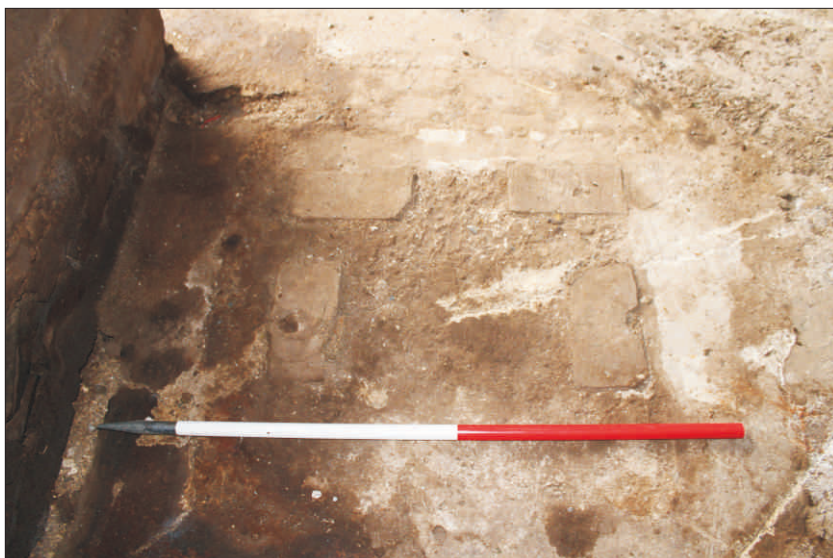


Plate 9: Sawn-off timbers adjacent to east side threshing barn door, view from above, looking south (1m scale)

Plate 10: Roof trusses within the threshing barn, view from below, looking southeast



Plate 11: Ground-floor granary, looking east (1m scale)

Plate 12: The cow house, looking northeast



Plate 13: Detail of window on the south-facing internal elevation of the cow house, looking north



Plate 14: Cobbled floor of feeding passage, view from above, looking south (1m scale)



Plate 15: First-floor granary, looking east (1m scale)



Plate 16: First-floor granary within partitioned corner, showing shaft to grain chute below, looking east



Plate 17: First-floor granary, detail of driving spindle, view from below, looking northeast



Plate 18: First-floor hayloft/engine house, looking north



Plate 19: First-floor hayloft/engine house, detail of hayloft door, looking west



Plate 20: First-floor hayloft/engine house, detail of trusses, view from below, looking northeast



Plate 21: First-floor hayloft/engine house, detail of threshing machinery, looking northeast



Plate 22: First-floor hayloft/engine house, detail of lineshaft and wheels, view from below, looking southeast

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