

DARLING COTTAGE, MANOR STREET, DITTISHAM,
DEVON

(NGR SX 86589 54786)

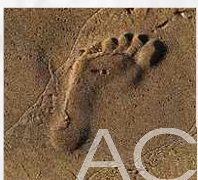
Results of historic building recording

South Hams District Council planning ref. 0902/17/LBC,
condition 3

Prepared by:
Andrew Passmore BSc MCIfA

Document No: ACD1623/2/0

Date: June 2017



archaeology

DARLING COTTAGE, MANOR STREET, DITTISHAM, DEVON

(NGR SX 86589 54786)

Results of historic building recording

South Hams District Council planning ref. 0902/17/LBC, condition 3

Client	The owner
Report Number	ACD1623/2/0
Date	28 June 2017
Status	Version 1
Report Author(s)	Andrew Passmore
Contributions	
Checked by	Dr Paul Rainbird
Approved by	Andrew Passmore

Acknowledgements

The building recording was commissioned by the owner, and managed for AC archaeology by Andrew Passmore. The survey was carried out by Andrew Passmore. The illustrations for this report were prepared by Sarnia Blackmore. Administrative support was provided by Debra Costen.

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

Contents

	Summary	
1.	Introduction	1
2.	Aim	1
3.	Methodology	1
4.	Historical background	1
5.	Darling Cottage	3
6.	Comments	5
7.	Archive and OASIS entry	7
8.	Sources consulted	7

List of Illustrations

Fig. 1: Site location

Fig. 2: Extract from the 1841 Dittisham tithe map

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1890

Fig. 4: Floor plans

Fig. 5: Profiles

List of Plates

Plate 1: The cottage viewed looking west up Manor Street showing the principal east elevation.

Plate 2: The east and south elevations, looking northwest. 1m scale

Plate 3: The ground floor showing the inserted openings in the south elevation, looking south. 1m scale

Plate 4: The ground-floor east wall showing narrower masonry adjacent to the front door, looking northeast. 1m scale

Plate 5: The ground-floor fireplace, looking west. 1m scale

Plate 6: The base of the stairs, looking southwest. 1m scale

Plate 7: Part of the first-floor structure, looking south.

Plate 8: The scar of the former first-floor partition, looking east. 1m scale

Plate 9: General view of the first floor showing stack to left and fireplace in the north wall (centre) with removed grate to the right, looking north. 1m scale

Plate 10: The first-floor blocked opening in the west wall, looking west. 1m scale

Plate 11: The top of the ground-floor doorway with blocked first-floor window above in the south wall, looking south. 1m scale

Plate 12: Part of the first floor showing racking of one of the trusses, looking east. 1m scale

Plate 13: The south truss, showing cambered collar, lapped apexes and the through purlins, looking south.

Plate 14: Close-up of the roof details in the bay over the chimney stack, looking northwest.

Plate 15: Close-up view of the roof showing collar joint, lapped purlins and pegged secondary rafter, looking northeast.

Plate 16: The extension showing remains of south wall, looking west. 1m scale.

Summary

An historic building survey of the Grade II Listed Darling Cottage, Dittisham, Devon was prepared by AC archaeology in June 2017 during alterations to the property.

The cottage probably dates to the late 16th century, and was a small two-storey building perhaps with one or two rooms on each floor. There is evidence for a single primary fireplace on each floor. The building was extended in the mid-late 19th century, and this extension was further altered and expanded in the late 20th century when other alterations were also made to the earlier structure.

1. INTRODUCTION (Fig. 1)

1.1 An historic building survey of Darling Cottage, Manor Street, Dittisham, Devon (NGR SX 86589 54786) was carried out by AC Archaeology on 14 June 2017. The recording was commissioned by the owner, and was required under condition 4 of the grant of Listed Building Consent (South Hams District Council reference 0902/17/LBC) for "refurbishment: new roof, new traditional lime render finish externally, new timber single glaze windows and timber door with viewing panel, new stone and lime render chimneys, new staircase, new insulated and damp proof ground floor slab and new floor and ceiling treatments to first floor". Guidance on the scope of works has been provided by the Devon County Historic Environment Team (DCHET). Consent had previously been granted for the demolition of the existing extension and replacement with a new two-storey extension. These works are currently being implemented.

1.2 The property is located on the south side of Manor Street within one of the two historic cores of the village, 70m to the west of the river Dart, and is located at a height of 20m aOD. The underlying geology consists of Devonian Basaltic Tuff and Basaltic Lava of the Greenway Tuff member (British Geological Survey online viewer 2017).

