

FARLEIGH BARNS, NR CADELEIGH, CHERITON FITZPAINE, DEVON

(NGR SS 90437 07579)

Results of historic building recording

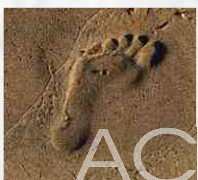
Mid Devon District Council planning reference
16/01499/FULL, condition 3

Prepared by:
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On behalf of:
Mr and Mrs S Howells

Document No: ACD1772/2/0

Date: May 2018



archaeology

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Client	Mr and Mrs S. Howells
Report Number	ACD1772/2/0
Date	10 May 2018
Status	Version 1
Report Author(s)	Stella De-Villiers
Contributions	
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Approved by	Andrew Passmore

The recording was commissioned by Mr and Mrs S. Howells, and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Stella De-Villiers and Alison Jones. The report, including the illustrations, was prepared by Stella De-Villiers.

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

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Summary

An historic building record of Farleigh Barns, nr Cadeleigh, Cheriton Fitzpaine, was prepared by AC archaeology in February 2018 in advance of their conversion to a dwelling. The barns all date to the mid-19th century, and form part of a wider reorganisation of the farm. An earlier former threshing barn, possibly of 18th-century date, had been largely demolished.

The farm buildings consisted of a cow house with hayloft above containing evidence of mechanisation (probably a root crusher), stables with hayloft above, cart and implement sheds, a single-storey cow house, and a further building for housing animals with a hayloft above.

The complex of barns remained relatively unchanged until the later 20th century when small-scale alterations were made and repairs, particularly to the roofs, undertaken.

1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording undertaken by AC archaeology in February 2018 prior to the conversion of redundant barns at Farleigh, nr Cadeleigh, Cheriton Fitzpaine, Devon (SS 90437 07579). The recording was commissioned by Mr and Mrs S. Howells, and was required under condition 3 of the grant of planning permission (Mid Devon District Council reference 16/01499/FULL) for "conversion of redundant agricultural barns to dwelling with annex". Guidance on the scope of works was provided by the Mid Devon District Council Conservation Officer and the Devon County Council Senior Historic Environment Officer in their consultee responses to the application.

1.2 Farleigh is located 1km to the southwest of the village of Cadeleigh, but just within the parish of Cheriton Fitzpaine. It is situated at a height of approximately 130m aOD within a bowl on a south-facing hillslope. The underlying geology consists of Carboniferous mudstone of the Bude Formation, in places overlain by Quaternary regolith (British Geological Survey online viewer 2018). The recorded barns are located between three existing dwellings: 'Farleigh' to the east, 'Farleigh Barton' to the southeast, and Oakwood Farm to the northwest. They surround a yard, and include cowsheds, a piggery, a former threshing barn, along with other barns.

2. HISTORICAL BACKGROUND (Figs 2-3)

2.1 The current former house at Farleigh – the current property called Farleigh – is Grade II Listed (National Heritage List for England no. 1107021). It is described as being of mid 19th-century date. The Devon Historic Environment Record (HER) contains three entries for the property, all of which relate to the former farmhouse as a Listed Building (MDV89760, MDV41247 and DDV4420).

2.2 Farley is recorded on the Ordnance Survey 3 inch to 1 mile map of 1802 (not illustrated) as a cluster of buildings within two plots either side of the road leading into the property from the south. These include two buildings within the current application area, possibly including part of the western range.

2.3 The farmstead is depicted in more detail on the larger scale Cheriton Fitzpaine tithe map of 1839 (Fig. 2). Within the application area is the western range and a yard with

a track leading out to fields to the northwest. To the east is a pair of L-shaped buildings, which may be altered versions of structures recorded on the 1802 map, along with the farmhouse, which is broadly L-shaped with several extensions. One version of the tithe map records that the southeast range was not in domestic use (see Fig. 2). The property is named as East Farley, and in the accompanying apportionment of 1838 is recorded as being owned and occupied by John Back. The surrounding fields were mainly orchards or in arable cultivation, with a smaller number under pasture.

