

LOXBROOK FARM, BROADCLYST, DEVON

(NGR SX 99775 97066)

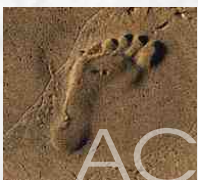
Historic Building Appraisal

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On behalf of:
XL Planning Ltd

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AC archaeology

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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 appraisal was prepared by AC archaeology, on behalf of XL Planning Ltd, in November 2018 to inform proposals for the conversion of barns attached to the Grade II Listed Loxbrook Farm, Broadclyst, Devon.

The present Loxbrook Farm was built in the mid 19th-century (between 1842 and 1888), and replaced an earlier farm located to the northwest. A small extension was added to the farm buildings soon after construction. In the second half of the 20th century part of the north range suffered a fire, and was not rebuilt. Later 20th-century changes include replacement of the roofs to the remaining farm buildings, along with the removal of a first-floor structure and some of the fittings in the east range.

*The significance of farm is drawn from its architectural value, as well as its historical and aesthetic values, and from its setting. Preservation of historic buildings across the farm varies, and it is considered to be a heritage asset of **low-medium significance**, rankings relating to the agricultural buildings and farmhouse respectively.*

1. INTRODUCTION (Fig. 1)

1.1 This historic building appraisal has been prepared by AC archaeology in November 2018 to inform proposals for a Listed Building Consent application for the conversion of barns at Loxbrook Farm, Broadclyst, Devon (SX 99775 97066; Fig. 1) into holiday lets. The barns are attached to the Grade II Listed farmhouse. The document has been commissioned by XL Planning.

1.2 Loxbrook Farm is located to the east of the village of Broadclyst on the north side of Burrow Road. The property is set within grounds of c. 6.4 ha. The main farmhouse faces west over landscaped gardens and is positioned in the southwest corner of a square farmstead laid out around a central farmyard. The proposals are for the barns forming the east and north ranges of the farmyard. A barn forming the south range has been converted and incorporated into the farmhouse. Buildings forming the west range have also partly been incorporated into the farmhouse, with other elements in ancillary use. The farmhouse lies at a height of approximately 27m aOD (above Ordnance Datum) at street level, with the landscaped gardens to the west falling to approximately 24m aOD; there is a general, slight drop in land around the farm both to the west and the north. The underlying geology comprises mudstone of the Aylesbeare Group, with no superficial deposits recorded (British Geological Survey online viewer 2018).

1.3 Loxbrook Farmhouse is Grade II Listed (National Heritage List for England (NHLE) no. 1170177; Devon Historic Environment Record entry MDV86845 and DDV8603) with the following description prepared in 1985:

Farmhouse. Early C19. Cob, stone plinth, plastered with hipped slate roof and projecting eaves. Square double depth plan. 2 storeys. Front: 3 window range, symmetrical. Central porch with moulded entablature supported by 2 Tuscan columns, doorway reveals panelled. All windows with two 8- pane hornless timber sashes. Axial brick stacks to each side. Side elevation with sash windows as above.

2. AIM

- 2.1 The aim of the document is to provide information on the historic development and significance of the barns through an appraisal of their historic fabric. It will also consider the relationship of the barns to the farmhouse, and the significance of the farmhouse itself. The appraisal will be used to inform for the design of the scheme.

3. METHODOLOGY

- 3.1 A rapid desk-based appraisal was undertaken. This comprised an assessment of the relevant historic maps held at the Devon Heritage Centre, and other data held online such as Historic England's NHLE.
- 3.2 The preparation of the document has been guided by the methodologies set out in the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).
- 3.3 A site visit was carried out on 5 November 2018 and included:
- A written description of the farm buildings (only) noting the plan form and presence and date of historic *in situ* or reused historic architectural fixtures and fittings, as well as their local context and relationship with the farmhouse;
 - Creation of a sketched ground-floor plan; and
 - A basic photographic record including the overall character of the buildings and any significant fixtures and fittings, as necessary to illustrate the document.