1.3 Darling Cottage is a Grade II Listed Building under the name *Laburnum Cottage* (National Heritage List no. 1325025; Devon Historic Environment Record entry 91694), with the following description prepared in 1993:

Cottage. Circa late C15 or early C16, remodelled in C17 and extended in circa C19 and late C20. Stone rubble, roughcast and painted. Asbestos tile roof, half-hipped at the right hand end and gabled at the left hand end. Truncated rear lateral stack is not externally visible.

Plan: Situated at right angles with a rear lateral stack and has direct entry from a doorway at the front towards the right hand end. A narrow room has been subsequently partitioned off at the lower right hand end. It is probably part of a larger house which must have extended further to the left although the ground at this end rises steeply. It may have also continued to the right perhaps only one bay because of the road at this end. At least this part of the original house was inserted and a lateral stack built at the back; the house was probably truncated at this time. Probably in the C19 a narrow outbuilding was built set back at the higher left hand end, it was heightened in the C20 and incorporated into the living accommodation. Later in the C20 a single storey extension was built at the front of the former outbuilding.

Exterior: 2 storeys. Asymmetrical 2-window east front. 2 circa late C19 or early C20 2-light casements on the first floor with glazing bars. Ground floor has C20 2-light casement to left of centre and a C20 glazed door to the right of centre with a late C20 gabled canopy on brackets. A weathered drip course over the left hand ground floor window continues to the

left. The extreme right hand end of the front is recessed slightly. The ground is at higher level at the left hand end where there is a wing set back; it has a large C20 plate glass first floor window and has been built out at the front with a late C20 single storey extension. The right hand gable end facing the road has a C20 2-light casement with glazing bars. The ground is at higher level at the back and there are no openings in the rear wall.

Interior: A chamfered cross-beam without stops; the other main cross-beam is boxed in. The fireplace in the rear wall has been infilled with a C20 fireplace. Roof: There are 4 trusses with un-chamfered cranked collars morticed into straight principals with 3 tiers of threaded purlins and trenching for the missing diagonal ridge piece. Some of the original rafters survive. The roof is smoke-blackened heavily at the right hand end and progressively less blackened towards the left end. The left end truss is close to the left hand end of the range suggesting the house continued further at this end.

2. AIM

- 2.1 The scheme had the potential to remove and obscure historic architectural features of interest. The aim of the investigation was therefore to prepare a record of the building prior to works commencing.

3. METHODOLOGY

- 3.1 The recording was undertaken in accordance with a Written Scheme of Investigation (Passmore 2017) and the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), as well as the AC archaeology *General Site Recording Manual, Version 2*.

- 3.2 The recording was carried out to level 3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), and comprised the following elements:

- A written description, including a detailed description of *in situ* historic architectural features such as the roof trusses and fixtures and fittings;
- Annotated architect's drawings (plans, profiles and elevations) updated to show the location of observed historic fabric and fixtures and fittings, along with information on the phasing and development of the building; and
- A photographic record, including a general record, both internally and externally, along with a more detailed record of surviving *in situ* historic architectural features and fixtures and fittings. It comprised a colour digital record (minimum 16 megapixels), and where appropriate, all photographs included a photographic scale.

4. HISTORICAL BACKGROUND (Figs 2-3)

- 4.1 The Listed Building description (above) provides the most useful information on the building; other than the cartographic and photographic evidence described below, no other documentary information relating to the property has been identified. The building is recorded on the Dittisham tithe map of 1841 in its current form (without the demolished extension), as plot 30, set within a larger property 29 that forms one of a number of fossilised medieval plots to either side of Manor Street (Fig. 2). Both were owned by Henry Francis Charles Kerr, occupied by Richard Clatworthy, and described in the 1839 apportionment as house and orchard respectively.

- 4.2 The first edition 25-inch Ordnance Survey map of the area published in 1890 records an extension to the south side of the house, and that both the earlier structure and this extension were situated within a smaller plot subdivided from the land to the south (Fig. 3). The latter was still recorded as an orchard.
- 4.3 The second edition 25-inch Ordnance Survey map of 1906 records that the northern plot adjacent to the house had been subdivided into two. No changes are recorded on subsequent 1:2500 Ordnance Survey maps until 1985 when the extension had been rebuilt and enlarged. This extension has recently been demolished and will shortly be rebuilt.
- 4.4 Several undated photographs of Manor Street (reproduced on the oldukphotos.com website or available for sale on ebay) show the north elevation including the ground-floor window and a half-hipped gable. The window was a two-light casement with four panes in each light. In some photographs there appears to be vertical security bars behind the window. One of the photographs also shows a repaired crack at the east end of the wall. The garden to the east of the house is defined by a stone wall with capped piers and iron railings. These piers also define the entranceway adjacent to the house.