- 2.4** The first edition 25-inch Ordnance Survey map of 1889 records significant rebuilding of the farm (Fig. 3). Within the application area the west range remained, with two buildings attached to its west side, with three ranges of buildings to the east constructed around a new yard. To the south was an open-fronted barn facing onto a track between the building and the yard. To the east the old farmhouse had been replaced with a new farmhouse located immediately to the south, although the main range of the old house may have been retained as a detached barn. Between the house and the western yard was a large enclosure, which appears to represent a pond. To the south of this feature are two new attached barns. The second edition 25-inch Ordnance Survey map of 1905 records no significant changes to the property, although it does depict several of the fields around the farm as orchards.

3. AIM

- 3.1** The scheme will involve the conversion of the buildings, which will remove and obscure fixtures and fittings and historic architectural features of interest. The aim of the investigation was therefore to prepare a full survey of the buildings prior to works commencing.

4. METHODOLOGY

- 4.1** All works were undertaken in accordance with an approved Written Scheme of Investigation prepared by AC archaeology (Passmore 2018) 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*.

- 4.2** The historic building 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 description of the fabric of the buildings and evidence for date of construction, extension/alterations, the roof structures, and surviving *in situ* historic or more recent architectural features and fixtures and fittings;
- 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, and where appropriate all photographs included a photographic scale. Details of photographs taken were made on *pro forma* record sheets; and
- Annotated architect's existing floor plans which will show the location of observed historic fabric and fixtures and fittings, along with information on the phasing and development of the buildings.

5. **BUILDING SURVEY** (Fig 4; Plates 1-18)

- 5.1 The recorded barns form three ranges surrounding a yard on three sides (Plate 1) with a former threshing barn and attached pens having previously formed the fourth side; these have been largely demolished. A further, detached garage/store to the south of the yard was also recorded. All of the barns are terraced into the hillside with the land being higher to the north and west, at the first-floor level of the north range. The yard has a concrete surface and is accessed from the southeast and southwest side of the south range, with the former entrance finished with a cobbled surface. There is a third entrance at the west end of the north range. The yard slopes down to the southeast and there is a drain running east-west along its south side. The barns are all constructed in local mudstone laid in rough courses with a pinkish lime mortar containing frequent inclusions.

The north range

External description

- 5.2 The range comprises two historic elements, and is two storeyed under a hipped slate roof; the west end of the roof has been recently replaced in slate with ceramic ridge tiles. The north elevation incorporates a low ground-floor, six-pane, metal-framed window at its east end. This is a later insertion and has a concrete lintel; the stonework around the opening has been repointed with cement. There are two first-floor loading hatches with wooden doors (Plate 2). The eastern opening retains one historic door with round and spear headed strap hinges, whilst the western opening retains both historic doors with spear headed strap hinges at the base. The upper brackets have been replaced. Both openings have empty sockets in the centre of their lintels indicating that these timbers have been reused. The ends of several timbers which internally support the first floor are visible in the stonework.
- 5.3 The northwest corner of the west elevation is angled, with a wide doorway at first-floor level. This has a pegged wooden frame but no doors. Immediately to the south is the remains of a stone wall flanking the entrance into the yard. Further south, at first-floor level, is the end of an overhead driveshaft (Plate 3). Attached to this driveshaft is a pair of belt drive pulley wheels. This feature incorporates a mechanism for engaging/disengaging belts to/from the wheels.
- 5.4 The western section of the south elevation is constructed of stone masonry, and incorporates a central ground-floor door to the western room. The opening has an arched opening with a central keystone, and is fitted with a wooden plank door. Above the opening the end of a first-floor joist is exposed. Just below the eaves the ends of four sawn-off timbers project out from the wall line. These are associated with a former lean-to within the yard. The eastern two-thirds of the elevation was originally fully open fronted (on both floors), and divided by three vertical posts into four bays. Two of the bays have been partially enclosed with corrugated metal sheeting and timber boarding (Plate 4). The east elevation features two doors on the ground floor with arched openings, keystones, and are fitted with wooden doors.

Internal description

- 5.5 The ground floor is currently divided into three areas. At the west end is a small original store room, whilst a second store and adjacent corridor has been inserted into the east end of the range; concrete blocks have been used to create the latter. The central area and the east end would formerly have been used to house livestock. The lower half of the walls are rendered and the floor is a concrete replacement. Contemporary, later 20th-century, fittings have been removed, but there would have

been a feeding passage adjacent to the north wall, divided from the stalls by troughs. In the floor of the stalls is an east-west aligned drain (Plate 5). The south end of one of the bridging beams supporting the first floor has failed and is now supported on a pier of concrete blocks. There are no historic fixtures and fittings in any of the ground-floor rooms.