Assessment of significance

- 3.4 Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities & Local Government 2018) also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance.
- 3.5 The ranking of significance used in this assessment considers the English Heritage (now Historic England) 2008 criteria, but expresses the results using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 189, 190 and 193 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Grading of the significance (value)

4. HISTORICAL BACKGROUND (Figs 2-4)

4.1 The listing description for Loxbrook Farm (see Section 1.3 above) gives an early 19th-century date for the farmhouse; this is broadly attested by the inclusion of the farm on the First Edition Ordnance Survey 25-inch map of 1889. Prior to this, the Broadclyst tithe map of 1842 depicts an empty plot (Plot 977) where the farmstead now stands (Fig. 2). However, within plots 980 and 979 to the northwest of the current farm a farmstead of rectangular plan is depicted with a number of associated outbuildings. This farm is recorded as 'house, barton and co.' in the accompanying tithe apportionment of 1841, within the tenement of 'Locksbrook'. The land was owned and occupied by William Boucher, who also owned all of the surrounding plots, including Plot 977, which is recorded as 'four acres'. The buildings depicted on the tithe map are no longer extant by 1889, and it can be assumed that this farmstead was completely demolished and the new 'Loxbrook Farm' built to replace it.

4.2 The First Edition 25-inch Ordnance Survey map of 1889 depicts the farm in much the same configuration as the present property (Fig. 3). The farmhouse is shown as a square building with extensions attached to the east and north elevations. It connects to the south range (including a covered entrance way), and thence to the remainder of the agricultural buildings. At the southern end of the east range a small enclosure

is attached to the east elevation, extending into the adjacent field. The north range comprises several buildings, with attached structures on the north side, one of which has the appearance of a horse engine house. To the south and west of the farmhouse formal gardens are shown, and to the northwest of the house a saw pit is annotated, as well as a long rectangular building adjacent to the northeast boundary of an orchard. To the south of this building two small square outbuildings are depicted. To the west of the house the first field contains a well and a pond, with the field beyond being an orchard. These orchards form part of a wider group of orchards at Loxbrook recorded on the Devon Historic Environment Record (MDV112950 and 112951).

4.3 The Second Edition Ordnance Survey 25-inch map of 1905 shows little difference to the property from the 1889 map (Fig. 4).

4.4 'The Loxbrook Estate' was put up for auction, in four lots, on 24 July 1914 by Whitton & Laing (DHC FOR/B/6/2/34). It comprised 95 acres of pasture, orchard, arable land, and included Loxbrook Farm, and Little Loxbrook Farm which was described as a dairy farm. The agricultural buildings at Loxbrook Farm were described as follows in the sale particulars:

The FARM BUILDINGS are all modern, built of Stone with Slated Roofs, and in good repair. They include Three-Stall Nag Stable, Bullock Shippen for 20 Beasts with concrete channelled flooring and Feeding Passage, Root House with Tallet over, Piggeries, large Barn with Threshing Machine, Bentall's Combined Grinding and Bruising Mill and Bentall's Chaffcutter, all driven by a 5-h.p. Allen & Barker's Oil Engine, with all necessary Belting and Shafting also cider Press and Mill; Six-Stall Cart-Horse Stable, Cider Cellar, Granary, Implement Sheds, &c.

4.5 An unattributed newspaper article kept with the sales particulars records that the estate was broken up, with Loxbrook Farm purchased by Mr R. Skinner of Woodrow Barton, Brampford Speke.

4.6 Loxbrook Farm was put up for sale by auction, this time by Hussey & Son Ltd, on 25 April 1925 on the retirement of Mr R. Skinner. The sales particulars (DHC 62/9/2/BOX/2/32) includes the following description of the agricultural buildings:

THE FARM BUILDINGS

Are modern, built of Stone with Slated Roofs, and are in good repair. They comprise Three-stalled Stable, Bullock Shippen for Twenty Beasts with Concrete-channelled Flooring and feeding Passage; Rot House with Tallett over, Piggeries, large Barn (which contains the Machinery), Root and Manure House, Cider Cellar, Two Implement Sheds, &c.