5. **DARLING COTTAGE** (Figs 4-5; Plates 1-16)

- 5.1 The cottage is a two-storey building under a part-hipped roof, set at right angles to Manor Street (Plate 1). It is constructed of local stone bonded in both red-brown earth and lime mortars, finished externally with a lime render coated with several 20th-century paint layers, and with a black band to the base of the walls. It is situated in the northeast corner of the plot, terraced into the hillside that rises up to the west and south. To the east is a parking bay, again terraced into the hillside, and beyond, gardens rise up to the south.

The north elevation

- 5.2 The north elevation incorporates a central window opening at ground-floor level, although the window itself has now been removed. Other than at the northeast corner where the wall steps in (and continues along this line on the east elevation) there are no other features.

The east elevation (Plates 1 and 2)

- 5.3 The east elevation incorporates a ground-floor doorway offset to the right of centre. The door itself is a 20th-century replacement, with a planked lower panel and a stained glass upper panel. The canopy over the door, recorded in the Listed Building description, has been removed as part of the previous consented works. To the left of the door there is a pair of 20th-century 2-light casement window fitted with leaded glass. Above the window is a long slate drip mould that extends beyond both sides of the opening. On the first floor there are 20th-century 2-light casement windows fitted with leaded lights; these are offset towards the gable ends of the cottage. As noted above, other than just below the eaves the northeast corner of the elevation steps in from the rest of the wall. Since the adjacent gate pier is set into this recess, this must be an early feature.

The south elevation (Plate 2)

- 5.4 At the east end of the elevation is a ground-floor doorway that formerly led into the recently-demolished extension. At the west end is a second, mid-height doorway that also formerly provided access into the extension. Visible externally within this

opening are concrete steps leading down out of the cottage. This elevation, which was until recently internal to the extension, is finished with concrete render.

The ground floor

- 5.5** Internally the ground floor is a single space, with a 20th-century concrete floor and stone walls lined with a plastic membrane (Plate 3). The front door is set within a wider recess where the masonry to the north of the door is narrower than the rest of the walls (Plate 4). The lintel over the door passes across this narrower masonry into the thicker wall beyond. The thinner section of wall still retains 20th-century cement render onto which the live incoming electrical connection is fitted; any relationship with the adjacent wall is obscured by this render.
- 5.6** In the centre of the north wall is a projecting chimney stack and fireplace with a brick hearth (Plate 5). The fireplace has been altered with concrete lintels supporting the masonry above. On the south side of the opening these are laid onto concrete blocks, whilst the east side appears to incorporate a blocked bread oven – the fireplace is offset to one side of the stack allowing for such a feature within the wider masonry – with bricks and concrete blocks used for the infilling and to support the lintels.
- 5.7** To the south of the fireplace is an area of flat masonry, raised 0.65m up from the the floor (Plate 6). The feature has an angled internal face, which reflects the addition of further stonework at the north end. The flat slabs across the whole of this feature are part of the additional masonry. This area most recently contained the stairs to the first floor and stairs up to the higher door in the south elevation. The stonework probably represents the base of an angled primary staircase predating the recently removed stairs.
- 5.8** The first floor is supported on three primary slender beams and a slender mid 20th-century beam near the stairs, along with a newly-inserted beam; a late 20th-century central beam has also been replaced (Plate 7). The primary beams are heavily rotten; however, they display chamfers but without stops. There are abundant old nails visible indicating that they have previously been covered with lath and plaster. One has been braced with a nailed lower support resting on a later brick pier adjacent to the fireplace. The east ends of the beams are set into the door and window lintels. The west end of the southern primary beam, adjacent to the south wall has been cut back to allow the insertion of the mid-level doorway in the south elevation. The original joists are square and set into the tops of the beams. Some replacements, mainly in the east bay, are offset from the originals, and are fixed into new mortices using tenons. The boards above are wide and probably date to the 18th century, and are covered with later tongue-and-grooved boards.
- ### **The first floor**
- 5.9** The staircase has been removed. The first floor currently has an open plan but there is a scar on the floor and east wall of a former, secondary central partition (Plate 8).
- 5.10** The west wall is curved incorporating a projecting chimney stack rising from the ground floor fireplace (Plate 9). There is no additional first-floor fireplace within this stack. To the south of the stack there is a narrow slightly splayed opening, which was probably a primary doorway (Plate 10). The north wall incorporates a small central fireplace with a slate hearth and Victorian/Edwardian grate, which has been removed from the opening (Plate 9). A late 20th-century wooden lintel has recently been replaced.

- 5.11** In the south elevation the western inserted ground-floor door rises into the stairwell (Plate 11). The eastern ground-floor doorway also rises above the first floor, and above the present angled head there is a void topped with a concrete lintel. Above is a primary splayed window lined with lath and plaster over primary painted masonry (Plate 11). The opening has been blocked externally using rubble stone. A patch of the same lime plaster is present on the wall above, possibly where the gable has been removed. This may indicate that it is of relatively late date, being associated with construction of the now-demolished historic extension.