- 5.6** The first floor comprises an open-plan hayloft which continues around into the east range (Plate 6). It was not entered due to the unsafe nature of the wooden boards. At the west end, within the first two bays, is a drive shaft with three attached belt drive pulley wheels. It is supported at its east end by a vertical timber extending down from the roof. This belt drive relates to the provision of threshing or crushing machinery formerly located within this end of the building. The roof is supported on replacement 20th-century cross-braced trusses with central vertical posts. The purlins rest on the back of the trusses supported with cleats, and in turn support the rafters and battens.

The east range

External description

- 5.7** The main section of this range is two storeyed under a slate roof that is gabled to the south, and continues over the east end of the north range to a hipped corner. At its south end there is an attached garage that opens onto the track east of the yard. The west elevation has three openings on the ground floor; two doorways and a window, all of which have arched openings and wooden frames. The southern doorway has been created from an original window. On the first floor is a small window under the eaves (Plate 7). On the first floor of the east elevation is a loading hatch fitted with a pair of wooden doors. Some of the first-floor stonework has been repointed in cement mortar (Plate 8). Only the upper gable of the south elevation is visible above the roof of the attached garage. Here there is a loading hatch with a wooden lintel, above which are three pigeon holes with landing slates.
- 5.8** The attached garage has stone south and west walls, under a single pitched replacement slate roof. The only opening is in the east elevation where there is a pair of modern double wooden doors set within a timber clad façade (Plate 9).

Internal description

- 5.9** The ground floor of the main part of the range was originally a single space, but has been divided into two rooms by a 20th-century concrete block wall. It has a cobbled floor and feeding trough, and manger along the east wall. The west end of one of the bridging beams supporting the first floor has failed and is now supported of a pier of concrete blocks (Plate 10).

The south range

- 5.10** This range is separated from the east range garage by an entrance passageway, and comprises two elements – an eastern two-storey barn under a gabled replacement slate roof, and a single storey piggery to the west. The piggery has a pitched, gabled ceramic tile roof.

The barn

- 5.11** The north elevation of the barn contains a ground-floor doorway and a window, both with arched openings (Plate 11). The doorway is fitted with a basic wooden plank door. The east elevation has a first-floor loading hatch under a wooden lintel, fitted with a pair of wooden doors. The south elevation features a ground-floor window, fitted with a modern grill, on the ground under a wooden lintel (Plate 12).

- 5.12** The ground floor contains a single room with a cobbled floor, and features a feeding trough and manger along the east wall (Plate 13). In the west wall is a doorway under a wooden lintel giving access to the piggery. The first floor was not accessible. The roof is supported on a single king-post truss.

The piggery

- 5.13** The south elevation is continuous with the adjacent barn and incorporates a high-level window opening (without fittings) at the east end. The upper part of the stone masonry in the east elevation has been rebuilt using local reclaimed stone. The gable above is timber clad with applied barge board, and incorporating a central plate glass window. The north elevation was originally open fronted with six bays divided by five vertical posts, of which all but one support roof trusses. The openings have been infilled with low concrete block walls topped with timber cladding. There are currently three doorways, two of which contain wooden doors (Plate 14).

- 5.14** The structure is divided into two spaces by a 20th-century concrete block wall creating a store at the west end (Plate 15). There are no historic fixtures or fittings. The roof is supported on simple trusses with principal rafters rising from tie beams supported on the front posts, on the back of which rest the purlins. Two of the trusses also feature secondary applied collars.

Former threshing barn and pens

- 5.15** A threshing barn originally formed the part of the western side of the yard, and predated the other recorded barns. It no longer exists apart from a low section of the south wall that displays remnants of the construction materials used – local mudstone laid in rough courses and bonded with a pinkish lime mortar containing frequent inclusions, which was topped with cob. The barn stood on a higher-level terrace than the other barns and yard (Plate 16). To the south of the barn there was formerly a pen structure, which was situated at the same level as the yard. All that remains of this is the concrete south wall, along with a low concrete feeding trough abutting the south wall of the threshing barn.

