

Halberton Court Farm, Halberton, Devon

An Historic Building Assessment



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for

Mr Tony Stevens & Greenslade Taylor Hunt

by



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Front cover image: Historic barn at Halberton Court showing opposing doors & buildings forming south-west side of farmyard beyond, from the south-west © Context One Archaeological Services 2016

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Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out an historic building assessment of farm buildings associated with a proposed residential development at Halberton Court Farm, Halberton, Devon, in October 2016. The project was commissioned by Mr Nick Forrest, Greenslade Taylor Hunt and funded by Mr Tony Stevens, the landowner. A survey of the historic buildings was carried out on 12 October 2016.

The objectives are to provide a record of all the historic farm buildings which, it is proposed, will be re-purposed into approximately 28 to 31 dwellings, as part of a wider scheme that will also see the construction of approximately 27 new build dwellings outside of the historic farmyard area. This follows advice given by Central Government as set out in the National Planning Policy Framework (NPPF). The results of the appraisal will also form the basis for the formulation of a strategy for the renovation and conversion of the historic farm buildings.

The complex of historic farm buildings retains the layout and, to a lesser extent, the appearance of the late 19th century farmyard. Responding to rapid evolution in agricultural techniques and the introduction of mechanization during the Victorian period, three pre-1814 farm buildings, comprising two main barns and a narrow building to the east, were absorbed into a much larger complex which was in place by 1889. This saw development around a large rectangular farmyard to the east of the main barns, and the incorporation of land to the west of the main barns into another farmyard with a south range constructed against the graveyard boundary of the Grade I Listed church of St Andrew. It also saw the addition of lean-to structures against existing buildings, creating further covered spaces.

The farm remained relatively unaltered for a century however in more recent times there has been provision of concrete blockwork animal pens opposite the main barn, with numerous adaptations, modifications and repairs to the historic buildings. These stand empty, their function replaced by large purpose-built modern agricultural buildings. The effects are that the historic character of the buildings around the farmyard have been somewhat lost, the views both into and out of the farmyard dominated by modern roofing, steel structural supports and concrete block dividing walls. The main barns remain prominent as historic features, and are directly visible from many vantage points including the farmyard, Halberton Court farmhouse, and from the graveyard of the church. The re-purposing of these buildings is not only crucial to their long-term feasibility, but also to the preservation and restoration of the setting of St Andrew's Church and this part of the Halberton Conservation Area. This is in keeping with the aims of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 137 of the National Planning Policy Framework.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an historic building appraisal of farm buildings associated with a proposed residential development at Halberton Court Farm, Halberton, Devon (the 'Site'), in October 2016. The project was commissioned by Mr Nick Forrest, Greenslade Taylor Hunt and funded by Mr Tony Stevens, the landowner. A survey of the historic buildings was carried out on 12 October 2016.
- 1.2 The objectives of the project are to provide a record of all the historic farm buildings which, it is proposed, will be re-purposed into approximately 28 to 31 dwellings, as part of a wider scheme that will also see the construction of approximately 27 new build dwellings outside of the historic farmyard area. As part of the re-purposing, modern farm structures attached to the historic farm buildings will be removed, along with several large free-standing modern barns. A Desk-Based Assessment and Settings Assessment carried out by COAS in July and August 2016 (Randall 2016) noted that the architectural style of the main barn combined with historic map evidence is indicative of pre-1814 origins. Although the barn is not recognised as a heritage asset, it is of interest in relation to the development of Halberton. Consequently, the report recommended that historic building recording should be carried out prior to conversion work. Crucially, the entire complex lies within the Halberton Conservation Area (designated 1990) therefore it was decided that the building recording should encompass all the historic farm buildings on the Site. One other building pre-dates 1814 with the remainder constructed between 1838 and 1889.
- 1.3 The results of the appraisal will also form the basis for the formulation of a strategy for the renovation and conversion of the historic farm buildings. The first phase of archaeological work provides an analysis of heritage assets affected by the proposed development (Randall 2016). This follows advice given by Central Government as set out in the *National Planning Policy Framework (NPPF)*, which states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible' (DCLG 2012, para 129).

The results of the historic building recording facilitate the suggestion of a broad methodology designed to minimise harm to heritage assets (see emboldened text above). In particular, this relates to the adjacent Grade I Listed Church of St Andrew and the Halberton Conservation Area. The work is in keeping with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which states that buildings in a conservation area should receive special attention in the desirability of preserving or enhancing the character or appearance of that area (para 72.1). It also accords with the *Halberton Conservation Area Management Plan (2006)* which notes the dilapidated condition of some agricultural buildings in the Conservation Area and encourages refurbishment for re-use. None are listed, but as pre-1914 former agricultural buildings within the Conservation Area they are protected from demolition.

- 1.4 This report sets out the methodology adopted for the assessment; presents the known historical resource for the buildings; sets-out the results of the Site survey; discusses the historic development from the documentary and physical research; and concludes by suggesting an appropriate design methodology for the proposed conversion works.