The roof structure

- 5.12** The roof covering, now removed, was supported on four primary A-frame trusses, which are heavily racking to the south (Plate 12). This has perhaps been partly caused by the central two trusses that are not aligned parallel to the building but are situated either side of the chimney stack in the west wall and are angled in towards each other on the east wall. The apexes of the trusses are lapped and fixed with pegs. The collars are high and slightly cambered, with mortice and tenon pegged joints (Plate 13); the cambering is a feature that indicates they were probably intended to be visible from the first-floor accommodation. The ridge purlin is set into a notch in the rafters. There are three rows of through purlins with lapped, pegged joints at the trusses (Plate 13). On the west side, within one of the central bays the lower purlin has been staggered over the (now-removed) chimney stack (Plate 14). All primary purlins either have pegs or display pegholes for the attachment of the secondary rafters (Plate 15). These partially survive on the west side of the roof. Some carpenter's marks were noted, although there was no consistent pattern. The mark 'II' was present on a truss, along with a star on a removed timber.

- 5.13** Due to the racking the roof has been strengthened with additional supports. These include 18th/19th century applied lower collars and attached central vertical studs. At the northern end of the roof a primary straight gable only partially survives and the building currently has a secondary hip. At the south end the purlins continue beyond the southern truss, over the demolished gable, but there is no evidence that the roof continued beyond the wall indicating the presence of another room.

The extension

- 5.14** The demolition of the modern extension has exposed a 2.3m length of the south wall of the 19th-century extension, incorporated within the later structure (Plate 16). This measured 0.40m wide and was located 4.6m away from the main house. The west wall is of two-storey height, and is finished with modern cement render presumably over 19th-century stonework. The base of the wall has recently been underpinned, and there is no evidence of any historic footings or floors.

6 COMMENTS

The original house

- 6.1** The survey of the cottage in its current state indicates that the building has a different evolution than that put forward in the Listed Building description (see section 1.3 above). This description gives it a late 15th- or early 16th-century date with 17th-century remodelling. It also notes that the roof is heavily smoke-blackened, implying origins as an open-halled house.
- 6.2** The general roof style is of a type common in low status late medieval and early post-medieval Devon houses, and a late 15th- or early 16th-century date is possible. The building clearly did not have an open hall (see below) and was floored over from the start, which is however indicative of a later date, perhaps in the later

16th century. There is no extensive smoke blackening as the Listed Building description suggests; rather the observed blackening was limited to around the chimney stacks, indicative of smoke emanating from the stacks. Further evidence that the building was floored over from the start was visible in the first floor. Both fireplaces are incorporated within and contemporary with the walls – they were not inserted into the masonry. Additionally, the central (primary) trusses are placed either side of, and respecting, the chimney stack in the west wall indicating that the masonry of the stack was present prior to the erection of the roof. It is also noted that the arrangement of the purlins between these trusses is staggered respecting the position of the now-removed projecting stack.

6.3 The original cottage was a small structure, and the evidence from the current survey is that it was principally a single roomed building; the 1993 Listed Building description noted that the right-hand part of the building had been partitioned off, and this could indicate that the ground floor was originally divided into more than one room. There is no evidence that the house extended to the right – there is for example no evidence for a former internal doorway – and given the position of the northeast corner adjacent to the narrow Manor Street an additional bay in this direction seems highly unlikely. The Listed Building description also suggests that the cottage must have extended further to the left. Again, there is no evidence for this. The current doorways in the south wall relate to the 19th- and 20th-century extensions, and the blocked first-floor window in this wall also indicates that there was not another room beyond.

6.4 Small medieval (and later) houses are common in Devon but are less well known than (or do not survive as much as) the vernacular larger, three-room and cross passage design (Alcock 2015, 27-29; Hughes and Rainbird 2015, 369-70 for the most recent discussion of small rural houses). As at Dittisham they are commonly found in villages, and therefore the conclusion that Darling Cottage was a small house should not be unexpected.

6.5 There is no clear evidence that there was more than one room on the first floor, although the presence of two windows in the front elevation may indicate that this was the case. The blocked doorway in the west elevation is a bit of a mystery. Bearing in mind the topography it cannot have led to an external staircase, and as an external door would have opened onto a separate historic (and modern) plot. An alternative explanation is that it opened onto a garderobe, although such a feature is probably too grand for a house of this scale.

Post-medieval alterations

6.6 There is no clear evidence for 17th remodelling as put forward in the Listed Building description. The surviving early bridging beams display chamfers but no datable stops. The arrangement of the joists, set fully into the top of the beams is an early feature, and perhaps indicates that the beams are primary features. Some of the joists – mainly in the north bay – have been replaced in the 19th century.