Garage/store

- 5.16** This structure is single storeyed under a gabled corrugated sheet roof. It is constructed in local mudstone laid in rough courses with a pinkish lime mortar containing frequent inclusions. The upper part of the east elevation, the north part of the west elevation and the majority of the south elevation have been rebuilt in the 20th century using concrete blocks. In the centre of the rebuilt south elevation is a 20th-century glass-panelled door. The building was formerly open fronted to the north, but this has been infilled with piers of 20th-century concrete blocks separating full height double wooden doors to the west and timber cladding and a single wooden door to the east (Plate 17).

- 5.17** The building contains a single room with a concrete floor; there are no historic fixtures or fittings. The roof is supported on king post trusses with diagonal struts, and with modern battens set on the rear of these truss rafters (Plate 18).

6. COMMENTS

- 6.1** The recorded upstanding barns all date to the mid-19th century, and were constructed sometime between 1839 and 1888. They form part of a larger reorganisation of the farm at this period, which also included the replacement of the farmhouse. The demolished threshing barn was an earlier building, and was depicted on the 1839 tithe map. There are no datable features in the surviving masonry. The tithe apportionment records that prior to the construction of the recorded barns the farm had a mainly arable practice, along with the cultivation of apples for the production of cider.
- 6.2** The mid-19th century was an important period of farm building development with the introduction of designed farmsteads often around open yards (English Heritage 2006, 27-28), and often relating to changed practices such as increased cattle rearing and dairying; in Devon a rise in these practices can be correlated with the growth of rural railways, removing the remoteness of many farms from wider markets. The barns at Farleigh form a consistent group set around three sides of a yard, partially defined by an existing yard and flanking threshing barn. They feature consistent detailing such as the arched openings that show a level of planned design, but also incorporate a number of reused fittings, presumably from the earlier agricultural buildings or farmhouse.
- 6.3** The form and fenestration of the mid-19th century buildings indicates varying uses typical with local mixed farming practices for the period. The north range was principally an open-fronted cow house with hayloft above. The current western store may have been specialised accommodation such as for a bull or calves, but perhaps more likely given the rear access to the cow house a root store for animal feed. The overhead line shaft on the first floor is evidence for some form of mechanisation. Since the farm already contained a threshing barn this is likely to have been associated with the animal feed store and been in the form of a root crusher. The large adjacent doorway may indicate that this was a portable device, perhaps brought in as and when it was needed. It would have been powered by a stationary or traction engine located adjacent to the west elevation of the barn. The engine in this location could also have been used to power a separate threshing machine within the threshing barn.
- 6.4** The main part of the east range was originally a stable probably containing three stalls, with a hayloft over – a continuation of the storage over the cow house. The attached garage is contemporary, albeit altered, and was probably a cart shed. The south range contained two parts; the piggery was probably another open-fronted cow house. The eastern barn could have had several functions, such as additional animal accommodation with a hayloft over, or a different use, such as the storage of apples. Given the two rooms have an interconnecting door, animal housing seems most likely. The open-fronted nature of the detached garage/store would indicate that this was probably an implement store.
- 6.5** The barns remained relatively unchanged until the later 20th century, perhaps reflecting that little investment was made into the farm (or was required). There is evidence for an undated building or lean-to within the yard attached to the north range. The lack of investment has been, to an extent, rectified by more recent repairs, which range from localised repointing to replacement of some roof structures and coverings; the poor condition of the piggery roof, and the recorded poor condition of the former threshing barn, are evidence of the state of the buildings prior to recent repairs. Other later 20th-century changes include alterations to some of the windows,

the creation of stores within the north and south ranges, and infilling of the open-fronted barns

7. OASIS ENTRY AND ARCHIVE

- 7.1 An OASIS entry has been created using the unique identifier 316897 and includes a digital copy of this report.
- 7.2 An archive of relevant born-digital data has been compiled in accordance with the Archaeology Data Service (ADS) standards and guidelines, and will be deposited with the ADS within three months of acceptance of this report.

