

**PERHAM'S FARM,  
UPLYME, DEVON**

**HISTORIC BUILDING RECORDING**

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Project PFU246

# PERHAM'S FARM, UPLYME, DEVON

## HISTORIC BUILDING RECORDING

### Generally

This report has been compiled at the request of the building owners, to record the former farmhouse at Perham's Farm, Harcombe, Lyme Regis, DT7 3RN, for which planning consent for demolition has been granted by East Devon Council, reference 14/1550/FUL. The work is being undertaken in accordance with paragraph 141 of the *National Planning Policy Framework* (2012) and the Local Development Framework Policy on Archaeology, as outlined in a Written Scheme of Investigation agreed with the Historic Environment Team (HET) of Devon County Council.

The former farmhouse is not listed.

Site visits for the purpose of assessing and recording the building were made by Martin Watts on 27 August and 28 October 2014. The writer is grateful to the owners for providing access and background information about the property.

This report is intended to be read with the drawings and photographs attached.

A digital copy of this report will be uploaded onto the OASIS (Online AccesS to the Index of archaeological investigationS) database under the identification number martinwa1-189036.

### Location

Perham's Farm is located at Harcombe in the parish of Uplyme in east Devon, close to the county boundary between Devon and Dorset, at NGR SY 3256 9593. The building stands about 190m above Ordnance Datum, near the head of a small valley which runs to the south-east, widening out towards Harcombe Bottom. The underlying geology is Upper Greensand formation sandstone.

### Historical background

The site name Perham's Farm appears to derive from a personal name, one Thomas Perham, yeoman, being recorded in Uplyme parish in 1785 (DHC 3030A/PO 16/15).

A building is shown at about the location of the present farmhouse on the Ordnance Survey surveyor's drawing of 1806, although the drawing is heavily shaded. The red rectangle which represents a dwelling house also appears to be orientated east-west rather than north-south, as is the standing building (OSD 45, part 4).<sup>1</sup>

In a list of parishioners of Uplyme compiled by Henry Tucker, rector, in 1826-7 (DHC 3030A P1 1-7), the property was occupied by Thomas Dodge and family.<sup>2</sup> The tithe apportionment of 1838 records that the property was owned by Sir John Talbot (who is noted as being lord of the manor in White's *Directory* of 1850) and occupied by Thomas Dodge, who held just under 19½ acres (7.9 ha) of predominantly arable land. Although the holding is not specifically named in the apportionment, the house, garden and yard are recorded (865) and two fields are listed as Perhams Garden (876) and Perhams Mead (877) (Figure 1).

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<sup>1</sup> <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/>, accessed 29.10.2014

<sup>2</sup> from a transcription by Jenni Gay, <http://genuki.cs.ncl.ac.uk/DEV/Uplyme/>, accessed 29.10.2014

Two farm buildings are shown on the downhill (east) side of the house on the tithe map. The yard and northern building had been extended further eastwards down the valley and a cart linhay added at the lower end of the site by the 1880s (Figure 2). The plan of the house appears to have remained constant from the time of the tithe map to the present, except for the addition of a front porch in the 20th century.

### **Description of the building** (see Figures 4 and 5)

The former farmhouse is a modest two storey building about 12.5 by 6m on plan, orientated approximately north-south, with its principal elevation facing east, looking down the valley. It is built into the natural slope of the ground on the west side and south end, with a walled gully about 1.1m wide forming a pathway along the rear elevation. There are steps from this pathway up to ground level at the south-west corner.

The walls are of local random coursed rubble stone, including some rounded stones, with squared lias limestone quoins and brick arched heads to the window openings on the east and north elevations. The back doorway has a timber lintel, as do the two first floor windows on the west elevation. The external stonework of the walls is coated with cement render. There are carved stone kneelers with a quadrant moulding on each of the four corners at eaves level. The steps up to the porch and front door are of lias limestone. The small porch is a later addition with a lean-to slated roof. Its walls are of rendered brick, with windows in its south and north sides and a pair of glazed timber doors at the front. The main roof slopes are clad with corrugated asbestos sheets, with overhanging eaves and gutters on projecting gutter brackets on both the west and east sides. There are rendered chimney stacks projecting above the ridge of the roof at both ends.