The Farm Buildings are well equipped with machinery, which includes Pair "Peak" Mill Stones, 3ft 10in.; 8in bruiser and Kibbler, cider Dish and Screw, Apple Mill, Saw Bench and chaff-cutter, all connected by Shafting, Pulleys and Belting to a newly new 16-h.o. Tangye's Oil Engine, which also drives the electric Lighting Plant by which the Buildings and the House are lit.

4.7 The Ordnance Survey 1:2,500 plan produced in 1968-9 (not illustrated) shows alteration to various structures within the farmyard, including removal of some buildings, and replacement of others. The detached buildings north of the farm have been removed.

5. LOXBROOK FARM (Fig. 5; Plates 1-14)

Introduction

- 5.1 The farm buildings are situated around a yard to the north and east of the farmhouse. The buildings are constructed mainly using local red sandstone (with a source probably somewhere to the west of Loxbrook), with some Exe valley volcanic trap used, mainly for quoins or jambs of primary openings. The finish of the walls varies. Most elevations feature exposed stonework, but some walls are painted or rendered.

The south range

- 5.2 The property is approached along a short driveway from Burrow Lane, which enters the yard through a tall covered passage situated at the east end of the south range (Plate 1). Buildings of presumed agricultural origin west of this passage have been converted into a dining room accessed from the adjacent kitchen in the farmhouse.

The east range

- 5.3 The east range comprises a main long, narrow former shippen, with contemporary structures on its east side, and a later mid-late 19th-century brick extension to the south. The shippen was originally two storeyed, with a first-floor hayloft. The whole west elevation is currently finished with modern vertical boarding, but evidence of earlier finishes exists (Plate 2). On the ground floor, internally the southern third of the building retains a probably primary timber frame finished with vertical boards, and with each bay containing doorways (Plate 3). On the first floor there are horizontal beams, which are a 'safety feature', to stop hay falling out, rather than structural elements; these indicate the first floor was open fronted. The building is divided into 10 bays by vertical posts that support the roof. The roof trusses are formed from rafters with lap jointed collars, and back purlins (Plate 4). The finish is modern plastic corrugated sheets.

- 5.4 In the north elevation there is an inserted ground-floor door to the stable to the north; above this there is a wide opening to the first floor of the stable (Plate 4). Adjacent to the former is an inserted doorway in the east wall leading into the adjacent structure. There are a further three doorways in the east wall; a second (primary) opening into the attached structure, and two doorways into the pigsties. They are all fitted with replacement four-panel doors; the original doors were fixed using strap hinges. The four pigsties were served with feeding doors from the feeding passage in the shippen. These have been blocked and heavily altered, with new, wider recesses created. Within the shippen a single, narrower partially blocked opening remains fully visible. In the south elevation is an inserted ground-floor opening, fitted with a four-panel door, into the adjacent extension, with a primary loading door above; this is of a plank design attached with strap hinges.

- 5.5 Internally, the ground-floor surface is concrete, of various phases, incorporating a feeding passage along the east wall, the floors of stalls, and a drain along the front, west side of the building (Plate 4). Except in the southern third of the building the post-Second World War stalls themselves have been removed. The first-floor structure has been removed but sockets remain visible in the front posts and walls for beams and overlying joists.

- 5.6 Attached to the east side of the shippen is a single-storeyed range under a pitched roof; the roof structure is a modern replacement with a corrugated plastic sheet covering. At the south end is a row of four pig sties, with doors opening into outside pens to the east. The sties have been altered, with new brick partition walls (Plate 5), and a window added to the south sty, perhaps indicating a change of use of this sty.

This sty also incorporates a doorway in the south wall, blocked when the adjacent extension was constructed. The pens are served externally by a walkway (Plate 6) defined on its east side by a retaining wall into the rising hillside to the east.