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9. SOURCES CONSULTED

Printed Sources

Cheriton Fitzpaine tithe map (1839) and apportionment (1838)

English Heritage, 2006. *Historic Farmsteads; Preliminary Character statement; South West region*

Ordnance Survey 3 inch to 1 mile map sheet 41 part 1, 1802

Ordnance Survey 25-inch Devonshire Map Sheet LVI.1

First edition, surveyed 1888, published 1889

Second edition, revised 1903, published 1905

Passmore, A., 2018. *Farleigh Barns, Cadeleigh, Devon (NGR SS 90437 07579), Written Scheme of Investigation for historic building recording, Mid Devon District Council planning reference 16/01499/FULL, condition 3, AC archaeology doc. no. 1772/1/0*

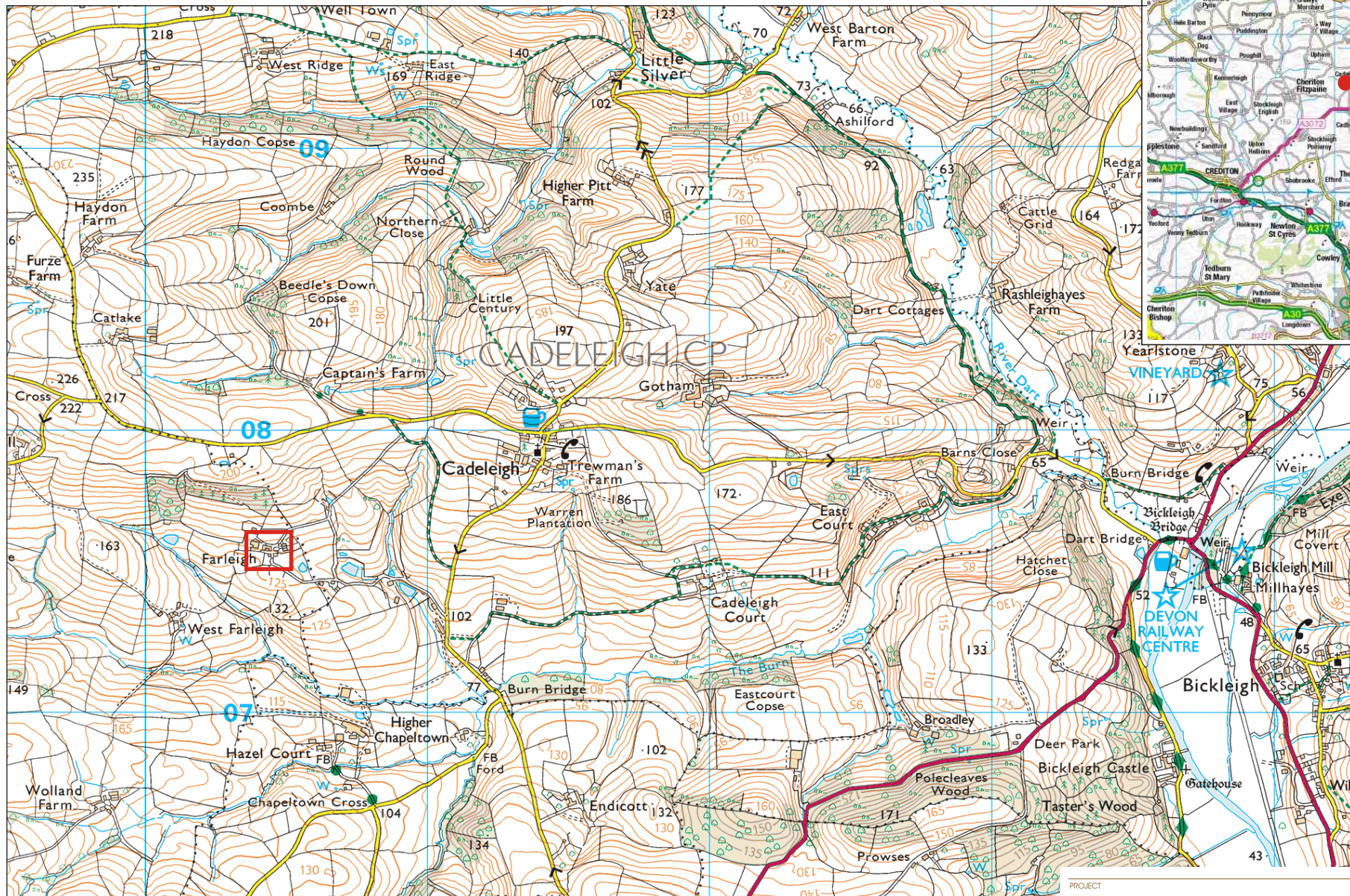
Websites (accessed February 2018)