Internally, the house contains three rooms on both the ground and first floors. That at the south end of the ground floor was formerly a kitchen. It has a fireplace at the south end, which latterly contained a Rayburn, with a solid masonry chimney breast (probably built to contain an oven) on its west side. The kitchen was floored with lias stone slabs. This room was lit by a single window on the east side, now a uPVC window with three lights. The kitchen sink was positioned on the lower cill of this window.

A stud and masonry partition separates the kitchen from a central room which is entered from a narrow passage on the east side, opposite the front door. The passage has a stone slab floor. The central room also had a stone slab floor and was formerly used as a dairy. There is a water pipe and tap in the south-west corner. The back (west) door is of vertical timber boards on three ledges, hung on T hinges. On the north side of the door is a small outward-opening casement window, with three vertical and three horizontal panes, and an iron stay. The staircase to the first floor rises on the north side of this space.

At the north end is a living room which has a suspended timber floor. It is lit by two windows, one in the east and one in the north wall, both now uPVC units with three double-glazed lights. The fireplace on the projecting chimney breast at the north end has a plain surround with a mantleshef on moulded brackets.

From the narrow passageway inside the front door a straight flight of timber stairs with 11 risers leads up to a landing along the west side of the first floor. The first floor is of suspended timber construction, with 0.17m wide softwood boards nailed to joists. The floor of the room at the north end is double boarded, a second layer of boards overlying the original boards at right angles. There were originally three bedrooms, with a later bathroom inserted in the south-west corner of southern room. This was divided off by a

partition of vertical tongued, grooved and beaded boards on studs. At the south end is a massive chimney breast, although the room does not appear to have had a fireplace. The south room is lit on the east side by a three-light uPVC double-glazed window. There is a timber-framed window in the west elevation, which latterly lit the bathroom. It has three lights each with two horizontal glazing bars, with an opening central casement.

The middle bedroom, which is partly over the stair, is lit by a uPVC window on the east side. There is a three-light timber-framed window lighting the head of the stair. Each light has a single horizontal glazing bar and the central casement opens. The northern room also has a uPVC window on the east side. It has a projecting chimney breast on the north wall; the fire surround and grate have been removed.

The ceilings of the south and middle bedrooms are of lath and plaster; that to the northern bedroom has been lined with secondary ceiling panels. There is no proper access to the roof space, which was observed only through a small opening above the south bedroom. Visual access was therefore limited and the roof was not able to be examined in detail.

The roof is of five bays, with four A-framed trusses. The feet of the principals are built into the tops of the walls on the east and west sides and are visible in the bedrooms below ceiling level. The principals are of oak and the collars that were visible appear to be of softwood. The rafters are round timbers which retain bark and the ridge appears to be sparingly converted. The principals are lapped and pegged at their apexes. The roof is set at a pitch of about 45 degrees and was formerly thatched, with large areas of thatch surviving under the corrugated cladding on both slopes (see photographs).

### **Dating and summary**

Perham's farmhouse appears to date from the first half of the 19th century and to be of a single building phase, the only significant later addition being the single-storey lean-to roofed front porch, which is not shown on the 1904-6 Ordnance Survey map (Figure 3). The building may be described as a modest small yeoman farmer's house with basic accommodation. There were two service rooms - a kitchen and a dairy, both with stone slab floors - and a living room on the ground floor, and three bedrooms on the first floor, only that at the northern end being heated. Timber-framed casement windows with glazing bars survive on the west side, while those on the north and principal east elevations have been replaced with uPVC double-glazed units. The main house roof was formerly thatched, which is reflected in the roof construction. The principals are sturdy, but the remainder of the structure is of sparingly converted and some un-barked timber, presumably all locally-sourced. The moulded stone kneelers at eaves level on both gable ends are the only notable architectural feature.

Martin Watts  
November 2014



Figure 1: Perham's Farm, from the Uplyme tithe map (1838) (Devon Heritage Centre)

The holding was the property of the Hon Sir John Talbot, occupied by Thomas Dodge.

- 865: House Garden and Yard
- 866: Four Acres
- 867: Eight Acres
- 868: Six Acres
- 876: Perhams Garden
- 877: Perhams Mead

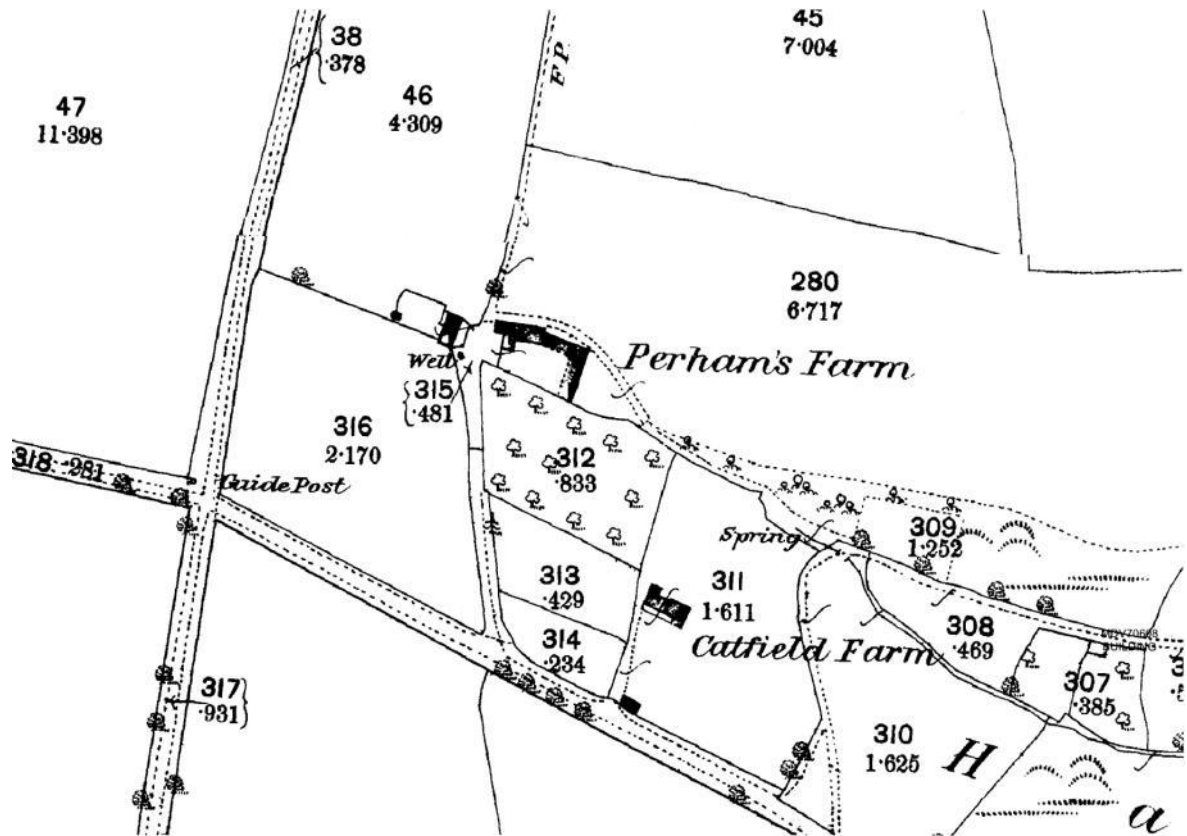


Figure 2. Perham's Farm, Uplyme. Ordnance Survey 1:2500 first edition, 1880s-90s

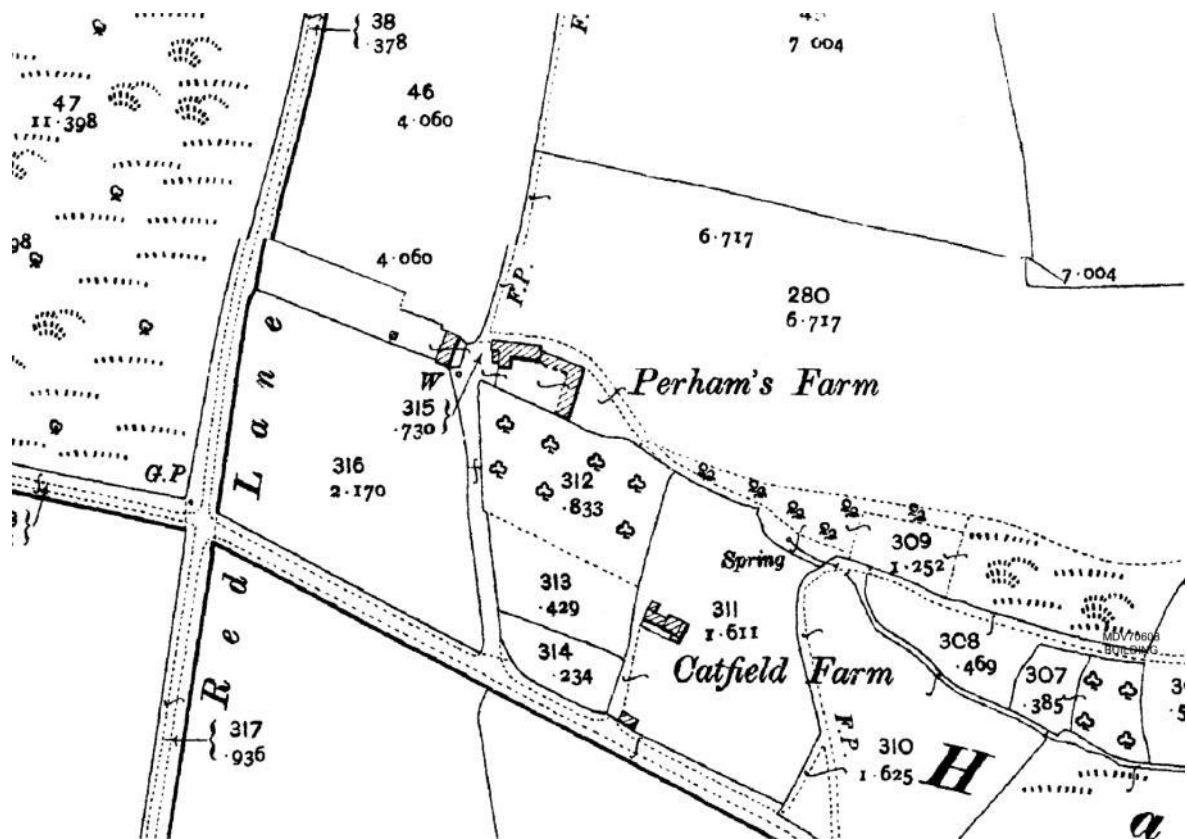
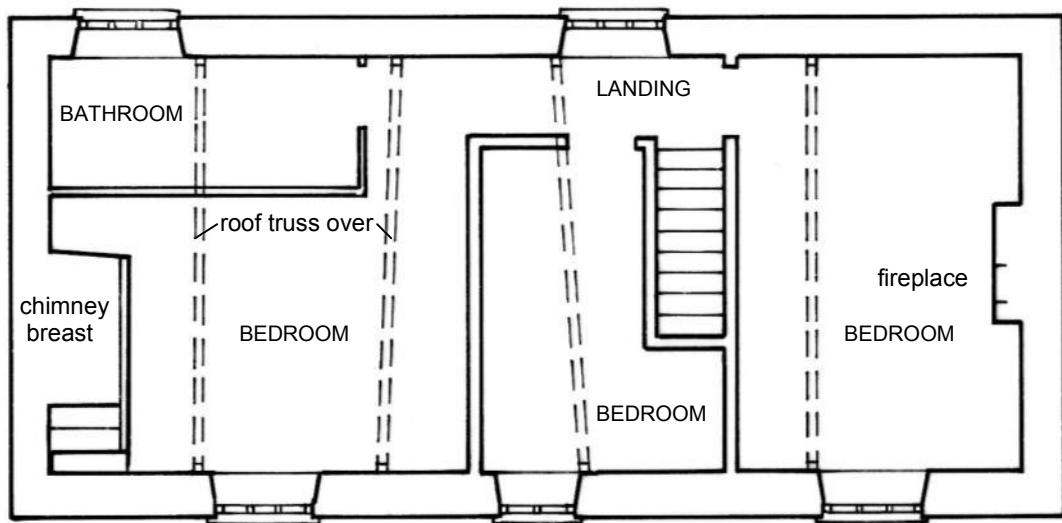


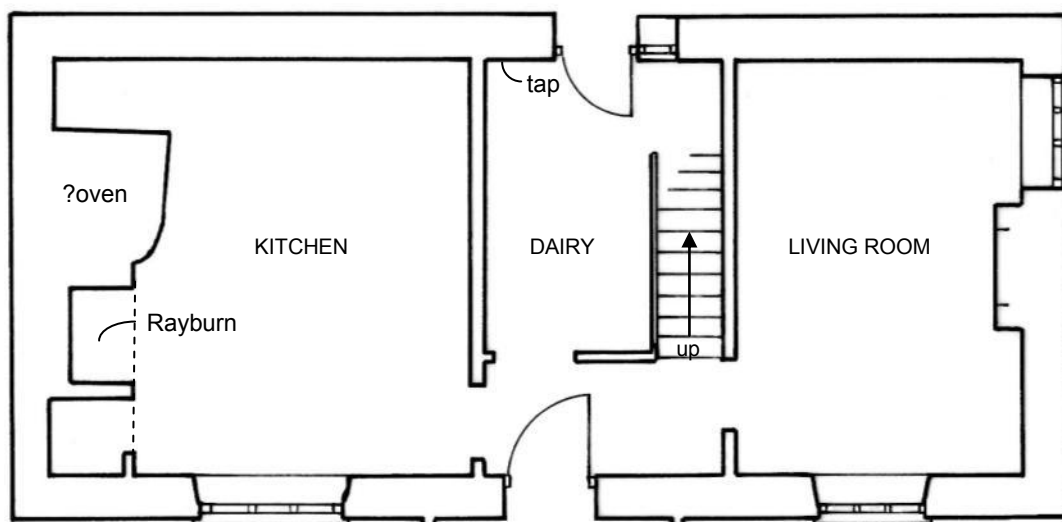
Figure 3. Perham's Farm, Uplyme. Ordnance Survey 1:2500 second edition, 1904-6

Maps not reproduced to scale. Courtesy DCC HER



FIRST FLOOR

3m



GROUND FLOOR

Figure 4. Perham's Farm, Uplyme. Floor plans

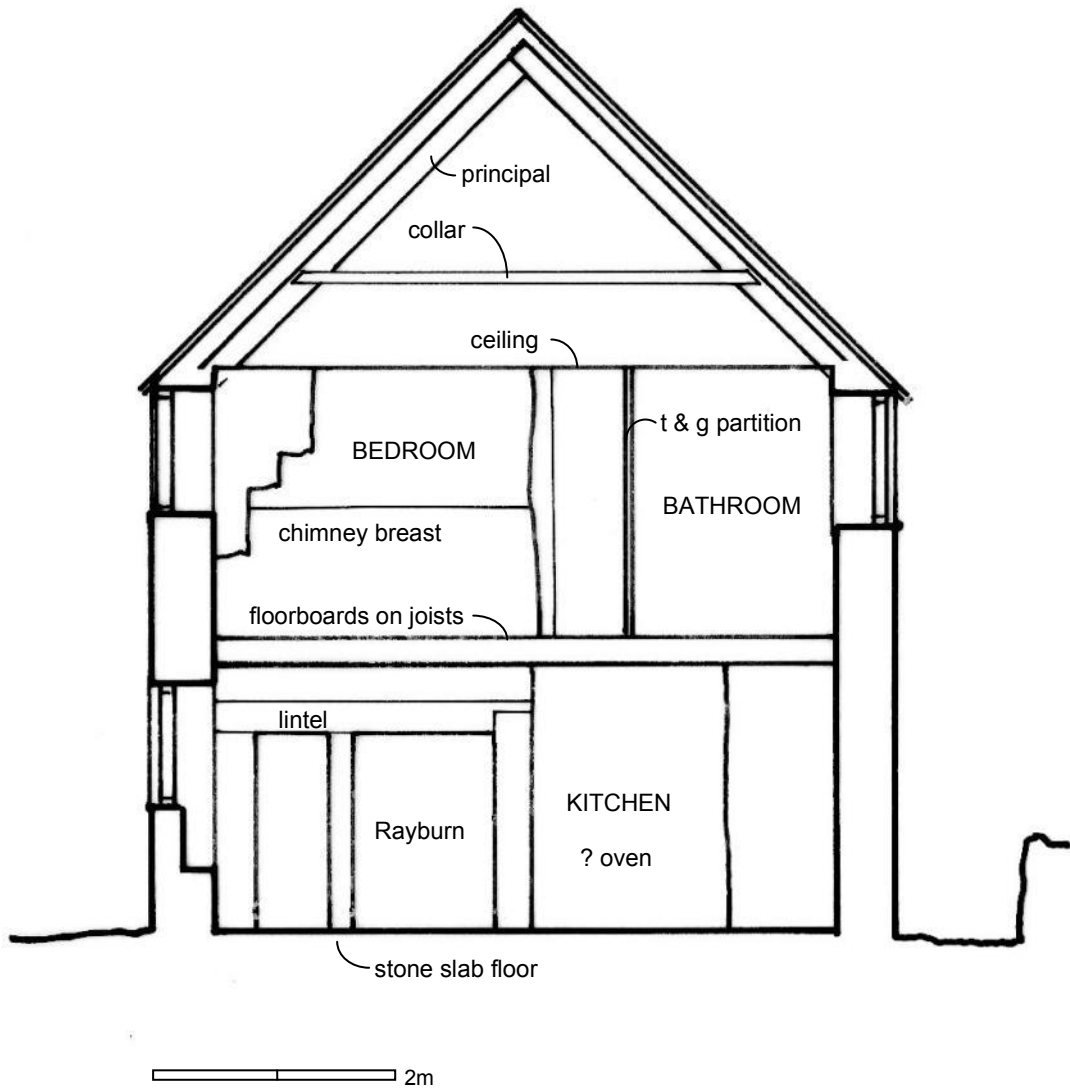


Figure 5: Perham's Farm, Uplyme. East-west section, looking south





Perham's Farm: entrance and track to farmhouse and yard, from south



Perham's Farm: farm buildings looking south-east



East elevation, from south-east



East elevation, from north-east



South gable end



West elevation



West elevation: back door (to former dairy) and timber-framed window to landing



North gable end, looking along rear (west) of house



Ground floor, south end. Fireplace wall in former kitchen. Note remains of lias stone slab flooring



Ground floor, former dairy, looking west to back door, with stair to right



Ground floor passageway, looking south



Ground floor, north room, showing fireplace surround and suspended timber floor



First floor, south room chimney breast, with bathroom partition on right



North room, looking north-eastm chimney breast with fireplace removed. Note foot of roof truss principal to left of window reveal



Roof structure, looking north from above south room



Apex of roof truss, ridge purlin and rafters with remains of thatch





Lias slab front steps up to porch door



Back door and window to former dairy



Moulded stone kneeler on south-east corner of south gable



Kitchen, showing stone slab floor and sink



Stud partitions at head of stairway during demolition



Gable end of first floor south room after removal of bathroom partition