6.7 In the mid-late 19th-century historic maps indicate that the cottage had been extended to the south. The south wall of this extension has been exposed during the recent demolition of the more recent extension. The ground-floor doorway in the south wall was probably added at this time, and the first-floor window above blocked. The first-floor cast-iron fireplace was also probably added at around the same time, set within an existing opening.

- 6.8 The 20th century**
Identified alterations to the cottage took place during the second half of the 20th century. The extension was altered and extended on the west side of the house, and a porch (now removed) added over the front door. The mid-level doorway in the south wall was probably added to provide access to the first floor of this extension. A new concrete surface was laid on the ground floor and the inside of the fireplace here was heavily rebuilt.

7. ARCHIVE AND OASIS ENTRY

- 7.1 The digital archive will be deposited with the Archaeology Data Service within three months of the acceptance of this report by the DCHET. An OASIS entry has been completed under the unique identifier 288797, and includes a digital copy of this report.

8. SOURCES CONSULTED

Alcock, N., 2015, "The Development of the Vernacular House in South-West England, 1500-1700", in Allan, J., Alcock, N., and Dawson, D., (eds) *West County Households 1500-1700*, Soc. Post-Med. Archaeol. Monograph **9**, 9-33

Dittisham tithe map (1841) and apportionment (1839)

Hughes, S., and Rainbird, P., 2015, "The Excavation of medieval and Post-Medieval Buildings and Associated Remains on Land north of Edginswell Lane, Kingskerswell", *Proc. Devon. Archaeol. Soc.* **73**, 337-372

Ordnance Survey 25-inch maps

First Edition Devonshire map sheet CXXVII.8, surveyed 1886, published 1890
Second Edition Devonshire map sheet CXXVII.8, surveyed 1885-6, revised 1904, published 1906

Passmore, A., 2017, *Darling Cottage, Manor Street, Dittisham, Devon, (NGR SX 86583 84790)*, *Written Scheme of Investigation for historic building recording, South Hams District Council planning reference 0902/17/LBC, condition 3*, AC archaeology document no. **ACD1623/1/1**

Websites (accessed June 2017)

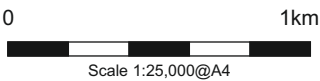
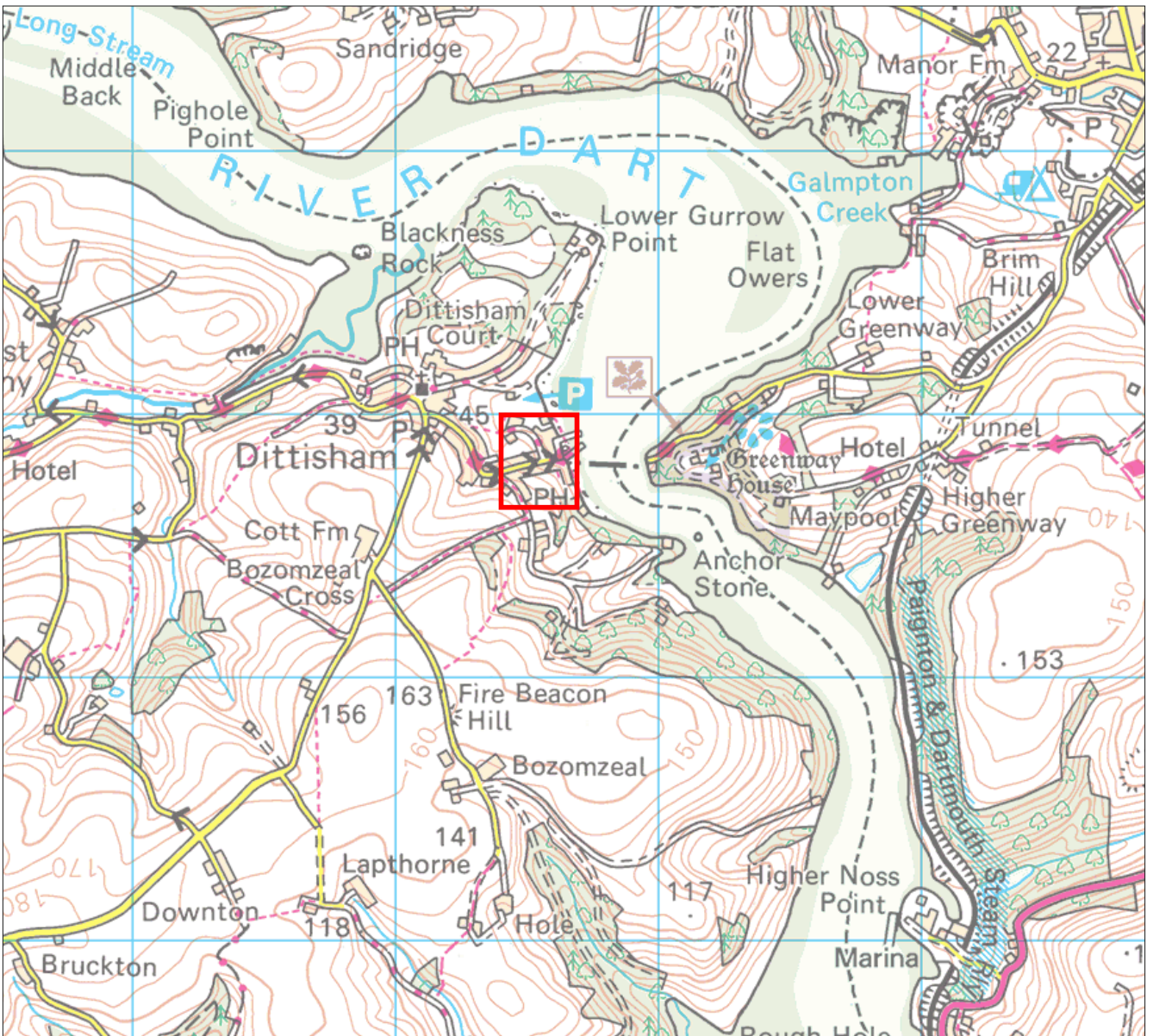
British Geological Survey on-line viewer
www.bgs.ac.uk