British Geological Survey on-line viewer

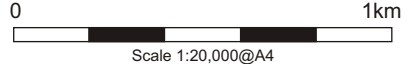
www.bgs.ac.uk

National Heritage List for England

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



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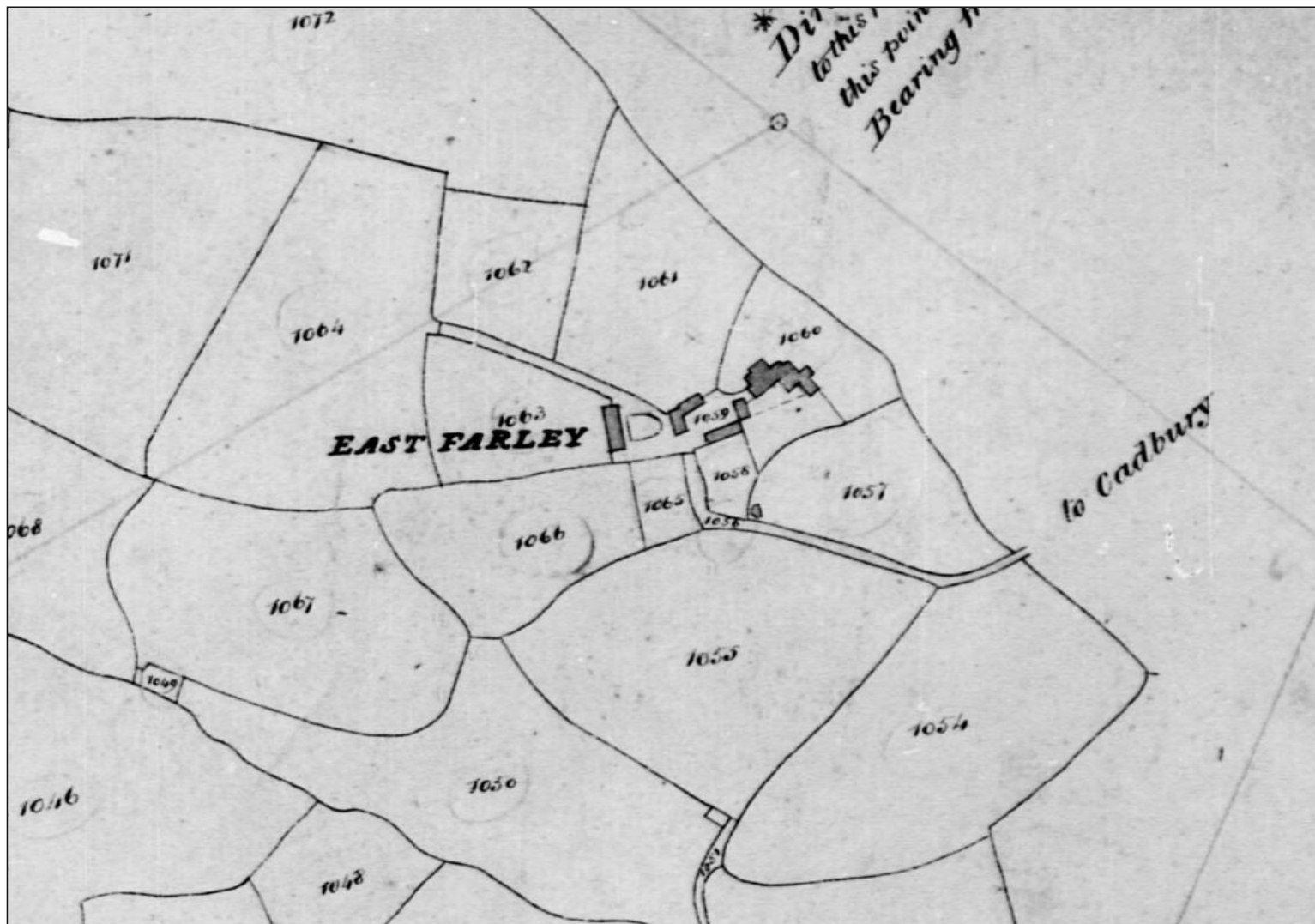