- 5.7** To the north of the pigsties the structure was originally a single internal space, but has been subdivided by a concrete block wall to create two smaller animal houses (Plate 7). A cobbled floor survives in the south room, but the north room has a modern concrete surface incorporating a drain. Modern troughs have been added against the west wall. The retaining wall of the walkway around the pigsties continues north forming a small yard outside the animal house.
- 5.8** The south extension is single storeyed under a pitched roof, and is constructed of red brick, with some bullnose bricks used around the openings and as a string course close to the ground level. The north section of the west elevation has been rebuilt in concrete block (Plate 8). There is a primary doorway in the west elevation, and a second original opening into the field to the east has been blocked and altered to include a small window. To the north of this is a second, primary window. The room has a primary brick floor onto which several posts supporting the roof purlins have been set. Other than these purlins the roof structure is modern.

The north range

- 5.9** At the northeast corner is a two-storey stable, incorporating a hayloft on the first floor. In the south elevation there is a primary wide door and window to the stable and full-height loading door to the hayloft above (Plate 9). The east elevation incorporates a primary window, whilst secondary doorways (fitted with four-panel doors) have been added in the south wall providing internal access to the shippen, and west wall into the threshing barn. The interior retains most of an early brick floor; this is not original since the pattern matches the position of the inserted door in the west elevation. It also retains the primary first-floor beams and associated wooden stairs (now in poor condition), but the rest of the first-floor structure is a modern replacement, as are the stalls on the ground floor. The roof structure is original and comprises king post tie beam trusses braced with diagonal struts.
- 5.10** To the west of the stable is a threshing barn, characterised by wide central doorways set within slightly projecting walls that would have supported porches (Plate 9). The building has suffered a fire, and has lost its roof structure. Parts of the walls at eaves level have been consolidated. In the south elevation there is a pair of ground-floor windows – one to either side of the central doorway – and a single first-floor window on the right-hand side of the elevation. In the north elevation there are two small inserted openings, again to either side of the central doorway. The west elevation incorporates a pair of primary ground-floor and first-floor openings to the demolished adjacent barn (Plate 10). In the east and west elevations there is also a pair of tall inserted brick-lined openings (blocked in the east wall), which appear to be associated with the transfer of power through belt drives (see below). The building was originally largely, open to the roof, but there is evidence in the form of burnt-out beams (and a window described above) for a first floor over the eastern quarter of the building. Additionally there are the remains of a beam in the southwest corner that would have supported a triangular floor in front of the first-floor door to the adjacent barn. The building has a concrete floor. Fixtures and fittings comprise, at the first-floor level in the western part of the building, an overhead lineshaft with belt drive wheels (Plate 10), and an end-bearing box for a second lower driveshaft set within the north wall to the east (Plate 11). There is a concrete pad below this box, and a taller curving brick machine base in the northeast corner. To the east of this box is a small primary, now blocked opening, featuring an arched head.

- 5.11** To the west of the threshing barn are the remains of another barn, which again has been damaged by a fire (Plate 12). The south and west walls have been almost entirely demolished, but there is evidence of a primary doorway at the junction of the two barns. The west wall features a central, probably inserted opening. Joist sockets for a primary first floor survive in the north wall. Overlying these is a scar of a secondary, post-fire structure. This has been replaced by a modern greenhouse. In the northeast corner of the building is an end-bearing box and below this a brick machine base (Plate 13).
- 5.12** Attached to the north of this barn is an open fronted barn, probably a cart or implement shed (Plate 12). Both (east and west) gable ends are open. The modern roof covering is supported on five trusses. Four of these retain their original tie beams and braces, and two of the rafters are also primary.

The west range

- 5.13** The west side of the yard, to the north of the house, is defined by a single-storey stone structure, possibly originally open fronted but now infilled with three modern doors and brick walls containing windows (Plate 14). It is divided by modern brick walls into three stores. These walls are located on the line of primary roof trusses and support primary rafters. The roof structure above has been replaced. To the rear is a garage entered from outside the yard and a modern conservatory. Sections of the dividing wall between the garage and stores have been removed to create internal access.

6. DEVELOPMENT OF THE PROPERTY (Fig. 6)

- 6.1** The current Loxbrook Farm dates to the mid-19th century, and was constructed sometime between 1842 and 1888. It replaced an earlier farm of the same name, that was located slightly to the northwest of the present buildings. It formed part of a wider estate, privately owned rather than part of the extensive Acland family holdings in Broadclyst. The estate included Little Loxbrook, which was described in the 1914 sale document as a 'Dairy Farm'. The description at this date of Loxbrook Farm, which can be correlated with the architecture of the buildings, indicates that mixed agriculture was being practised, and that it was very much 'vernacular'. Perhaps due to the specialised nature of Little Loxbrook, despite the investment in rebuilding the farm, Loxbrook Farm was not modernised in terms of a move towards dairy or cattle farming. This modernisation was a trend that was common in the mid-late 19th century with rebuilt or upgraded farms, with the introduction of designed farmsteads often around open yards (English Heritage 2006, 27-28), and which in Devon can be correlated with the growth of rural railways, removing the remoteness of many farms from wider (national) markets.
- 6.2** Historic uses of many of the buildings can be identified from their architecture and related to the descriptions given in the 1914 and 1925 sales particulars. The east range was principally a cow shippen with a hayloft over. The ground floor was fully enclosed, although the first floor was open fronted, and as such the building should be seen as a shippen rather than a traditional linnhay. No original fixtures and fittings survive. Although elements of the floor may be earlier (cf the reference to concrete floors in the sales particulars) the current stalls date from the second half of the 20th century; this upgrading was a common occurrence in line with government guidance at the end of the Second World War.

- 6.3** The pigsties form an integral component of the east range, although they have been altered. They are sophisticated for Devon in that they have (secondary) external pens, and troughs could be filled up from the feeding passage within the shippen (cf Child 1990, 91 and fig 4.16).
- 6.4** The brick extension at the south end of the south range represents the only significant addition to the farmyard; it had been constructed by 1888. No clear function has been identified, but it was probably used for storage. The pens for the pigsties were probably also added at this time, although may be later.
- 6.5** The north range contains three buildings. The central structure was a threshing barn of typical form. Threshing was probably mechanised from the outset as an attached horse-engine house is depicted on the First Edition Ordnance Survey map. This structure has been demolished. By the early 20th century the barn housed a threshing machine, grinding and bruising mill and a chaff cutter, all powered by an oil engine. At this date it seems likely that very little storage was taking place within the barn; the adjacent barns certainly contained first floors with sufficient capacity for use as haylofts proportionate to the associated animal housing. The engine/machine bases, end-bearing box and overhead lineshaft provide evidence of how power was transferred to the various machinery and to adjacent buildings.
- 6.6** The eastern building in the north range has been described above as a stable, based on the architecture of the fenestration. It is probably the 'three-stall nag stable' recorded in the 1914 sales particulars, and would have had a hayloft over. Although the stables are in a logical position for a root house, the limited architectural evidence (such as lack of doors typical of a stable) and evidence for machinery in the western, partially demolished barn indicates that this was the root house, with storage over.
- 6.7** The western range may have been stables – the 'six-stall cart horse stable' in the 1914 sales particulars, with an attached implement shed. A second implement shed was located behind the root store; neither were directly accessed from the yard. Other buildings recorded in the sales particulars may have been located in the south range, and may also have been the structures recorded on maps to the northwest of the farm; the long building within one of the orchards may have housed the press and mill.
- 6.8** The early addition of the brick extension to the east range has been noted above, as has the addition of pens to the pigsties. Other changes include the addition of new doors between various ranges or individual buildings. These seem to have aided flows through the buildings, particularly in relation to feeding, and it is possible that the stables in the north range may have been converted into a root store.
- 6.9** The only other significant event is an undated fire, but probably mid 20th-century and certainly post 1940s. This affected the threshing barn, and the attached barn to the west, but the adjacent stables and implement shed remained unharmed. Neither building was rebuilt, although the remains of the west barn were utilised as part of a smaller lean-to structure subsequently replaced by the current greenhouse.
- 6.10** During the second half of the 20th century the shippen was upgraded, a practice recommended by the government, and commonly found in Devon farms, with new concrete surfaces, drains and stall fittings. The pigsties were also internally rebuilt in brick, and new feeding troughs added. In the later 20th century the roofs of all the agricultural buildings that survived the fire were replaced, although most of the historic roof structures were retained. In the north range the stable fittings were rebuilt

and a new first floor added, whilst the west range was rebuilt as three stores. Following the removal of the first-floor structure, the front, yard elevation of the shippen was reclad in wooden boards, partially retaining the original finish behind.

7. STATEMENT OF SIGNIFICANCE

Architectural, aesthetic and artistic values

7.1 The significance of the farm buildings mainly derives from their architectural value. As a planned layout the buildings, and associated farmhouse, form a coherent group set around a single yard. The same palate of materials (sandstone local to the Broadclyst area) has been utilised throughout, and the use of local stone is contrasted to the later use of brick in the extension to the east range. This also differs from many later 19th-century farm buildings in East Devon where brick is more commonly used. This material gives the buildings some associated aesthetic value, although this is diminished by fire damage to the north range, affecting the visual integrity of the buildings, and the modern roof coverings of, and the wooden boards on, the east range.

7.2 The plan form also relates to the specific use of individual buildings, and this contributes towards their significance. The historic use of buildings can be identified from their architectural forms and styles, and where present fixtures and fittings. This is enhanced by the early 20th-century sales particulars, where described functions can be correlated closely with the surviving buildings. The architectural value is diminished by the dearth of original fixtures and fittings (specially doors, windows and stalls), the replacement roofs, and removal of the first floor and fittings within the shippen. However, the evidence for machinery in the north range adds to the buildings' significance.

7.3 The buildings are not considered to have any artistic value.

Historical and communal values

7.4 Historic interest can include an illustrative value in that a building can illustrate the past, including former uses. In this respect, as discussed in Sections 7.1 and 7.2 above, the whole farm can be visually read as a former farm, and the individual buildings have an architectural style that relates to, and illustrates, their historic uses.

7.5 No specific historical associations have been identified. The private ownership, rather than being part of the broader Acland family's estate at Broadclyst, has been noted, as has the rebuilding of the farm at a time of agricultural change in the country. The latter contributes in a small way to the farm's significance. No communal values that relate to the historic interest in the building have been identified.

Setting

7.6 The setting of the farm (contributing towards its significance) in both the context of how it is experienced and where its significance (through its historical, architectural and aesthetic values) can be appreciated is the current property, i.e. the farmyard, gardens and associated farmland. The farm is set within fields with mature vegetation and longer distance views are non-existent, and only the entrance to the farm can be seen from the adjacent highway. Appreciation of its significance varies across the property, and only partially occurs from its setting; the architecture of buildings, including fixtures and fittings, can also be appreciated from within the buildings themselves. In terms of views the farmhouse is best appreciated from its gardens, the plan form and functions of most buildings from the farmyard, and the pigsties from

the adjacent field to the east. The farm has a functional relationship with its setting, although the views from the farmhouse over the gardens to the west (in the current landscape) are largely a modern creation. Views from the farm buildings do not contribute towards its setting.

Assessment of significance

- 7.7 In summary, the significance of Loxbrook Farm is drawn from its architectural value, as well as its historical and aesthetic values, and from its setting. In general, these values contribute towards the significance of the farmhouse at a higher level than they do for the buildings. The significance of the latter has, in part, been compromised by poor preservation. The farm can therefore be considered to be a heritage asset of **low-medium significance**, this ranking relating to the agricultural buildings and farmhouse respectively.

8. CONCLUSIONS

- 8.1 The present Loxbrook Farm was built in the mid 19th-century (between 1842 and 1888), and replaced an earlier farm located to the northwest. A small extension was added to the farm buildings soon after construction. In the second half of the 20th century part of the north range suffered a fire, and was not rebuilt. Later 20th-century changes include replacement of the roofs to the remaining farm buildings.
- 8.2 The significance of farm is drawn from its architectural value, as well as its historical and aesthetic values, and from its setting. Preservation of historic buildings across the farm varies, and it is considered to be a heritage asset of **low-medium significance**, relating to the agricultural buildings and farmhouse respectively.

9. SOURCES CONSULTED

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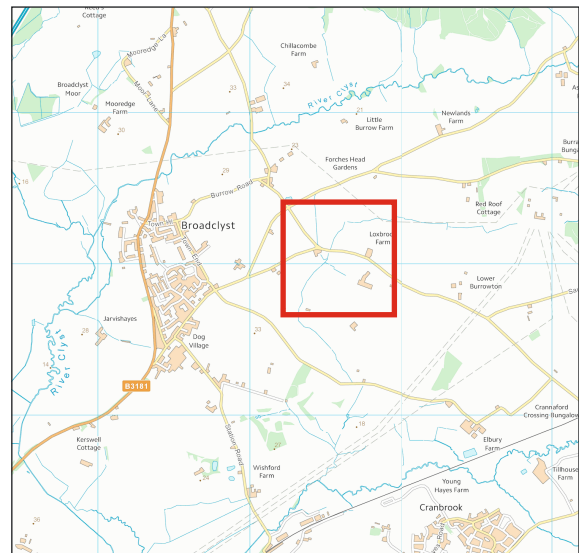
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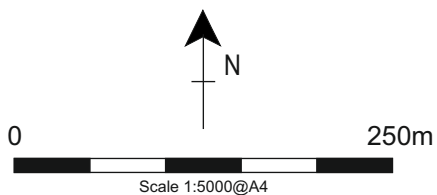
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PROJECT
Loxbrook Farm, Broadclyst, Devon

TITLE

Fig. 1: Site location



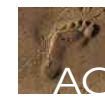


PROJECT

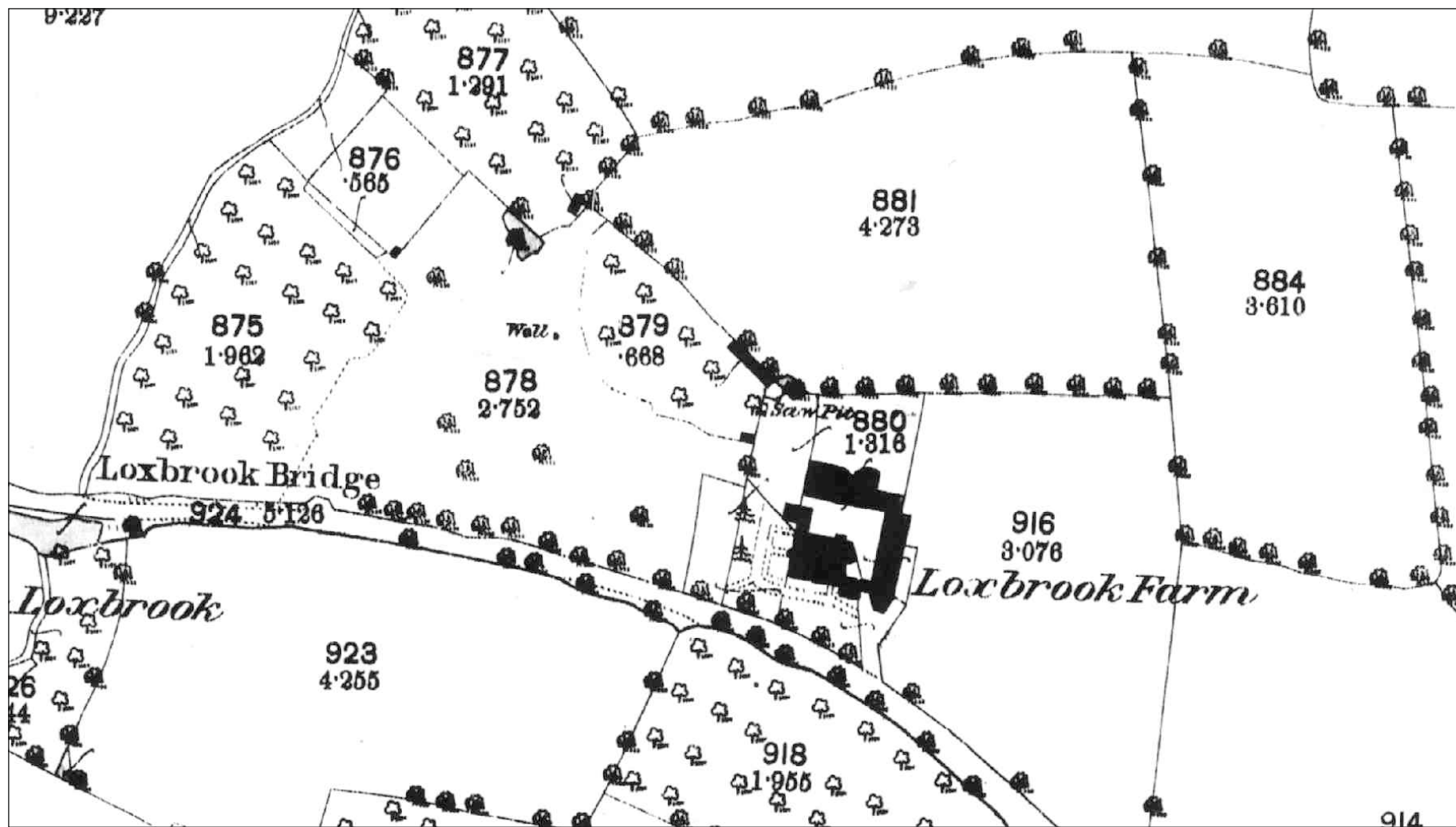
Loxbrook Farm, Broadclyst, Devon

TITLE

Fig. 2: Extract from the 1842 Broadclyst tithe map. The current farm is located within the west side of plot 977



AC archaeology



PROJECT

Loxbrook Farm, Broadclyst, Devon

TITLE

Fig. 3: Extract from the First Edition Ordnance Survey 25-inch map of 1889



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PROJECT

Loxbrook Farm, Broadclyst, Devon

TITLE

Fig. 4: Extract from the Second Edition Ordnance Survey 25-inch map of 1905



AC archaeology



Key	
■	Mid 19th Century - Phase 1 (After 1842)
■	Mid 19th Century - Phase 2 (By 1888)
■	20th Century
ID	Inserted door
EBB	End bearing box

PROJECT
Loxbrook Farm, Broadclyst, Devon

TITLE
Fig. 5: Phased ground-floor plan of the farm buildings



Plate 1: The entrance to the farmyard showing the covered passage and brick extension to the east range, looking north



Plate 2: The west elevation of the east range, looking southeast



Plate 3: The interior of the east range showing the primary finish of the west elevation, looking west



Plate 4: The north end of the east range, showing various openings, the floor, evidence for the former first floor and the roof structure, looking north



Plate 5: The pigsties, looking north



Plate 6: The pens in front of the pigsties, looking southwest



Plate 7: The north end of the attached structure to the east range shippen, looking south



Plate 8: The interior of the brick extension to the east range, showing the east elevation and vertical posts, looking west



Plate 9: The north range, showing from right to left, stable, threshing barn, and barn with greenhouse, looking north



Plate 10: The west end of the threshing barn showing openings, overhead lineshaft, and evidence for a partial first floor, looking west



Plate 11: The east end of the threshing barn showing openings, end-bearing box, and evidence for a partial first floor, looking northeast



Plate 12: The west barn in the north range and attached implement shed, looking northeast



Plate 13: The west barn in the north range showing the end-bearing box, associated opening for a belt, and machine base, looking northeast



Plate 14: The west range, looking southwest

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