2. Methodology

- 2.1 The building survey conformed to recording Level 2 with elements of Level 3 as set out in *Understanding Historic Buildings - A guide to good recording practice* (Historic England, 2016). This states:

“This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.” (para 5.2.1)

“Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.” (para 5.3.1)

“The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion of the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.” (para 5.3.2)

- 2.2 The survey also conformed to the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the Chartered Institute for Archaeologists (CIfA), formerly the Institute for Archaeologists (IfA) (December 2014).
- 2.3 The survey comprised photographs of the interior and exterior of each building, with each viewpoint including a scale where possible. All elevations (internal and external) were photographed where possible, although there were numerous obstacles within many of the buildings. Evidence for structural alterations, phasing and significant historic features were also photographed. The images consisted of digital images taken with a Nikon D40X 10.1 megapixel digital SLR camera fitted with an 18-55mm lens. Images were captured on a 4GB SD card in the field and were subsequently transferred to the COAS online server for storage.
- 2.4 The photographic survey was accompanied by a photographic register in digital format. Plans and elevations provided by the client were used as a basis for recording observational notes and photo viewpoints.
- 2.5 All photographs have been incorporated into this report, either in the main text as plates with the remaining images in Appendix 2 with the original file number prefixed with DSC. Information recorded in the photographic register is replicated in the photo captions.
- 2.6 The buildings have been numbered sequentially to ease the recording and reporting process (see **Figure 1**). Nomenclature supplied by the client for describing the various buildings is set-out below in **Table 1**, together with the numbers used for this survey:

New number	Description on client drawings
B1	Main Barn
B2	Main Barn with East Linhay (lean-to)
B3	South Barn Range
B4	West Farmyard Range
B5	West Farmyard Range
B6	East Farmyard Range
B7	South Farmyard Range
B8	West Room, South Farmyard Range

Table 1. Buildings included within survey

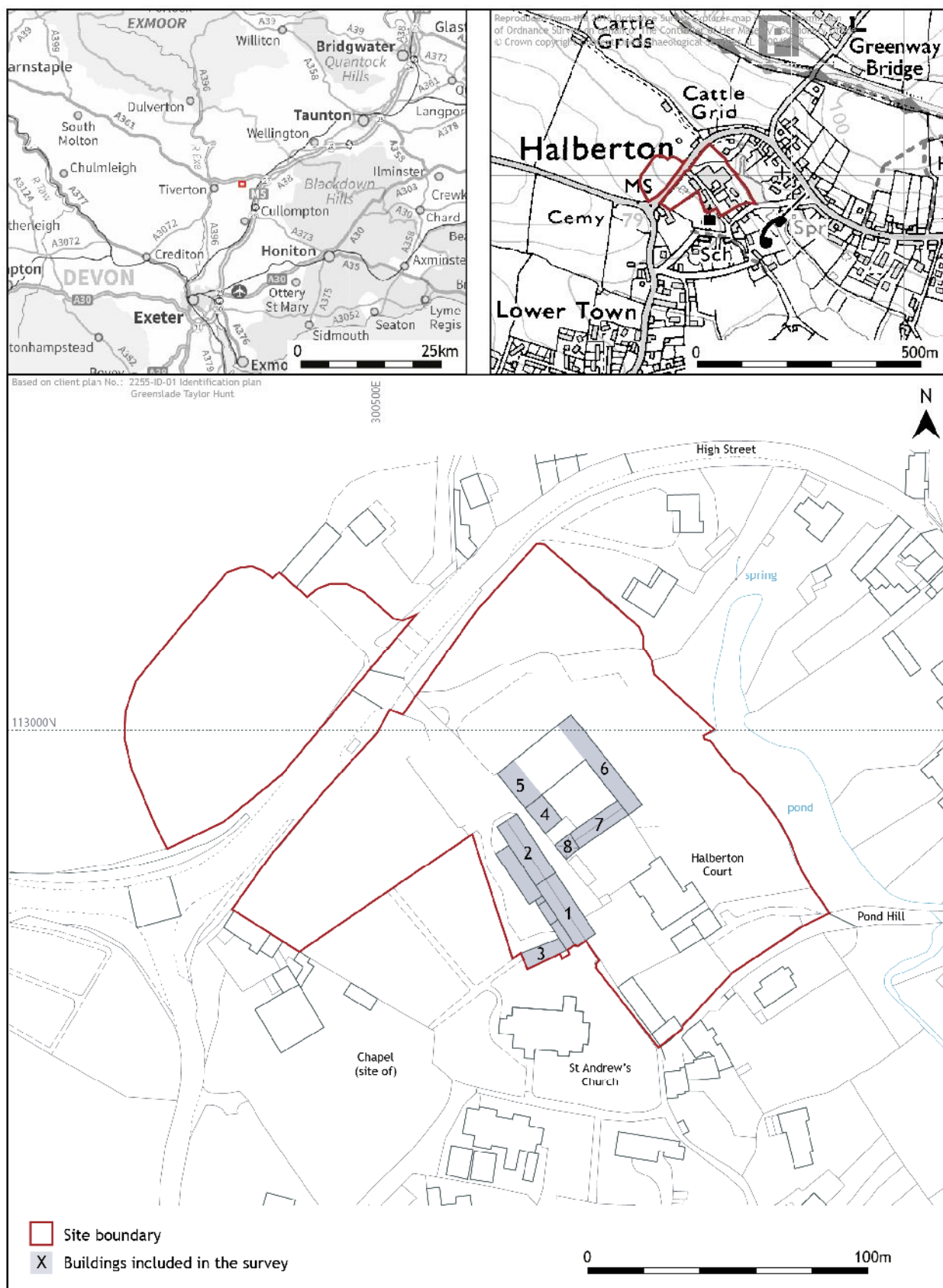


Figure 1. Site setting showing historic buildings included in the survey

3. Historical background

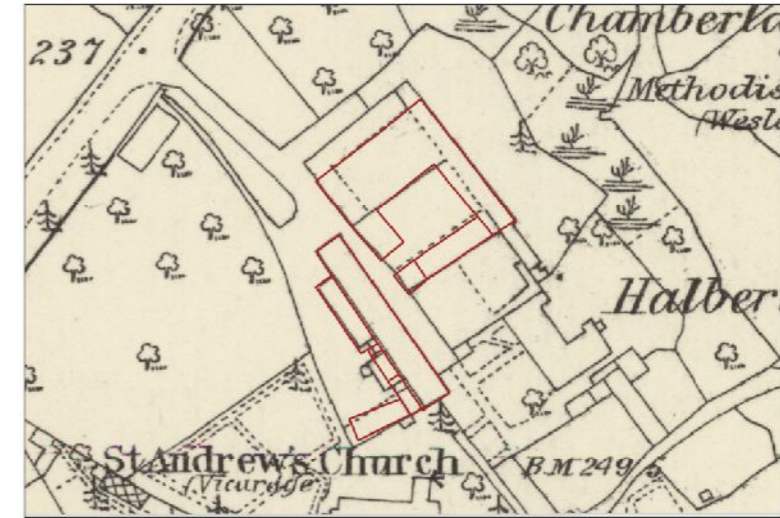
- 3.1 The historical background for the Site and its environs is set out in the desk-based assessment (Randall 2016) and is summarized here in relation to the historic buildings included within the survey. The account has been drawn from secondary sources, including readily available cartographic records held at the Devon Heritage Centre, Somerset Heritage Centre and Bristol Record Office (**Appendix 1**).
- 3.2 The complex of historic farm buildings lies within the Halberton Conservation Area (see Randall 2016, Fig 3). Halberton Court Farm is adjacent to the historic core of the settlement around the Grade I Listed Church of St Andrew to the south (Historic England ref: 1306759), with a portion of the graveyard abutting two of the farm buildings under consideration here.
- 3.3 The earliest available map dates to 1814 and shows the main barn (B1 and B2) forming the west side of what appears to have been a farmyard enclosure (**a** on **Figure 2**). An additional wing ran at right angles from the north-east elevation of B2, forming part of the north side of this enclosure, and a small building (B7) was positioned along the east side of the enclosure. This was surrounded by orchards to the north and west, with Halberton Court to the south. The 1838 Halberton Tithe map suggests that the farmyard complex was rearranged, so that the area surrounded by B1, B2 and B3 was slightly narrower (**b** on **Figure 2**).
- 3.4 The first edition 1889 Ordnance Survey (OS) map shows that by this time all the historic farm buildings were present, and significant alterations had been made to the main barn including the demolition of the north-east return (**c** on **Figure 2**). This allowed the farmyard to be extended towards the north with the provision of a new west range (B5) and a new north range (now replaced by modern buildings). An east range (B6) completed the enclosure, together with a small room (B8) which was added to the west end of B7. The area to the west of the main barn (B1 & B2) was also exploited more fully with the provision of a south range (B3) running alongside the graveyard boundary. In-fill structures had been added between the porches of B1 and a narrow structure added to most of the south-west elevation of B2.
- 3.5 No significant changes are evident on the 1905 OS map (**d** on **Figure 2**), however by 1969 the west range of the farmyard had been extended by the provision of a further open-sided barn (B4) immediately south of B5 (**e** on **Figure 2**). This was constructed against the south wall of B5 (which might possibly be a remnant of the north wall of the demolished north-east return of B2), and the west wall may be an earlier boundary depicted from 1889. The 1969 map also suggests that the area to the north of B3 together with the northern part of the farmyard were covered in, a feature which is also evident on the 1993 OS map.



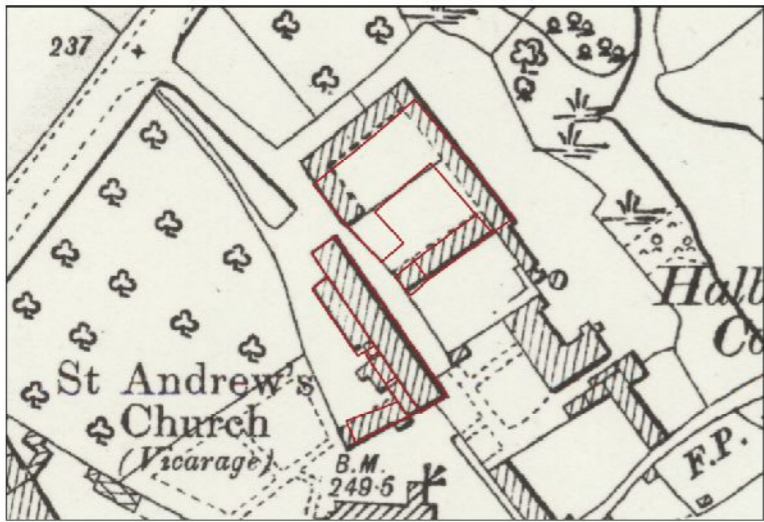
a) Detail from Parish Map, 1814



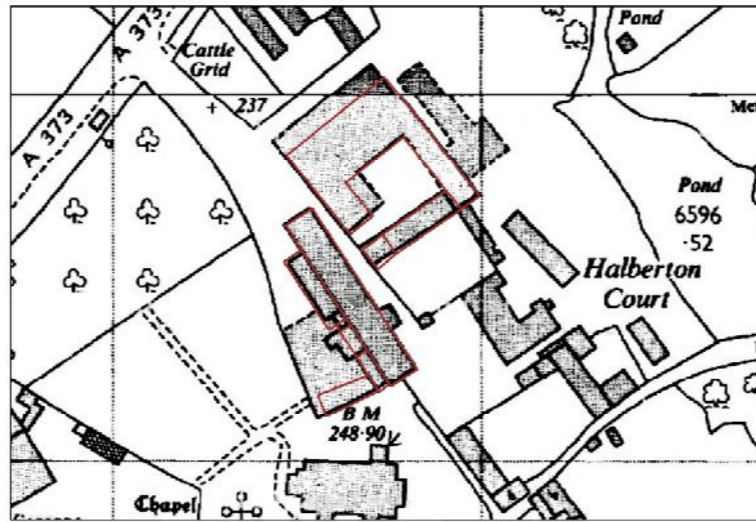
b) Detail from Tithe Map, 1838



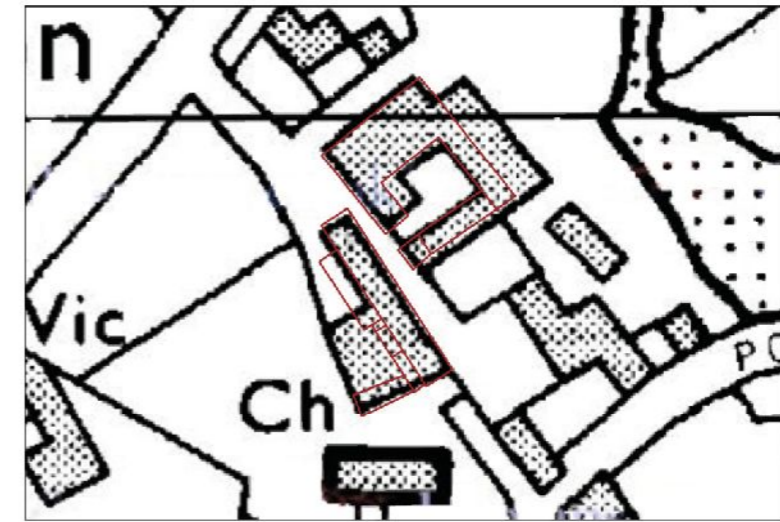
c) Detail from Ordnance Survey 25" Map, 1889



d) Detail from Ordnance Survey 25" Map, 1905



e) Detail from Ordnance Survey 25" Map, 1969



f) Detail from Ordnance Survey 1:10,000 Map, 1993

Project
Halberton Court Farm, Halberton, Devon

Title
Historic map regression

Scale 1:2000 at A3



Project code C1/SBR/16/HFH Figure No. 2

Figure 2. Historic map regression

4. Site survey

4.1 A Site survey was carried out on 11 October 2016 during dry and bright weather conditions. The viewpoints of the digital photographs taken during the visit are shown on **Figure 3**.

B1 (Plates 1-22)

4.2 The main barns pre-date 1814 and consist of two adjoining barns on the western side of the main farm track; B1 is earlier with the south-eastern end of B2 abutting the north-western end of B1. Externally, the roof and eaves level of B1 are slightly higher than those of B2, and the exterior faced with random rubble (**Plate 1**). Both roofs are covered with slate tiles, a corrugated iron ventilation structure on the roof of B1 representing a later addition (**Plates 2 & 3**).

4.3 Opposite the two full-height doors in the north-east elevation, are two opposing porches also with full-height doors (**Plates 4 & 5**). The space between the two porches is occupied by a lean-to - map regression shows a structure in this location by 1889, although the brick outer wall suggests this is a later re-build. Map regression analysis suggests the porches were a later addition, added by 1889, and the architectural evidence supports this (**Plate 6**). The south-west elevation is constructed of random rubble with cob walling above, which differs from the random rubble facing of the porches and of the north-east elevation which overlooked the farmhouse and farmyard.

4.4 The roof is supported on scissor beam trusses (**Plates 7 & 8**), which are also a feature of B2 (see below). The central wall of the north-east elevation has four shuttered windows (three at ground floor level and one above) (**Plates 1, 9, 10 & 11**). The south-west elevation also has a blocked rectangular window at first floor height (**Plates 12 & 13**). A change in the surface treatment of the walls and evidence of blocked floor joist sockets suggests the existence of a first floor perhaps for storage or specific activities (**Plate 14**).

4.5 The roof trusses of the porches are simple A-frames, with rafters halved and pegged together with the blades crossing at the ridge (**Plates 15 & 16**), which differ from the scissor trusses used within the main barn structure. The full-height wooden doors in the porches are identical to the southern full-height door in the north-east elevation (**Plate 17**), suggesting that the three doors are contemporary and that the porch doors were re-used from their original positions. The northern full-height door in the north-east elevation is simpler, with split opening on one side, and is probably later (**Plate 18**). The barn is also accessed by an original door at the southern end of the north-east elevation, an adjacent window sharing the same form as the four shuttered windows in the centre (**Plate 17**). Above the window, the top of the wall is eroded exposing the cob core of the rubble faced wall.

4.6 As for the exterior, the interior masonry of the porches abuts the south-west elevation (**Plates 19 & 20**), with blocked openings evident in the south-east and north-west sides of the northern bay. The other obvious addition is the ventilation structure, which rests on large beams inserted through the scissor beam trusses (**Plate 21**).