PROJECT
Farleigh Barns, nr Cadeleigh, Cheriton Fitzpaine, Devon

TITLE

Fig. 1: Site location



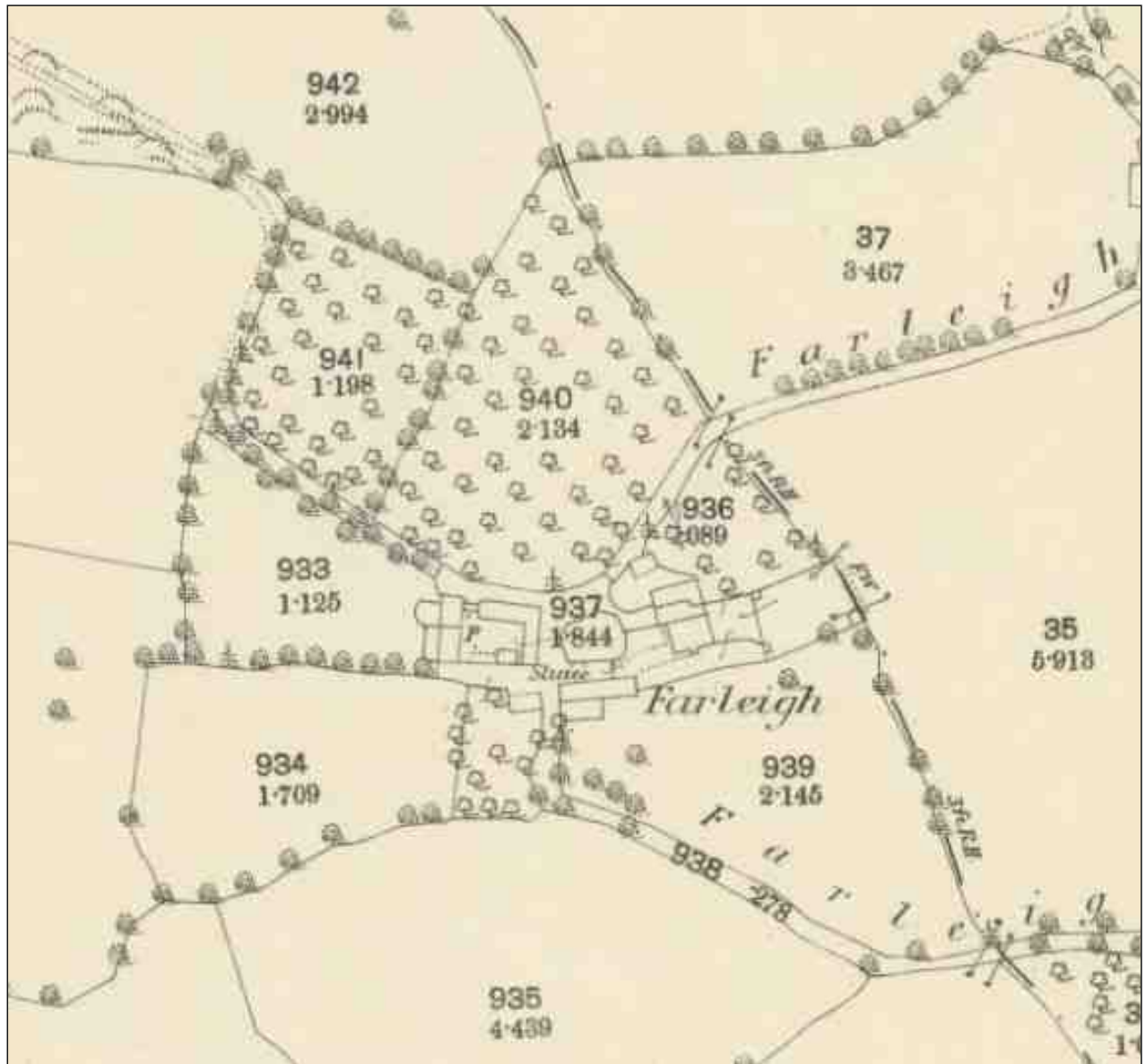


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Farleigh Barns, nr Cadeleigh, Cheriton Fitzpayne, Devon

TITLE

Fig. 2: Extract from the Cheriton Fitzpayne tithe map, 1839



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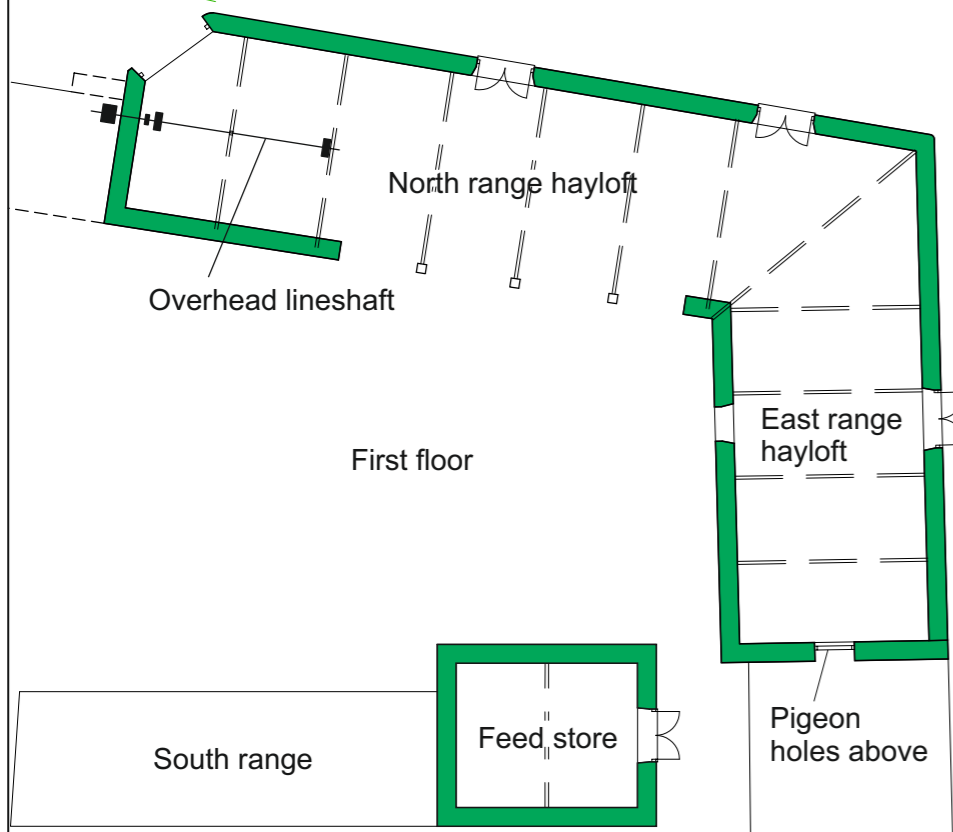
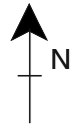
Farleigh Barns, nr Cadeleigh, Cheriton Fitzpaine,
Devon




TITLE

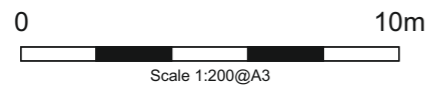
Fig. 3: Extract from the first
edition 25-inch Ordnance Survey
map, 1889



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	18th century or earlier
	Mid 19th century
	20th century



PROJECT
Farleigh Barns, nr Cadeleigh, Cheriton Fitzpaine,
Devon

TITLE
Fig. 4: Phased floor plans





Plate 1: General view of barns, looking northeast



Plate 2: General view of east end of north elevation of the north range, looking southwest (1m scale)



Plate 3: General view of west elevation of the north range, looking east (1m scale)



Plate 4: General view of south elevation of the north range, looking north



Plate 5: General view of the central livestock area in the north range, looking west (1m scale)



Plate 6: General view of the first floor of the north range, showing the drive shaft and end pulley wheel on the right, looking east (1m scale)



Plate 7: General view of west elevation of the east range, looking east (1m scale)



Plate 8: General view of east elevation of the east range, looking northwest



Plate 9: General view of garage and south elevation of the east range, looking northwest



Plate 10: General view of ground floor of the east range, looking northeast



Plate 11: General view of north elevation of the south range barn, looking south (1m scale)



Plate 12: General view of south elevation of the south range barn and piggery, looking northeast (1m scale)



Plate 13: General view of ground floor of the south range barn, looking southeast



Plate 14: General view of north and west elevations of the piggy, looking southeast



Plate 15: General view of the piggy, looking west (1m scale)



Plate 16: General view of former threshing barn, showing remaining south wall, looking north



Plate 17: General view of the north and west elevations of the garage/store, looking southeast (1m scale)



Plate 18: General view of the garage/store, looking east (1m scale)

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