National Heritage List for England
<https://www.historicengland.org.uk/listing/the-list>

Old UK Photos website
www.oldukphotos.com



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432



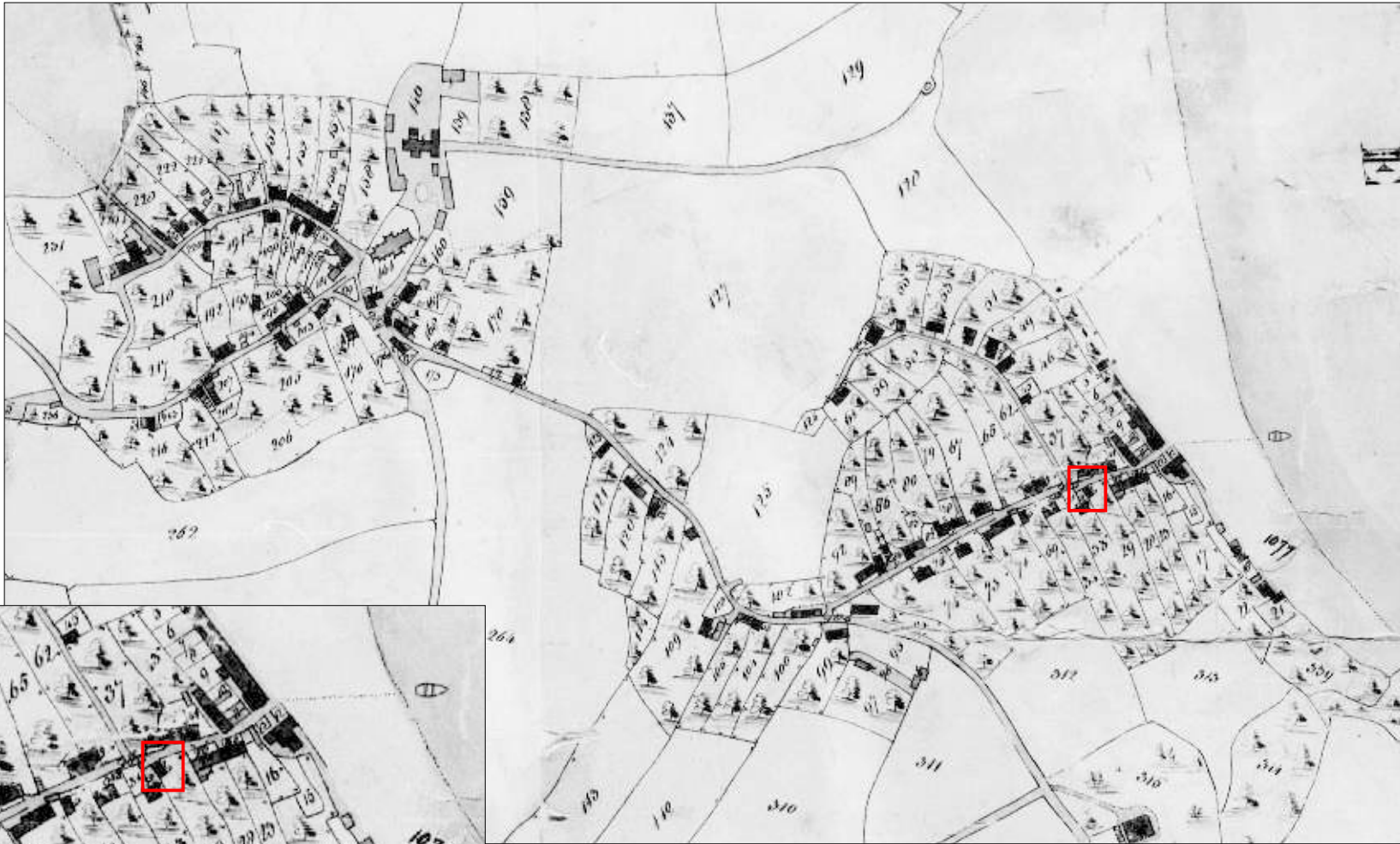
PROJECT

Darling Cottage, Manor Street, Dittisham, Devon