Plate 1. North-east elevation of B1 & B2 (from SE; 2m scales)



Plate 2. South-west elevation of B1 (from NW; 2m scales)



Plate 3. South-west elevation of B1 & B2 (from S; 2m scales)



Plate 4. South-west elevation of B1 showing north porch (from WSW; 2m scales)



Plate 5. South-west elevation of B1 showing both the north & south porches (from WSW; 2m scales)



Plate 6. North-west side of added north porch of B1 against SW elevation (from NW; 2m scales)



Plate 7. Interior of B1 showing scissor beam trusses (from NNW; 2m scales)



Plate 8. Interior of B1 showing scissor beam trusses (from SSE; 2m scales)



Plate 9. North-east interior elevation of B1 showing 4 shuttered windows (from NW; 2m scales)



Plate 10. North-east interior elevation of B1 showing 4 shuttered windows (from S; 2m scales)



Plate 11. South-west interior elevation of B1 showing south porch (from ESE; 2m scales)



Plate 12. South-west interior elevation of B1 (from N; 2m scales)



Plate 13. Central part of south-west interior elevation of B1 showing blocked window (from NE; 2m scales)



Plate 14. Central part of north-east interior elevation of B1 showing shuttered windows (from SW; 2m scales)



Plate 15. South-west interior elevation of B1 showing south porch with common trusses (from NE; 2m scales)



Plate 16. South-west interior elevation of B1 showing north porch with common trusses (from NE; 2m scales)



Plate 17. North-east interior elevation of B1 showing south full height door (from SW; 2m scales)



Plate 18. North-east interior elevation of B1 showing north full height door (from SW; 2m scales)



Plate 19. South-east side of south porch of B1, added to SW elevation (from WNW; 2m scales)



Plate 20. South-east side of north porch of B1, added to SW elevation (from WSE)



Plate 21. Roof of B1 showing scissor beam trusses & later corrugated iron ventilation structure on ridge (from below)

B2 (Plates 22-33)

- 4.7 The northern end of B2 has been altered quite extensively. Firstly, the random rubble of the north-east elevation may not be original, as this part of the building once had a return (demolished by 1889). Unfortunately, it is not possible to compare the fabric with the remainder of the elevation as it is covered in render (**Plate 22**), although the north-west gable is of a similar construction, albeit now accommodating large sliding metal doors (**Plate 23**). The opposing south-west elevation has been re-built in brick (**Plate 24**).
- 4.8 The remainder of the south-west elevation is constructed of random rubble with cob above, with a series of buttresses of the same build (**Plate 25**). Erosion of the cob reveals the elevation was exposed to the elements before the open-sided structure was added by 1889. The open-sided structure has been renewed with steel beams and an asbestos roof, with wooden railings at the front through which livestock would feed from the concrete blockwork trough which runs along the outside of the structure (**Plate 26**). The lean-to also encloses the east end of B1 which is identical in construction on this elevation (**Plate 27**).
- 4.9 Internally, the change in build at the north end is not only marked by the use of different materials (see above) but the walls are also set back slightly (**Plate 28**). The original walling comprises random rubble with cob above and scissor beam trusses supporting the roof, with the single exception of a simple raised truss at the junction between the original fabric and the largely re-built north end (**Plate 29**).
- 4.10 In the south-west elevation there is evidence of three blocked doors, a blocked window and a first floor blocked window (**Plates 27, 30 & 31**), while in the north-east elevation there are three blocked doors interspersed with two extant windows and two further extant windows above at first floor level (**Plate 32 & 33**).



Plate 22. North-west gable of B2 with north-east elevation of B2 & B1 (from NNW; 2m scales)



Plate 23. North-west gable of B2 (from NW; 2m scales)



Plate 24. North-west gable of B2 & south-west elevation of B2 with roof of B1 in background (from NNW; 2m scales)



Plate 25. South-west side of B2 with roof of B1 in background (from NW; 2m scales)



Plate 26. South-west side of B2 showing lean-to cattle shelter (from SE; 2m scales)



Plate 27. South-west exterior elevation of B2 & B1 (from NW; 2m scales)



Plate 28. Interior of B2 showing change in build at N end (from NW; 2m scales)



Plate 29. Interior of B2 (from SE; 2m scales)



Plate 30. South-west interior elevation of B2 (from N; 2m scales)



Plate 31. South-west interior elevation of B2 (from SE; 2m scales)



Plate 32. North-east interior elevation of B2 (from S; 2m scales)



Plate 33. North-east interior elevation of B2 showing change in build at N end (from NW; 2m scales)

B3 (Plates 34-36, 55-56)

- 4.11 The open-sided building adjoining the churchyard abuts the southern end of the south-west elevation of B1 and overlooks a small yard on the south-western side of B1 and B2 (**Plate 34**). The slate roof is supported on king post trusses resting on a rear (south) wall of random rubble with posts supporting the front of the structure (**Plate 35**). However, much of the rear wall has been re-built with concrete blocks with concrete block piers providing extra support for the roof trusses. The eastern end is subdivided by a random rubble wall with modern brickwork above within the roof space (**Plate 36**). There are blocked rectangular openings at the top of the rear wall of this eastern subdivided area.



Plate 34. North-north-west side (open-fronted) of B3 (from NNW; 2m scales)



Plate 35. Interior of main part of B3 (from WSW; 2m scales) 0043



Plate 36. Interior of small eastern part of B3 (from WSW; 2m scales)

B4 & B5 (Plates 37-41)

- 4.12 On the eastern side of the main farm track are a series of small farm buildings, including B4 and B5 (Plate 37). B4 was not present on OS mapping until 1969, however the random rubble wall forming its rear (south-western) wall may be earlier (although not before 1838 as the eastern return of B2 once occupied this location). This rubble wall is topped with concrete blocks (Plate 38) with the remains of a corrugated iron roof supported on steel uprights at the front (north-east side) (Plate 39). The south-east gable wall is of modern brick while the north-west end is formed by the south-east gable wall of B5 constructed of random rubble. This is abutted by the south-west rear wall of B5, also constructed of random rubble. A blocked opening in the rear wall (Plate 37) may possibly have provided access from the farm track directly to the first floor, the existence of which is indicated by two stone corbels (Plate 40). The south-east gable wall is of some antiquity and has been repaired quite considerably, suggesting it might possibly be a remnant from the north wall of the B2 north-east return (Plate 41). The north-west end wall (together with the north range depicted on the 1889 OS map) has been replaced by a modern barn wall.



Plate 37. South-west exterior elevation of B5, continuing into B4 (from SW; 2m scales)



Plate 38. South-west exterior elevation of B4, continuing from B5 (from NW; 2m scales)



Plate 39. South-west interior elevation of B4 (from NNE; 2m scales)



Plate 40. South-west interior elevation of B5 (from NE; 2m scales)



Plate 41. South-east gable of B5 (from ESE; 2m scales)

B6 (Plates 42-47)

- 4.13 The eastern side of the farmyard is enclosed by a long, tall, open-sided barn with two access points from the east into the farmyard (Plates 42, 43 & 44). The original walls are constructed of random rubble, although alterations are apparent in the form of blocked openings and re-built concrete block and or brick quoins. The northern end is covered by a high modern roof (Plate 45), however throughout most of the building is a raised tie king post truss roof with substantial timber floor joists indicating the presence of a first floor presumably for storage (Plates 46). The truss at the southern end of the building (now blocked off and accessed from a door (see Plate 44) is a simple A-frame truss with collar (Plate 47). This suggests some modifications to the roof at this end.



Plate 42. North-east exterior elevation of B6 (from NNW; 2m scales)



Plate 43. North-east exterior elevation of B6 (from SE; 2m scales)



Plate 44. North-east exterior elevation of B6, S end (from NE; 2m scales)



Plate 45. North-east interior elevation of B6, NE end (from SW; 2m scales)



Plate 46. Interior of B6, central (from SE; 2m scales)



Plate 47. Interior of B6, S end (from NW; 2m scales)

B7 & B8 (Plates 48-53)

- 4.14 The southern side of the farmyard is enclosed by a long, low building (B7) between B6 to the east and B8 to the west (**Plate 48**). Probably associated with the structure shown on the 1814 map, B7 is rendered externally and internally, and has a slate roof with three modern roof lights (**Plate 49**) supported on king post roof trusses (**Plate 50 & 51**).
- 4.15 B8 is a small square building bordering the main farm track, and had been added to B7 by 1889. From the track, the building is accessed through double wooden doors leading to a plastered room with suspended ceiling. The only features are a utilitarian window in the north-east elevation and a small pointed arch window in the south-east elevation which may have been re-used from a higher status building (**Plate 52**). Concrete steps provide access through the north-east elevation down into the interior of B7, and to the south of the staircase is a large industrial feeder.



Plate 48. South-west elevation of B8 & north-east elevation of B7 & B8 (from NW; 2m scales)



Plate 49. North-east exterior elevation of B7 (from NNW; 2m scales)



Plate 50. Interior of B7 (from SW; 2m scales)



Plate 51. King post truss roof of B7 (from SW; 2m scales)



Plate 52. South-east interior elevation of B8 (from NW; 2m scales)

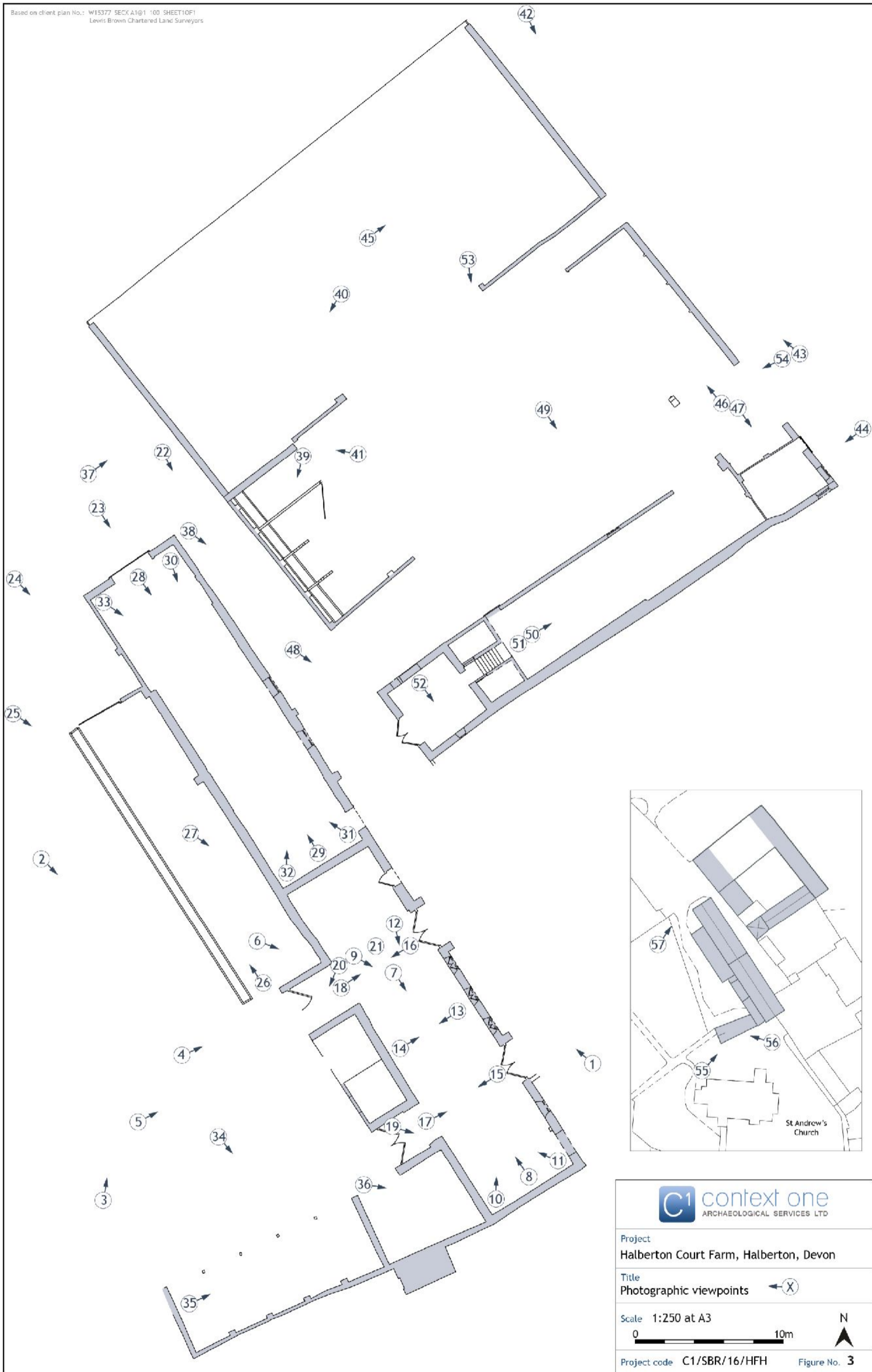


Figure 3. Detailed site setting showing photographic viewpoints



Figure 4. Phasing of the buildings

5. Discussion

- 5.1 A map of 1814 depicts the main barn along the west side of the farm track, together with a smaller farm building along the south side of the present farmyard. The main barn comprises two separate barns arranged longitudinally, the northern barn (B2) added to the pre-existing southern barn (B1). Both barns have scissor beam trusses, a roofing technique used in England from the medieval period. This, together with similarities in materials, with random red sandstone rubble for the lower part of the walls and cob for the upper part of the walls, suggests they were constructed in fairly quick succession. By 1838 two porches had been added to the south-west elevation of B1, opposite the full-height doors in the north-east elevation. Given that the wooden porch doors are identical to one of the full-height doors, it seems likely that the porches replaced full-height openings that were originally flush with the wall and the doors re-used in the porch. The use of opposing full-height doors is typical of a winnowing, threshing and storage barn (Brunskill 2000, 158), and the shuttered windows in the centre of the barn may have been designed to ease the dusty conditions created during the process. There is evidence for a first floor in this central area, possibly providing a work platform. A ventilation structure was later added to the ridgeline of the roof, which may also have alleviated the dusty environment. The northern barn (B2) does not have full height doors and was most likely for storage, reflecting the increasingly specialized functions of farm buildings during this period (Brunskill 1992, 59).
- 5.2 By 1889 a narrow structure had been added to most of the south-west side of B2, occupying the same footprint as the present lean-to. This dilapidated cattle shed retains elements of the 19th century fabric but is predominantly renewed with concrete block feeding trough, steel supports and a corrugated asbestos roof. By the late 19th century the south-west elevation of B1 had also been in-filled with a narrow structure/s, although the modern brick-built structure in this location is clearly a replacement.
- 5.3 It is interesting to note that the north-east elevation of B1 was faced in random rubble, with cob reserved for the wall core - this was perhaps intended to project status as this elevation would have been visible from the farmhouse. Unfortunately, the same elevation of B2 is rendered so the finish is not apparent. Rebuilding of the northern end of B2 no doubt relates to the removal of the eastern return between 1838 and 1889, which may also have necessitated the replacement of one of the scissor trusses. More recently, the northern end of the south-west elevation has been re-built using modern brick. Other modern alterations in B2 include the blocking of several doors and windows (although there are also blocked doors in the side walls of the B1 northern porch) and the insertion of a large agricultural metal sliding door in the north-east gable end.
- 5.4 By 1889 the farm had two yard areas, the largest to the east of the main barns on the lower ground and a smaller area to the west of the main barns, no doubt associated with the structures that had sprung up on the west side of these buildings. The construction of the narrow low open-fronted structure (B3) at the southern end of this yard was probably associated with development of this area. Although significantly modified, the king post truss roof and stretches of the original rubble walling survive. It is not certain whether the rubble partition that sub-divides the building into a longer and a shorter area is original or a later alteration, however the brick above this partition is a modern addition together with in-fill of openings at the top of the rear wall and extensive repairs using concrete blocks.
- 5.5 The narrow low-roofed building (B7) forming the south side of the farmyard is likely to be the building depicted on the 1814 map, to the east of and slightly downslope of the main barns. The king post trusses that survive largely intact in the roof display good workmanship. However, the historic character of the building has been compromised by the application of internal and external render and the insertion of several roof lights. The adjoining building to the west (B8) is accessed from B7 via concrete stairs, with the first floor of B8 located at the same level as the farm track adjacent to the main barns. Similarly, the mid- to late 19th century character of this building is compromised by internal render and a suspended ceiling. The mid- to late 19th century barns ranged along the eastern and western sides of the farmyard retain varying elements of historic fabric. The outer wall of the east barn (B6) is largely intact together with a long section of the raised tie king post truss roof and first floor timber joists. However, the northern part and the southern end of this building have undergone modification, with a modern agricultural roof above the former and

re-arrangement of the southern end to create a separate structure. The northern part of the west range (B5) consists only of the outer west wall and south-east gable wall (which in itself may be a remnant of the B2 north-eastern return which was demolished by 1889). The southern part of the west range comprises a rubble wall possibly built after the B2 eastern return was demolished, which by 1969 had animal pens constructed against it.

- 5.6 Viewed as a whole, the complex of historic farm buildings retains the layout and, to a lesser extent, the appearance of the late 19th century farmyard. Responding to rapid evolution in agricultural techniques and the introduction of mechanization during the Victorian period, the three pre-1814 farm buildings, comprising the main barns (B1 and B2) and the narrow building to the east (B7), were absorbed into a much larger complex which was in place by 1889. This saw development around a large rectangular farmyard to the east of the mains barns, and the incorporation of land to the west of the main barns into another farmyard with a south range constructed against the graveyard boundary. It also saw the addition of lean-to structures against existing buildings, creating further covered spaces. Visible alterations between 1889 and 1969 are limited to the creation of a further lean-to structure against an existing wall, showing that the farm remained relatively unaltered for a century and was no doubt flourishing.
- 5.7 In more recent times there has been provision of concrete block animal pens opposite the main barn, numerous adaptations and modifications to the existing buildings, and construction of large new agricultural buildings. The effects are that the historic character of the buildings around the farmyard have been somewhat lost, the views both into and out of the farmyard dominated by modern roofing, steel structural supports and concrete block dividing walls (**Plate 53**). The main barns remain prominent as historic features, and are directly visible from many angles including the farmyard (**Plates 53 & 54**), Halberton Court farmhouse, and from the graveyard of the church (**Plate 55**). However, the other building (B7) that formed part of the early 19th group is lost amongst the later 19th century farmyard development, the intact roof trusses the only evidence for its earlier origins. The farm buildings are integral to the historic character of this part of the Halberton Conservation Area, to the extent that a shed within the graveyard has been partly constructed on the farm building adjoining its boundary (**Plate 56**). This is a microcosm of how the farm has become knitted into the Grade I Listed church and the historic settlement. A balance must now be struck between safeguarding the setting of the church so that no harm is caused to the significance of this Grade I Listed monument, while also re-purposing the historic farm buildings to ensure they survive into the future.
- 5.8 To concluded, this report has demonstrated the potential for beneficial enhancement of the setting and the appearance of the Conservation Area. The NPPF indicates (para. 137) that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”



Plate 53. View from north-east area of farmyard to main barns (B1 & B2) (from N)



Plate 54. View from outside east range across farmyard to main barns (B1 & B2) (from ENE; 2m scales)



Plate 55. Roof of B3 adjacent to graveyard & roof of B1 beyond (from SSW)



Plate 56. Graveyard outbuilding built on roof of B3 (from ESE)

6. Recommendations

- 6.1 Some broad recommendations are outlined below in relation to the re-purposing of the historic farm buildings at Halberton Court Farm. Thought is given to restoring the historic character of the

farm complex and the individual buildings, while also considering the setting of the adjacent Grade I Listed Church of St Andrew and Halberton Conservation Area. Setting is considered in detail within the previous report (Randall 2016) particularly in relation to the new build elements of the proposals.

- 6.2 The removal of modern agricultural buildings would vastly improve the appearance and setting of the historic farm buildings. From St Andrew's graveyard the roofs of these structures would no longer create an eyesore and their removal would open up rural vistas to the north (**Plate 57**). Views from the graveyard would also be improved by the removal of the lean-to attached to the south-west elevation of the main barns. This would also restore the overall impression of a single very long barn overlooking the farmyard and forming a visual focus both within and outside of Halberton Court Farm. It is recommended that the ventilation structure which has been added to the roof of the southern part of the main barn (B1) is removed, together with the modern brick structures along the south-west elevation. This would restore the original roof line and south-west elevation so that the projecting porches regain their significance. The appearance of the barns would also be improved by rendering the modern brickwork at the northern end of B2 or re-building this section of the wall so it is more in-keeping with the rest of the building. Evidence of blocked openings should be retained and existing openings re-used. It is doubtful that roof lights will be permitted on the side of the roof looking towards the church. The scissor beam trusses are a key element in the appreciation of these buildings and if possible should be left visible.
- 6.3 The historic features of the remaining structures mostly comprise outer walls for lean-to's (B3, B4 and B6), two enclosed buildings (B7 and B8), and some original roof structures comprising king post roof trusses (in B3, B6 and B7). With the exception of the south side of B5, these structures pre-date 1914 and as such need to be retained under the *Halberton Conservation Area Management Plan* (2006). The removal of modern roofing materials and concrete blocks walls within the farmyard area and replacement with sympathetic design and materials will vastly improve the setting of the farmyard buildings and its relationship with the rest of Halberton Court Farm.



Plate 57. View from churchyard towards B2 (from SSW)

7. COAS acknowledgements

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8. Bibliography

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Appendix 1. Historic maps and documents

Map date	Type	Reference	Comments
1814	'A reduced plan of the parish of Halberton in the county of Devon'.	DC/E/12/Bristol Record Office	See Text
1840	Tithe Map Halberton	TM Halberton	Tithe map
1890	6'' Ordnance Survey map	Devon Heritage Centre	See text
1905	2 nd Edition Ordnance Survey map	Devon Heritage Centre	See text
1969	Ordnance Survey Map	On line resources	See text