TITLE

Fig. 1: Site location





PROJECT
Darling Cottage, Manor Street, Dittisham, Devon

TITLE
Fig. 2: Extract from the 1841
Dittisham tithe map



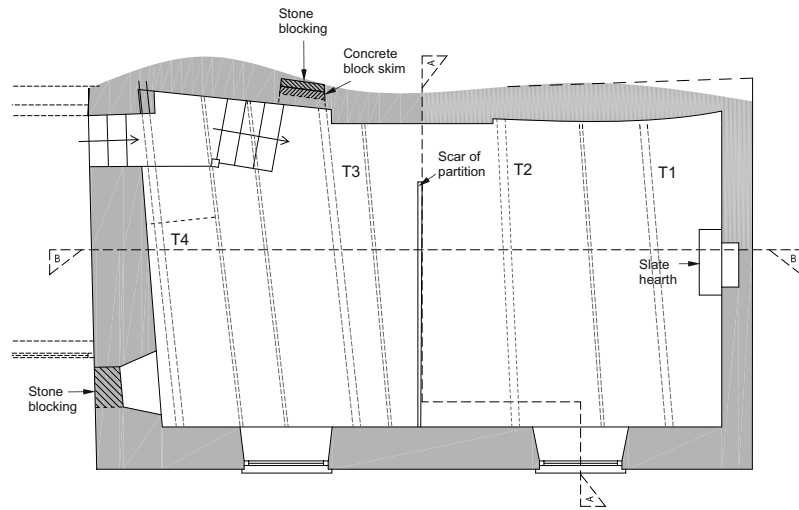


PROJECT

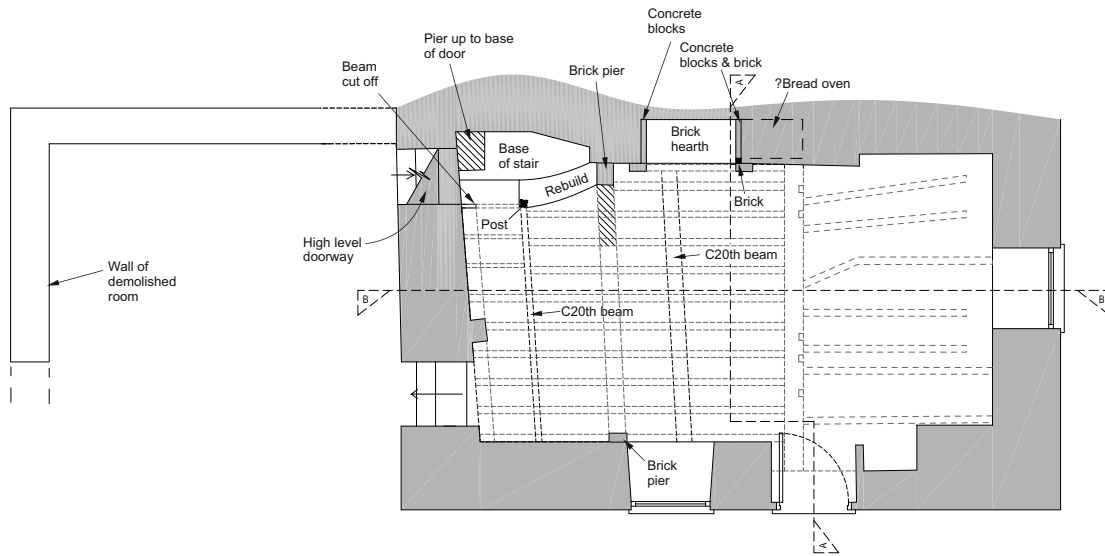
Darling Cottage, Manor Street, Dittisham, Devon

TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1890



FIRST FLOOR PLAN



GROUND FLOOR PLAN

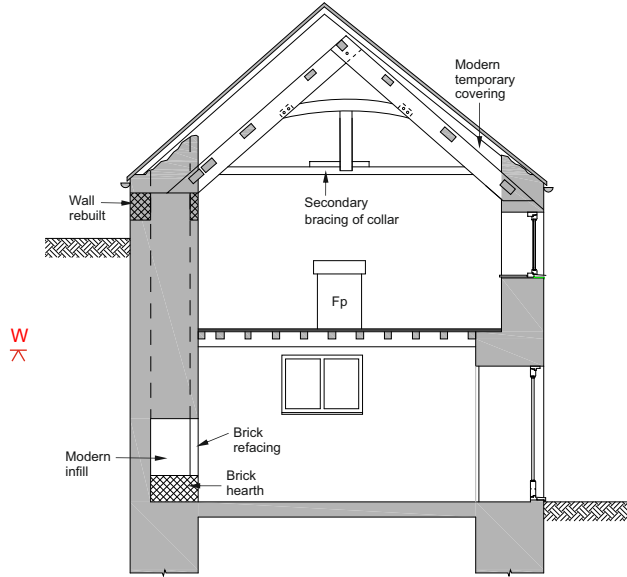
PROJECT

Darling Cottage, Manor Street, Dittisham, Devon

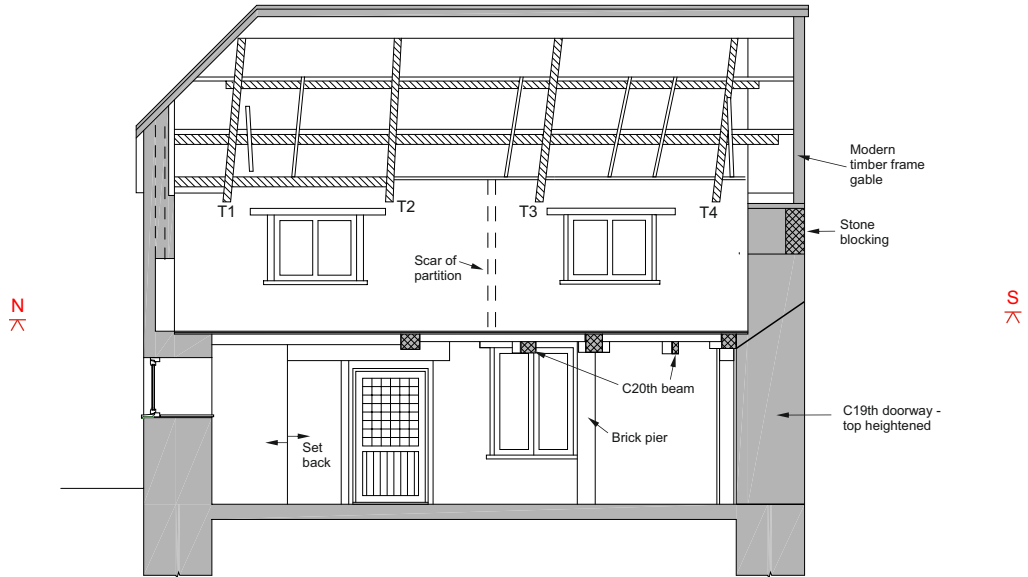
TITLE

Fig. 4: Floor plans


Profile of T2



SECTION A - A



SECTION B - B

 Primary roof elements

PROJECT

Darling Cottage, Manor Street, Dittisham, Devon

TITLE

Fig. 5: Profiles



Plate 1: The cottage viewed looking west up Manor Street showing the principal east elevation



Plate 2: The east and south elevations, looking northwest. 1m scale



Plate 3: The ground floor showing the inserted openings in the south elevation, looking south. 1m scale



Plate 4: The ground-floor east wall showing narrower masonry adjacent to the front door, looking northeast. 1m scale



Plate 5: The ground-floor fireplace, looking west. 1m scale



Plate 6: The base of the stairs, looking southwest. 1m scale



Plate 7: Part of the first-floor structure, looking south.



Plate 8: The scar of the former first-floor partition, looking east. 1m scale



Plate 9: General view of the first floor showing stack to left and fireplace in the north wall (centre) with removed grate to the right, looking north. 1m scale



Plate 10: The first-floor blocked opening in the west wall, looking west. 1m scale



Plate 11: The top of the ground-floor doorway with blocked first-floor window above in the south wall, looking south. 1m scale



Plate 12: Part of the first floor showing racking of one of the trusses, looking east. 1m scale



Plate 13: The south truss, showing cambered collar, lapped apexes and the through purlins, looking south



Plate 14: Close-up of the roof details in the bay over the chimney stack, looking northwest



Plate 15: Close-up view of the roof showing collar joint, lapped purlins and pegged secondary rafter, looking northeast



Plate 16: The extension showing remains of south wall, looking west. 1m scale

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk