

**HIGHER PARK FARM**

**CREDITON**

**MID DEVON**

**DEVON**

DESK-BASED ASSESSMENT WITH HISTORIC BUILDING RECORDING



South West Archaeology Ltd. report no. 181115



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## Higher Park Farm, Crediton, Devon Desk-Based Assessment with Historic Building Recording

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Report Version: FINAL

15<sup>th</sup> November 2018  
Work undertaken by SWARCH  
On behalf of the Client

### SUMMARY

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*This report presents the results of a programme of historic building recording carried out by South West Archaeology Ltd. (SWARCH) for Higher Park Farm, Crediton, Devon, carried out on behalf of Hargreaves Architecture and Design (the Agent) for a private client, in advance of a planning application.*

*The farmstead at Higher Park is comprised of two adjoining yards flanked by farm buildings. The farm lies within the medieval Manor of Crediton Parks, the great deerpark attached to the palace of the Bishops of Exeter in Crediton. At the Dissolution, the park passed into secular hands and had been disemparked by 1598. Great Park (aka Higher Park) formed one part of what became known as the Manor of Crediton Parks. In 1808 it was a farm of 25a; the Bullers of Downes bought the Manor in 1837 and Great Park was expanded to 85a. The Downes Estate sold the farm to the County Council in 1921; the Farmhouse and buildings were sold from the land in 2016. Between 1839 and 1888, but most probably between 1839 and c.1855, most of the old farm buildings were demolished and replaced by a set of modern, efficient buildings.*

*The Farmhouse is Listed as a c.1830 rebuild adjoining two earlier cob buildings. The Farmhouse is, however, medieval in origin and the two cob outbuildings are largely mid 19<sup>th</sup> century in date. The Pound House was clearly a cider barn, but it remains unclear if the Shippon was originally intended as such, as the structural evidence would point to secure storage or a semi-domestic function.*

*The range of brick barns to the west includes a Linhay, Threshing Barn with shippon beneath, a former stables and cartshed, a Boiler House, and a Horse Engine. All of these structures were built between 1839 and 1888. The Threshing Barn is worthy of particular note: it was designed by eminent local architect Robert Stribling Cornish, and its size and quality are out of keeping with the rest of the buildings. The capacity of this building makes it tempting to suggest it was intended to process and store grain for the estate, rather than just this farm.*

*Modifications after 1888 are relatively minor and reflect the long agricultural depression between 1873 and WWII. Post-War investment is evident in the re-purposing of the buildings to dairy use, with the conversion of the stables and the shippon in the threshing barn to milking parlours. A new dairy complex was built to the north-west post-1970, leaving the historic farm buildings semi-redundant. The new dairy unit functioned until the early 2010s, and fell victim to increasingly difficult economic conditions and the impact of bovine TB. These buildings have clear vernacular and historical value, built and rebuilt by the Downes Estate in the mid 19<sup>th</sup> century. Comparisons can be drawn with the other Buller planned farmsteads at Wellparks and Downes.*

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## ACKNOWLEDGEMENTS

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HARGREAVES ARCHITECTURE AND DESIGN (THE AGENT)  
 THE CLIENTS, FOR ACCESS TO THE FARMHOUSE AND BUILDINGS  
 THE STAFF OF THE DEVON HERITAGE CENTRE

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**LOCATION:** HIGHER PARK FARM  
**PARISH:** CREDITON  
**COUNTY:** DEVON  
**NGR:** SX 83122 99304  
**PLANNING REF:** 18/00492/FULL  
**DCHET REF:** ARCH/DM/MD/32666A  
**SWARCH REF:** CHP18

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Hargreaves Architecture (the Agent) on behalf of a Private Client to carry out historic building recording for a series of redundant farm buildings at Higher Park Farm, Crediton, Devon. This work was undertaken in order to inform and guide the adaptive reuse of the farm buildings, and to provide a record of the buildings as they currently stand.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Higher Park Farm is located 0.9km south of the centre of Crediton at an altitude of c.63m AOD. The soils of the site are the well-drained gritty reddish loamy soils of the Crediton Association (SSEW 1983) which overlie the breccias of the Crediton Breccia Formation (BGS 2018).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Crediton lies in the hundred of Crediton and the Deanery of Kenn. Higher Park Farm lies within Crediton Great Park, parcel of the Manor of Crediton owned by the Bishops of Exeter since c.739. This deepark was conveyed to Sir Thomas Dennis during the reign of Henry VIII. The farms of Great (or Higher) Park and Lower Park were part of what became known as the Manor of Crediton Parks by the 19<sup>th</sup> century. The Farmhouse with Pound House and Shippon, and the brick range of farm buildings to the west, are both Listed Grade II.

### 1.4 METHODOLOGY

The building recording was conducted by Emily Wapshott and Bryn Morris in August 2018. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017).

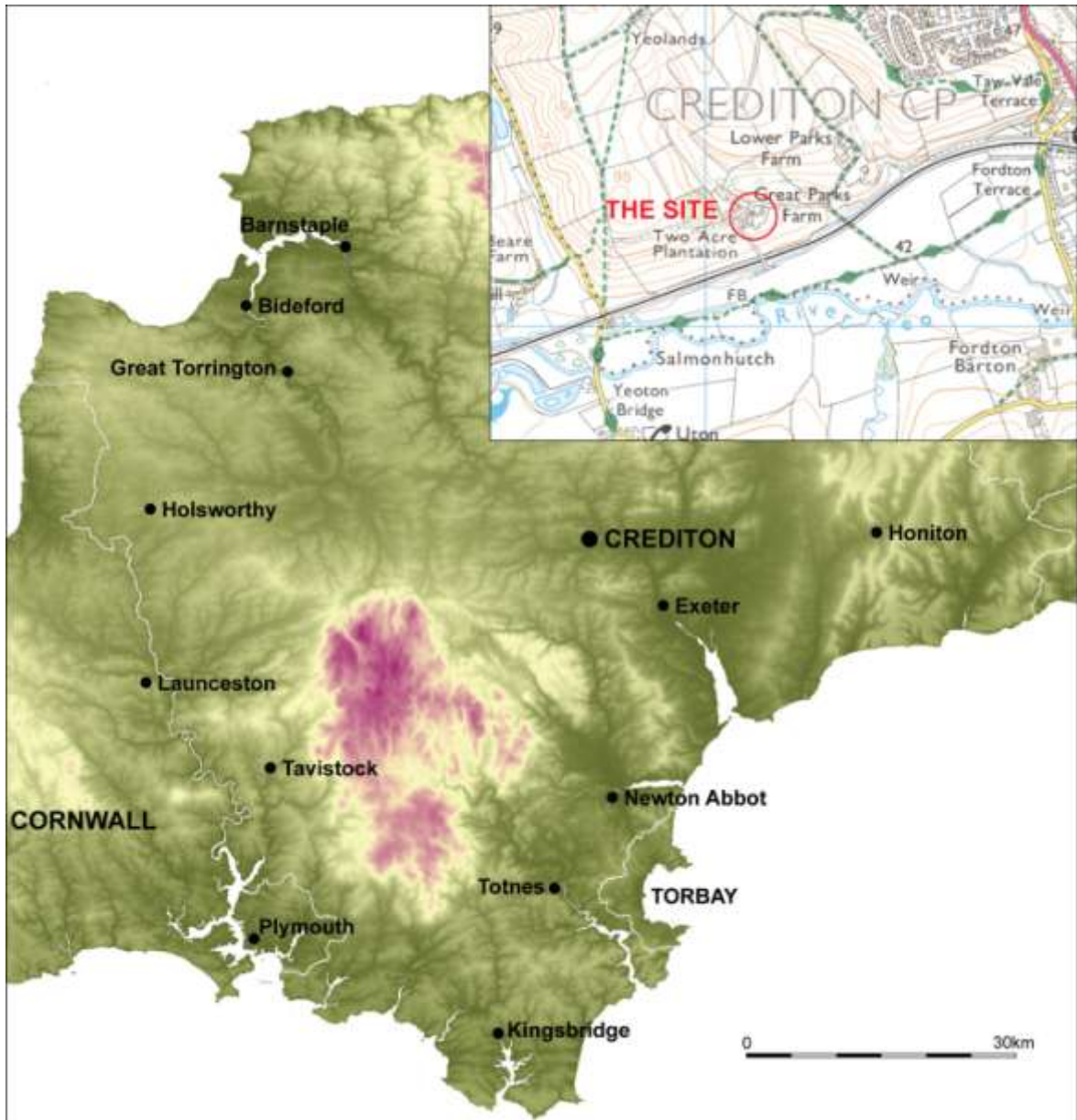


FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 HISTORICAL BACKGROUND

The town of Crediton lies in the Hundred of Crediton and the Deanery of Kenn. The Manor of Crediton was an enormous pre-Domesday estate; with land for 185 ploughs it was the largest single estate in Devon and Cornwall (Thorn & Thorn 1985). It had been in ecclesiastical hands since the grant of 20 *cassati* at *Cridie* in AD739, and from AD909 Crediton was the seat of the Bishop until Leofric removed himself to Exeter in AD1050. Leland states that *The bishop of Excester hath a maner place or palace by the chirch yarde, and to this man[er place longi]th a par[rk]e* (1907 edition). Higher Park Farm, aka *Great Park*, belonged to what was later known as the *Manor of Crediton Parks*. This was a large deerpark attached to the Bishop's Manor of Crediton, forming a large and well-defined sub-rectangular enclosure on the southern edge of Crediton town, covering an area of c.1.2km<sup>2</sup>. Venn (1961, 26) states the Bishops hunting lodge was located at Lower Westwood, but the farms at both *Great* and *Little Park* were in existence in 1598. The deer park originally extended almost to the High Street in West Town, but the Bishops sold *quillettes* (a term used to describe Open Field strips) from the park to create the required burgage plots.

During the late medieval or early post-medieval period (c.1637 – Venn 1961, 28), the park was divided up (*disemparked*) into a series of enclosures; *Great* and *Little Park* appear to have been the principal farmsteads, but the park had been divided up into blocks of fields with field barns, presumably rented and kept by the inhabitants of the town.

The park was transferred at royal request to Sir Thomas Denys at the Dissolution, but returned to the Bishopric by Queen Mary. Sir Thomas Denys of Holcombe Burnell was an influential royal minister (chancellor to Anne of Cleves), a former Sheriff, and, at the Dissolution, obtained the lands of St Nicholas Priory in Exeter, the site of Buckfast Abbey and the Manors of Littleham and Exmouth (Youngs 1955). In 1595, the Manor of Crediton was conveyed to William Killigrew, sold in 1637 to Sir John Chichester of Hall, sold again in 1673 to Stephen Toller of Exeter and passed, via the Northleigh and Tuckfield families, to Mr George Lamber Gorwyn (Lysons 1822).

The descent of the Manor of Crediton Parks appears to have diverged from that of Crediton in the 18<sup>th</sup> century. In 1808, it was divided up between four separate landlords: Lord de Dunstanville (Bassets of Tehidy in Cornwall), the Rev John Hippisley (Tuckfields of Fulford Park), Mrs Buller (of Downes) and Mrs James. The bulk of the material held in the Devon Heritage Centre on the Manor of Crediton Parks in the early 19<sup>th</sup> century relates to the Shelley family of Shobrooke. In 1837, the Manor was sold entire to the Bullers of Downes. The Buller family held the Park until the sale of that estate in 1921. The County Council bought the ground at that sale; the farmstead was sold off in 2016, but the Council retains ownership of the farmland. A key archive for the farm (DHC 2380C/137), consisting of 34 items of deeds, plans, abstracts, and correspondence dating to the period 1846-1937, was withdrawn from the Heritage Centre by the Devon County Estates Office, and inquiries at both the Heritage Centre and the Estates Office have failed to locate it. As will be made clear (below), the period immediately following 1846 is a pivotal one in the development of the farmstead.

### 2.2 CARTOGRAPHIC RECORDS

The first cartographic source to show the site is the 19<sup>th</sup> century copy of a late 16<sup>th</sup> century map of Crediton prepared by John Norden (Figure 2). This shows the farm as comprised of ten fields with a central farmstead where the buildings are shown in elevation.





that the farm is also approached by the current lane from the east. The field names listed in both the 1808 and 1839 surveys are descriptive (e.g. *Bottom*, *South Park Hill*, *Path Field* etc.), and there are two of particular interest. Field no. d4/1600 is listed as *Pound Close*; this would suggest the L-shaped building on the south-east side of the farmstead was the cider barn at this date. Field no. d5/1593 is listed as *Mow Close*, probably the mowhay field where hay ricks were built. Field no. d2/1590 is listed in both sources as the *Great Orchard*. The farm in 1808 was, however, only 25a in extent; by 1839 it has been enlarged at the expense of five other tenements to form a farm of 85a acres. The tenant in 1839 was one John Gregory (with the 79a Little/Lower Park leased by George Gregory), and he appears to have remained the tenant at Great Park until after 1871.

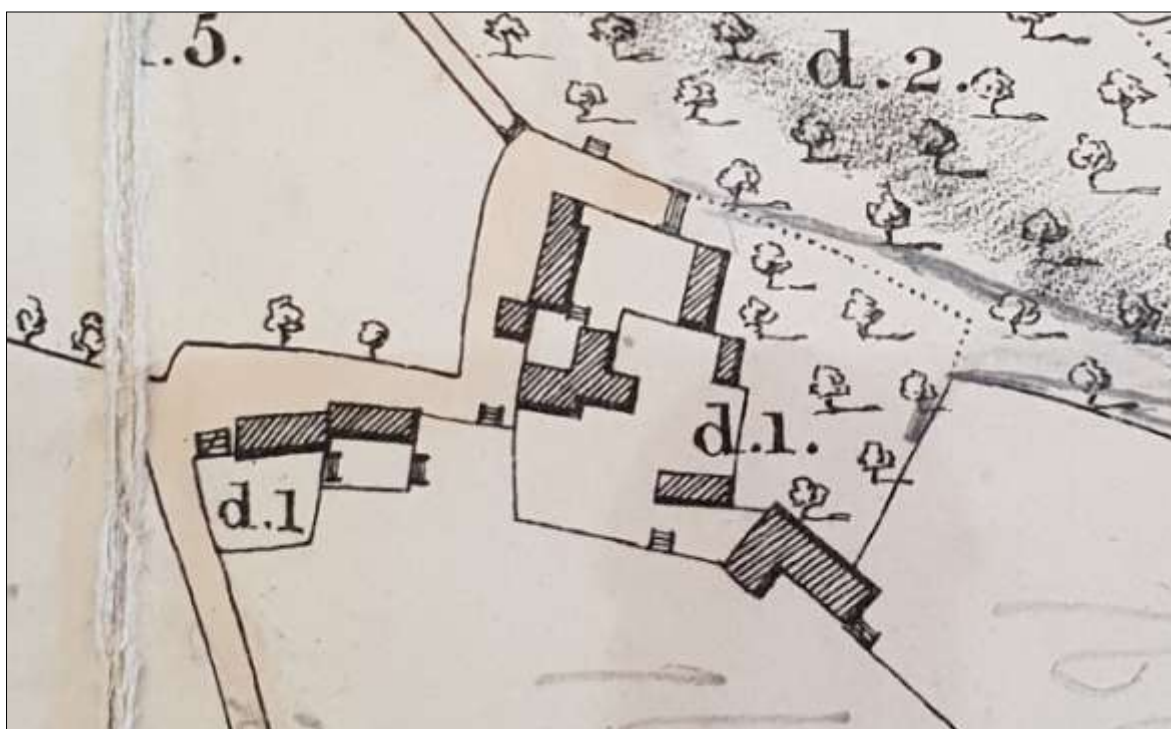


FIGURE 4: EXTRACT FROM THE 1837 SALE MAP OF THE MANOR OF CREDITON PARKS (DHC 2065M/E3/A1).



FIGURE 5: EXTRACT FROM THE 1839 CREDITON TITHE MAP (DHC).



FIGURE 6: COMPARING THE 1808 ESTATE MAP (LEFT) AND 1839 TITHE MAP (RIGHT) WITH THE 1<sup>ST</sup> EDITION OS MAP.

The sale in 1837 was immediately followed by a period of sustained investment. The maps show the current access lane to the farm (shown as a pencil annotation on the 1837 map) was created in the period 1837-1839, and plans of 1852 (Figure 7) indicate the Pound House and Shippon were built in the period 1839-1852. A contract (*articles of agreement*) dated to 2<sup>nd</sup> July 1851, drawn up between James and John Guscott Thomas of Crediton (the contractors) and James Wentworth Buller, would indicate B3-B6 were constructed in the early 1850s. The contract was to *...execute certain works and make certain alterations and additions to the dwellinghouse on Higher Park Farm and to erect certain buildings in the farm yard... according to certain plans, elevations and sections marked A.B.C. and according to the provisions of a specification of the said works... prepared by Robert Stribling Cornish of Exeter aforesaid architect... for the princely sum of £305 (DHC 2065M/E10/16a). Robert Stribling Cornish (1788-1871) was the Cathedral Architect, Mayor of Exeter in 1852-3, and provided the designs for the 1819 Exeter Prison amongst other Exeter commissions (Colvin 2008).*

This period of investment was quite dramatic: with the exception of the farmhouse, almost all of the buildings standing in 1839 were swept away and replaced by the two new ranges extant today (see Figures 6-10). However, the plan of 1852 was not fully implemented: the intended plans would have taken in most of the garden and included a second (stack) yard to the west. The buildings on this plan are helpfully labelled by function.

Comparing the two OS maps (Figures 9 and 10), several small (lean-to) buildings were constructed during the period 1888-1904, and B3 is shown as roofed in 1904, but there is little to distinguish the two maps otherwise. This pattern is mirrored at Lower Park, where much of the 1839 farmstead is swept away and a new range of farm buildings – including a linhay and horse engine – and farmhouse were built.

The later OS maps (not illustrated) indicate the basic layout of the farmstead, as established by 1888, remained unchanged into the latter part of the 20<sup>th</sup> century. The building in the north-west corner of the yard, behind the Farmhouse, disappears during the early 1970s, and the new farm buildings (B11-B12) first appear on the 1990-92 OS map. A review of the readily-available aerial photography would indicate that B10 had been built by 2002, the farm was a working dairy unit until after 2011, and B9 was roofed until after 2011.



FIGURE 7: PLANS FOR THE REBUILDING OF THE FARMSTEAD AT 'PARK FARM' DRAWN UP BY R.S. CORNISH (DHC 2065ME3/26).



FIGURE 8: AS ABOVE, DETAIL OF THE FARMHOUSE, POUND HOUSE AND SHIPPON ('CELLAR').



FIGURE 9: EXTRACT FROM THE 1890 1<sup>ST</sup> EDITION 25 INCH OS MAP (PUBLISHED 1890) (DHC DEVON SHEET LXVII.6).



FIGURE 10: EXTRACT FROM THE 1905 2<sup>ND</sup> EDITION 25 INCH OS MAP (SURVEYED 1904) (DHC DEVON SHEET LXVII.6).

### 3.0 HISTORIC BUILDING DESCRIPTIONS

#### 3.1 SITE DESCRIPTION

The farmstead at Higher Park is located on a shallow spur of land with a narrow steep-sided coombe to the north and overlooking the valley of the River Yeo to the south. The farmstead is now approached from the east, but historically from the north. The farmstead is divisible into four distinct areas: the Farmhouse and garden; the walled yard with cob outbuildings (Pound House and Shippon); the planned 19<sup>th</sup> century farmbuildings and yard; and the later 20<sup>th</sup> century farm buildings. The Pound House, Shippon and Farmhouse are contiguous and are Listed GII (see Appendix 1); the 19<sup>th</sup> century planned farm buildings form three sides of an adjacent courtyard and are also Listed GII (see Appendix 1). The surface of the yard to the north of the house is cobbled, with some particularly good areas of fine cobbling adjacent to the house; the yards to west and north are of 20<sup>th</sup> century concrete. As the historical discussion (above) demonstrates, the farmstead appears on maps from c.1595 but was comprehensively rebuilt in the mid 19<sup>th</sup> century. As a result, all of the farmbuildings, with the exception of part of the Pound House, are later 19<sup>th</sup> century in date. The Farmhouse, *contra* the Listing description, is the oldest structure on the site, with the western part of probable medieval date.

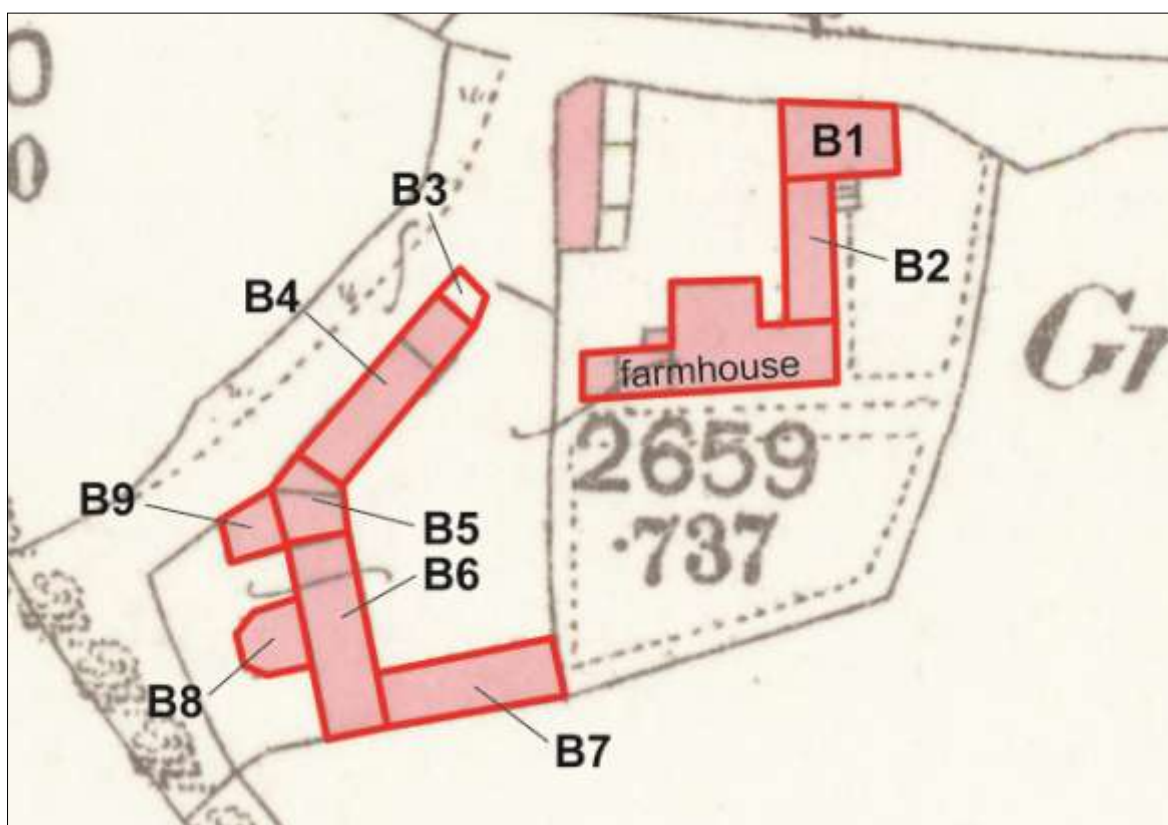


FIGURE 11: PLAN SHOWING THE LAYOUT OF THE SITE IN 1888 WITH INDIVIDUAL BUILDINGS NUMBERS.

##### 3.1.1 REPORT STRUCTURE

What follows is a summary description of the farm buildings at Higher Park Farm; more detailed recording tables for the Pound House and Shippon can be found in Appendix 2. The photographic archive can be found in Appendix 3. In this summary, the text for each building is structured as follows:

- *Description*: The physical description of the structure;
- *Function*: The historic and subsequent function of the structure as indicated by the character of the building or fixtures/fittings observed;

- *Relationships*: The direct physical association with other structures, i.e. Building 1 was built up against Building 2;
- *Phasing*: The phase in which the building was constructed (see following phasing discussion);
- *Significant Features*: A list of significant elements that should be retained, usually fixtures and fitting that are relevant to the significance of lifeuse of the building.

## 3.2 BUILDING DESCRIPTIONS

### 3.2.1 BUILDING 1 – THE POUND HOUSE

#### *Description*

The Pound House part of the cob range lies to the north, contiguous with the Shippon to the south but separated by an internal brick wall. It is a two-storey rectangular building with walls of cob on a plinth of roughly-coursed slatestone blocks. The stonework of the plinth to the north-east side is noticeably better in terms of quality. The composition and texture of the cob would suggest either a lower building, or one with a steeper roof, as the walls appear to have been raised to two storeys. The north-west corner has been repaired in cob block, and part of the east wall in cob block and concrete block. The exterior is rendered with a spray-applied modern treatment, coloured light pink to mimic the colour of the local cob. The roof is hipped to the east and contiguous with that of the Shippon to the south; to the west and north the roof is covered with box-section plastic-coated steel sheets, to the east and south with ‘big six’ asbestos sheets. The roof is carried on a complex roof structure consisting of one mid 19<sup>th</sup> century king-post truss to the hip, and one long composite double king-post truss that stretches from corner to corner diagonally across the building. The latter – over extended – truss has been repaired with modern bolted tanalised timbers. All the ground-floor openings have thin oak lintels that rest on short oak pads.

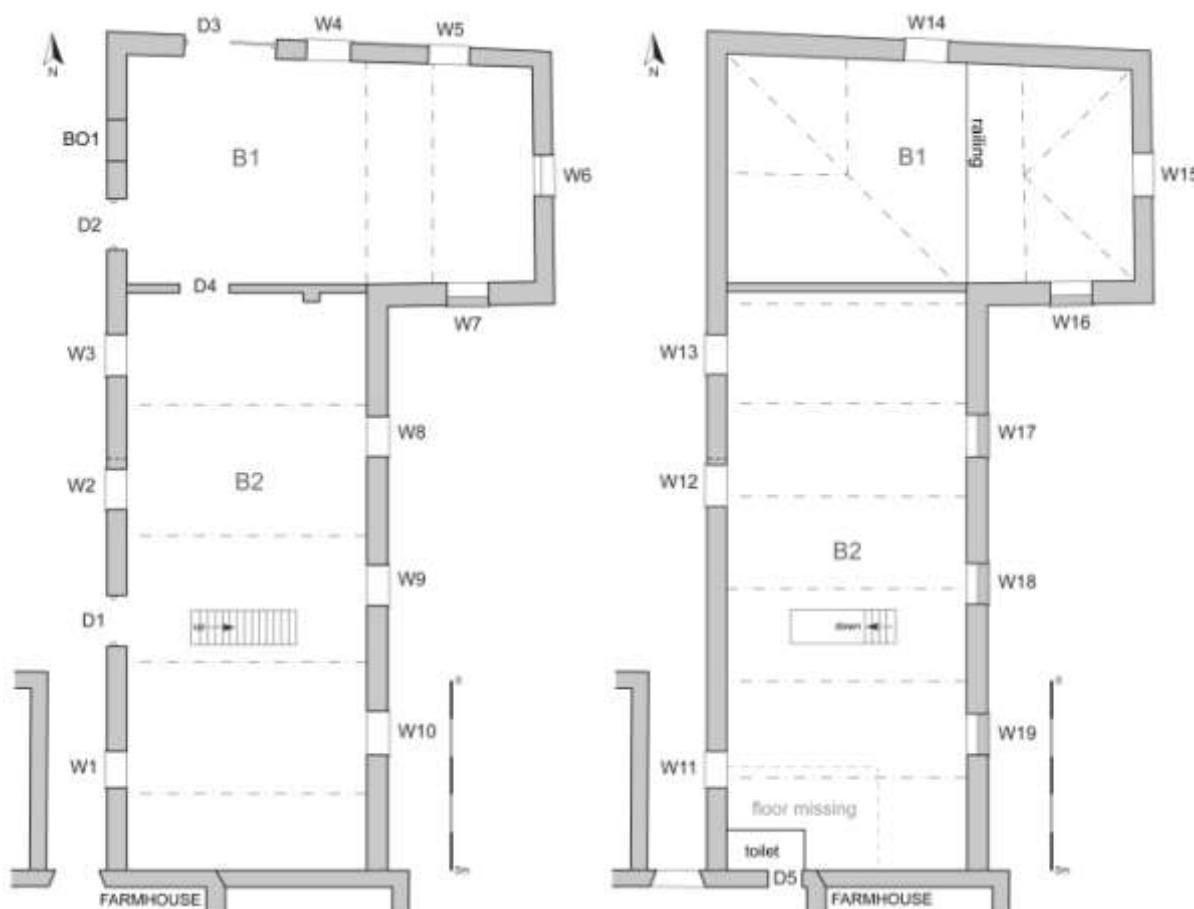


FIGURE 12: GROUND- (LEFT) AND FIRST-FLOOR (RIGHT) PLANS OF THE POUND HOUSE (B1) AND SHIPPON (B2) (BASED ON SUPPLIED DRAWINGS).



FIGURE 13: THE NORTH ELEVATION OF THE POUND HOUSE; VIEWED FROM THE NORTH-EAST (SCALE 2M).

The west elevation of the Pound House is contiguous with the Shippon and features a single ground-floor door and blocked window. The door (D2) has a raised timber lintel with the sides patched in brick, but with good, roughly-dressed stone reveals lower down. It has a fine beaded doorframe and uneven-width beaded plank door with thumb latch. Just north of D2 is a blocked window (BO1), only the lintel of which is visible. The north elevation features one door and three windows. The ground-floor door (D3) was been widened to form a garage or cart entrance, with a long timber lintel and reveals rebuilt in concrete block; a board affixed to the exterior would suggest it once sported a sliding door, but it now features a modern plywood door. The two ground-floor windows (W4 and W5), and the first-floor window (W14) are boarded externally, but feature 19<sup>th</sup> century pegged two-light timber frames; W14 is also barred. The east elevation features a single window at ground- and first-floor level (W6 and W15). Both windows have lost their historic frames; the lower window (W6) is partly blocked in brick, and may have been a door. Part of the south elevation is abutted by the Shippon, but the external section features a single window at ground- and first-floor level (W7 and W16). Both are blocked, in brick and concrete block, and have lost their frames.

The interior of the Pound House has been heavily altered, stripped of most historical features, and was full of clutter when inspected. The cob of the walls is visible, as are the various repairs. The wall separating the Pound House from the Shippon rises up into the roofspace and is of pale pinkish-red brick laid, for the most part, in a header bond. It is pierced by a single ground-floor doorway (D4) with timber lintel. The internal floor level appears to have been lowered and replaced with modern concrete, and steps up irregularly to the Shippon; however, the reveals to D2 respect this lower level so the height of the floor may be genuine, and the *yard* may have been raised. The western part is open to the roof, but there are sockets in the north and south walls for beams and/or joists. The eastern part has a first floor carried on two heavy, transverse beams with deep but narrow joists. The floor is of even-width floorboards. There is a hatch to the north-west side, and the remnants of other timber fittings that would once have belonged to a mechanism. To the front and enclosing the loft, facing onto the void, is a rail-and-plank boarded screen that is spiked to the beam below.



FIGURE 14: THE INTERIOR OF THE POUND HOUSE, SHOWING THE GALLERY; VIEWED FROM THE WEST.

#### *Function*

The original function of the building has been lost, but the Phase 2+ function of the building appears to have been as a cider press with apple loft. The name itself (*Pound House*) and local residents (owner *pers. comm.*) refer to this use, and there is a historic apple orchard immediately to the north. The western part of the building that is open to the roof would have contained the tall cider press; the eastern part of the building would have had a horse engine on the ground floor, with an apple loft above and apple crushers etc. built into/onto the floor.

#### *Relationships*

The west elevation is contiguous with the Shippon. However, there is a visible change of angle in the wall south of D2 that probably represents a change of build. The historic maps would indicate the walls of the Shippon abut the Pound House.

#### *Phasing*

The west and part of the north wall belong to Phase 1 (pre-1839); the rest of the structure belongs to Phase 2 (1839-1888, Phase 2.1).

#### *Significant Features*

- Internal gallery with railing;
- Apple loft with evidence for chutes.

### 3.2.2 BUILDING 2 – THE SHIPPON

#### *Description*

The Shippon part of the cob range lies to the south, contiguous with the Pound House to the north but separated by an internal brick wall, and abutting the walls of the Farmhouse. It is a two-storey rectangular building with walls of cob on a plinth of roughly-coursed slatestone blocks. The exterior is rendered with a spray-applied modern treatment, coloured light pink to mimic the colour of the local cob. The roof is pitched and contiguous with that of the Pound House to the



north; to the west the roof is covered with box-section plastic-coated steel sheets, to the east with 'big six' asbestos sheets with roof lights. The roof is carried on five mid 19<sup>th</sup> century king-post trusses with nailed joints. All the ground-floor openings have thin oak lintels that rest on short oak pads.

The west elevation faces on the yard behind the Farmhouse and is contiguous with the west elevation of the Pound House. There are seven openings in this elevation: a door and six windows, the windows forming a symmetrical 2/2/2 arrangement. The doorway (D1) has a narrow timber lintel with a chunky beaded doorframe; the door is a lightweight, even-width, plank door with an iron thumb latch. The frame matches D2 to the north; the door itself is a boarded door of rustic 19<sup>th</sup> century style. The stone reveals of the door are messy to the north, but some dressed stone has been used to the reveals. Most of the windows have been subject to repair: the walls below W2 and W3 have been rebuilt in red brick, the wall below W12 has been patched in cob, and W13 has a concrete sill. The three windows on the ground-floor all retain their 19<sup>th</sup> century pegged two-light timber frames. W3 has one shutter, of thin boards painted black, on small strap hinges with spearhead terminals. W2 has two shutters on simple strap hinges with spearhead terminals; both shutters are built of repurposed 17<sup>th</sup> century, narrow, raised and fielded panels. W1 is boarded and the opening is braced by mid 20<sup>th</sup> century timbers; laid horizontally within the opening is another shutter made from a section of 17<sup>th</sup> century panelling. On the first floor, W12 has lost its historic frame, but W11 and W13 retain their 19<sup>th</sup> century pegged two-light timber frames, bars and shutters; the shutters feature reused scratch-moulded 17<sup>th</sup> century timbers as ledging bars.



FIGURE 15: THE WEST ELEVATION OF THE SHIPPON, WITH POUND HOUSE TO THE LEFT; VIEWED FROM THE NORTH-EAST (SCALE 2M).

The east elevation features six windows in a symmetrical 2/2/2 arrangement. The three windows on the first floor (W17-W19) are blocked in red brick and have lost their frames. The three windows on the ground floor (W8-W10) are all boarded; W9 has lost its frame but W8 and W10 retain 19<sup>th</sup> century pegged two-light timber frames with thin iron bars, and W8 has one wooden shutter on simple strap hinges with spearhead terminals.



FIGURE 16: THE INTERIOR OF THE SHIPPON; VIEWED FROM THE SOUTH.

The interior of the Shippon is accessed via its west doorway (D1) or from the Pound House (D4). The interior was very cluttered during the inspection, but surviving cobbled floors were noted throughout the ground floor with a clear north-south drain to the western side. If the interior had once been sub-divided it was no longer apparent; however, the cobbled surface may retain that information – socket holes were observed to the north end. In the centre of the room, opposite D1, is a wide stair that provides access to the first floor. The stair has eight surviving treads with sockets for three more to the base, which have been lost/rotted out; the stairs are braced by several vertical timbers that may once have been boxed in.

The first-floor is carried on four heavy transverse beams; the two beams to the north are shaped and regularised, the two to the south are more crudely shaped. The boards are carried on deep narrow joists, which feature a line of plain timber cut as noggins. The two beams to the north have cracked and failed, and are supported by railway sleepers. The floor of the loft features even-width floorboards; at the southern end the floor is missing, and there are joist sockets in the brickwork of the Farmhouse. The stairwell has a plank boarded screen with nailed uprights on two sides. In the south-west corner of the room there is a later 20<sup>th</sup> century timber structure, a cantilevered toilet extension to the Farmhouse.

#### *Function*

The Phase 2+ function of the building is ostensibly as a shippon with a loft above. However, all of the surviving windows have (or had) mullions, bars and shutters, and there are no first-floor loading doors. The floor would have drained any effluent into the Pound House. In addition, the 1852 plan (Figure 7) labels this as *Cellar*. Therefore on balance it is more likely this was a building for stored goods, and perhaps even semi-domestic at first-floor level, with direct access to the Farmhouse.

#### *Relationships*

The west elevation is contiguous with the Pound House, and both elevations abut the Farmhouse.

### *Phasing*

The northern part of the east and west wall may belong to Phase 1; most of the west and east walls belong to Phase 2 (1840-1880, Phase 2.1).

### *Significant Features*

- C19 barred window frames and shutters reusing 17<sup>th</sup> century panels;
- Potentially, the cobbled floor may retain evidence of stalls/divisions.

### 3.2.3 BUILDING 3 – WATER TANK/BOILER

#### *Description*

A small, single-storey lean-to structure built into the angle between the yard wall and B4. The north-west and north-east (yard) walls are of coursed stone rubble in a white lime mortar, with brick quoins to the doorway. The south-east wall comprises a heavy cylindrical iron water tank c.1.2m in diameter and c.2.5m high, partly encased in a block of mortared brickwork. To the north side is a small opening at ground-floor level, probably a stoke hole. The iron tank is comprised of heavy iron sheets, closely riveted, with a reinforced rim. The base sits on a brick plinth, and there is a tap at the base over a concrete water trough. A redundant set of guttering and downspouts fed water from the roof of B4 into the tank, and the tank has a separate overflow pipe. The lean-to roof is of very large slate slabs, probably flagstones but perhaps reused walling from a pigsty, carried on corroded iron beams; the floor is cobbled, with a later trough formed up against the west wall.



FIGURE 17: B3 WITH LARGE BOILER; VIEWED FROM THE SOUTH-EAST (SCALE 2M).

#### *Function*

This appears to be a large boiler, as indicated by the stoke hole and inflammable roof covering. The need for such a large volume of hot water is unclear. The 1852 plan has this as an ash house.

#### *Relationships*

B5 is built in the angle between B4 and the yard wall.

### Phasing

The structure is shown on the 1<sup>st</sup> edition OS map as unroofed, but probably belongs to Phase 2.3.

### Significant Features

- 19<sup>th</sup> century cast-iron riveted cylindrical tank with tap and trough;
- Brick pier with stoke hole;
- Slate slab roof on iron beams.

### 3.2.4 BUILDING 4 – BARN AND MILKING PARLOUR

The Barn and Milking Parlour is a long, rectangular, two-storey structure of brick and stone with a pitched roof of slate with black roll-top ridge tiles carried on four later 19<sup>th</sup> century bolted kingpost trusses. This later 19<sup>th</sup> century structure is relatively complex and a number of the structural elements have been rebuilt or re-purposed. All the brick elements are laid in a Flemish bond. The south-east elevation is of dark red brick on a stone plinth. There are seven openings: a door with a window to each side to the ground floor, a matching loading door with windows at first-floor level, and a second loading door to the north-east. All the openings have concrete sills and shallow segmental brick arches; the ground-floor door has been forcibly widened, leaving a ragged side to the north-east. The ground-floor doorway has lost its frame and door; the first-floor loading door above has a simple braced-and-ledged plank door in a simple frame. The windows to the ground floor are fitted with crittal-style hopper casement windows; the first-floor windows have simple two-light wooden frames, the one to the south-west is still glazed.

The north-east gable elevation is blank, with a clear change of build at first-floor height. The ground-floor wall is of weathered red brick whereas the first-floor wall is of dark red bricks as per the bricks used in the south-east elevation. The south-east corner at ground-floor level has been partly rebuilt. The north-west wall is of coursed blocky stonework up to first-floor level, with red brick above. The stone wall is contiguous with those of B3 and B5. To the north-eastern end a very wide cartshed opening has been forced through the stone wall, a heavy timber lintel inserted, and the wall above rebuilt in a well-fired mid-orange brick. The south-west elevation is built up against B5.



FIGURE 18: THE SOUTH-EAST ELEVATION OF B4; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



FIGURE 19: THE NORTH-WEST ELEVATION OF B4; VIEWED FROM THE NORTH (SCALE 2M).

The ground-floor interior of B4 is divided into two rooms. The room to the south-west (B4a), accessed by the door in the south-east wall and lit by those windows, has a forced doorway in the south-west wall into B5, replacing a doorway with segmental brick arch in that wall, now blocked with brick. The roof is carried on two heavy transverse beams with deep narrow joists. The underside of the floorboards has been covered in with chipboard sheets. The interior was fitted with concrete floors, three concrete cattle stalls for six cows, with a feed passage along the north-west wall. All the walls are rendered up to 1.5m above floor level, with an axial drain to the rear of the stalls. Vents, in the form of salt-glazed ceramic U-bends, have been forced into the north-west wall at ceiling height. The room to the north-east (B4b) is open along the entirety of the north-west wall to provide access for machinery. The brickwork of the south-west and north-east walls abuts the south-east wall awkwardly, indicating the south-east wall has been rebuilt. The floor was concealed but may be cobbled. The first floor is carried on a single heavy axial beam, supported by brick corbels to each end. The deep, narrow joists carry the floor above.

There is a single first-floor loft over both B4a and B4b, accessed by the loading doors in the south-east elevation, and by a forced doorway in the south-west wall to B5. The floor is of even-width pine floorboards. The exposed walls, with some timber lacing, appear very poorly-built. The feet of the trusses sit on brick piers in the walls.

#### *Function*

The complex uselife of this building indicates it has been adapted over time to serve a variety of roles. The current layout of this building would indicate it served as a mid 20<sup>th</sup> century milking parlour and cartshed with loft for fodder above. The 1852 plan would indicate B4a as an open-fronted shippin with straw loft above, with B4b as a single-storey piggery with enclosed court.

#### *Relationships*

B5 is built in the angle between B4 and the yard wall. B4 is built up against the Phase 2.2 yard wall and B5.

*Phasing*

The structure is complex. The south-west and north-west walls were built in Phase 2.2, as were the north-east and internal wall between B4a and B4b. The south-east wall and north-east gable were rebuilt in Phase 2.3. The wall above the cartshed opening was rebuilt in Phase 3.

*Significant Features*

- None.

3.2.5 BUILDING 5 – DAIRY AND FEED STORE

This building is located in the angle between B6 and B4, with walls of coursed blocky stonework to the ground floor and pale orange to the first floor. The pitched roof of slate with black roll-top ridge tiles is carried on a single long bolted king-post truss that crosses the building diagonally; the tie beam is supported on a RSJ dragon-tie in the north-west corner. All the brick elements are laid in a Flemish bond. The south-east elevation faces onto the yard. As with B6, the bricks used at ground-floor level differ from those above: red brick below, pale orange above. The ground-floor features a single wide cartshed opening under a segmental brick arch; the reveals are chamfered, and there is some damage to the north-east side. At first-floor level there is a single window with concrete sill and segmental brick arch; the window retains a pegged frame with bars and plank shutters on simple strap hinges.



FIGURE 20: THE SOUTH-EAST ELEVATION OF B5; VIEWED FROM THE SOUTH-EAST.

The west elevation is blank, but the north-west elevation features three openings: a doorway at ground-floor level, a loading door at first-floor level and a blocked doorway. The ground-floor doorway has a segmental brick arch and a simple modern frame with narrow fanlight and plank door. The first-floor loading door has been forced through from a window, with the lower reveals rebuilt in red brick. The opening has a segmental brick arch, a concrete threshold, chunky timber

frame and reset heavy framed door with ledging bars, large lock and external catch. This doorway is served by a cast iron ladder cemented in place. The third opening is blocked in brick and concealed from view by ivy, but was presumably the original loading doorway.

The interior has been heavily altered and stripped of all historic detail. The ground-floor space has been subdivided by a wall of concrete block, pierced by a single doorway with modern frame and plank door. The inner room has rendered walls and pipework indicating it was a dairy. The doorway in the north-east corner has been blocked to form an alcove. The space is lit by a single six-light crittal-style hopper casement window to the south-east. The outer room provides for access between B4a and B6 via several doorways, one forced doorway in the north-east wall to B4a, and two doorways, one forced, in the south wall to B6; there is single blocked doorway in the middle of the south wall. The floor above is carried on two heavy beams that span the building diagonally, with deep narrow joists. The first floor is empty but for a large steel feed hopper (presumably assembled in this space), connected by an auger to the exterior. There is a forced doorway in the north-east wall that provides access to the loft in B4. Within the upper room there are two *ex situ* doors: a late 19<sup>th</sup> century plain, four-panel door and a heavier 18<sup>th</sup> century plank door with chamfered timber braces and a wooden lock.

#### *Function*

The original function is probably a cartshed; the 1852 plan labels it a root store, presumably with secure storage above. It was adapted in the mid 20<sup>th</sup> century to form a dairy, serving milking parlours in B4a and B6, with a grain hopper for feed above.

#### *Relationships*

B5 is abutted by B4 to the north-east and is contiguous with B6 to the south.

#### *Phasing*

This building was constructed in Phase 2.2, and modified to a dairy in Phase 4.

#### *Significant Features*

- The ground-floor archway in the south-east wall;
- The frame and shuttered window in the south-east wall;
- The external cast-iron ladder;
- The first-floor loading door;
- The *ex-situ* doors on the first floor.

### 3.2.6 BUILDING 6 – THRESHING BARN

The Threshing Barn is the largest, most elaborate and most impressive building on the farm. It is a very tall, rectangular, two-storey building of brick and stone with a pitched roof of modern slate with black glazed roll-topped ridge tiles. Ground levels have been built up to the rear (west) of the building to provide easy first-floor access. On the ground floor to the south, west and north, the walls are of well-built coursed blocky stonework; the east elevation and first-floor walls are all of brick. All of the original brick elements are laid in a Flemish bond. The roof is carried on eight good, later 19<sup>th</sup> century bolted pine kingpost trusses. Unusually, the rafters are angled, the two pitches in opposing directions.

The east elevation faces onto the yard and is the most elaborate. As with B5, the bricks used at ground-floor level differ from those above: red brick below, pale orange above. At ground-floor level there are eight wide openings separated by narrow brick piers with chamfered corners. At the southern end of the elevation there is a regular door opening. The piers and springers are of red brick but the wide segmental arches above the openings are of pale orange brick, identical to that of the wall above. The southernmost openings (abutting B7) are blocked in concrete block. Two of the other openings are narrowed in brick to form doorways; wooden frames survive in

these openings. The other five openings have been part-blocked in brick and crittal-style windows installed. Three of these windows are of ten panes with three-pane hopper casements, one is of eight panes with a four-pane hopper casement, and one is of eight panes with a four-pane, central, horizontally-pivoted casement. The northernmost window has an ALFA LAVAL sign fixed to the lintel.



FIGURE 21: THE EAST ELEVATION OF THE B6 THE THRESHING BARN; VIEWED FROM THE NORTH-EAST (SCALE 2M).

At first-floor level there are two, symmetrical, double-height openings framed by brick piers forming porches; these are carried on moulded granite corbels with shallow projecting pentice roofs, also carried on shaped granite corbels. The two openings have segmental brick arches with timber lintels to the interior. The opening to the north is boarded, but traces of its frame survive; the opening to the south has a surviving frame and stable-type framed, braced and ledged doors on long strap hinges. The south door has a cast-iron ladder concreted against the elevation, as per B5.

The south elevation is blank, but for a narrow slit vent in the gable, and a forced doorway at ground-floor level with a concrete lintel and crudely-rebuilt reveals. There is an external wooden rail for a sliding steel door. The ground level on this side of the building is lower than the internal level, so a concrete and block ramp with a galvanised tubular steel rail has been built up against the wall to provide access. The ground-floor stone wall is ragged to the west corner, as if it formerly continued (as shown on the 1852 plan). The north elevation above the level of B5 is blank, save for a second slit vent. On the ground floor there are two doorways and a blocked door. The door to the east is a forced doorway with reveals rebuilt in concrete block and rendered; there is a rail on the B5 side of the doorway that carries a framed, braced and ledged sliding wooden door with an iron handle. The west door is probably original, with a thin timber lintel, door frame and braced and ledged plank door. Between the two doors is a third doorway, blocked in brick in a Flemish bond with a line of headers at the top; it has a good timber lintel, but to the west the lintel is supported by bricks and, on balance, it is likely that this is also a forced doorway.



The west elevation is contiguous with B5, and is abutted by B8 and the surviving wall of B9. The main features are two, double-width, symmetrical doorways with porches and pentice roofs with granite corbels, as per the east elevation. These doorways feature segmental brick arches, with timber lintels to the interior. Both doorways retain their frames but are currently boarded to the exterior; on the interior, framed, braced and ledged doors survive to the south doorway. The cheeks of the south porch have been truncated by the roof of B8 and the pentice has been removed. The upper part of the south doorway has been blocked in brick, with an iron railway rail used as a lintel. Positioned centrally, between the two doorways, is a small blocked opening with a brick segmental arch at ground level; this was the original opening for a horse engine shaft. Just to the south is a small ragged forced opening for a horse engine shaft that corresponds with B8. Vents have been forced into this elevation.



FIGURE 22: THE WEST ELEVATION OF B6 THE THRESHING BARN; VIEWED FROM THE WEST.

The interior comprises a single large room on each level. On the ground floor, the floors are concrete and the wall rendered up to c.1.5m above internal floor level. The interior is lit by the crittal-style windows in the blocked openings in the east elevation, and there are doors in the south, east and north walls. The concrete floor indicates the interior was used as a milking parlour, with a feed passage along the west wall, a drain along the east wall, with room for eight stalls for 16 cows. The walls of the stalls, feed troughs and passage wall have been removed. The floor above is carried on eight, heavy transverse beams, one replaced with an RSJ, sat on corbels that project from the east and west walls. The joists are deep but narrow, and beneath the opposing doors, at first-floor level, those joists support a second set of smaller joists. The floorboards are not visible from beneath, as chipboard has been affixed to the underside. The only other feature of note here was an *ex situ*, early 19<sup>th</sup> century, domestic, six-panel door from the Farmhouse. At first-floor level, the interior has lost all historic detail, save for the surviving doors and the roof structure, noted above. The floorboards were concealed beneath a layer of detritus, but had failed to the inside of the south doorway on the west side. The only other feature of note is the salt-glazed ceramic pipes that line the west wall, linking the ground-floor room to the forced vents in that wall.

### *Function*

While it is possible there is phasing to this structure (see discussion below), it is most likely that this building was built in one phase as a bank barn with an open-fronted shed for livestock below (shippon) and a threshing barn above. Threshing took place between the two sets of opposing doors, with the reinforced floors in place to resist the vibration. The blocked opening in the west wall shows there was a horse engine on that side (a precursor to B8) to run the machinery. The strength of the floor, and the absence of windows, indicates the first floor was also used for storage; however, this capacity seems out of keeping with the size of the farm at this date. In the mid 20<sup>th</sup> century, the ground-floor level was reconfigured as a milking parlour, with doors blocked and forced in the north wall to service the feed passage and provide access to the dairy; the door in the south wall provided exterior access for the cows. During the winter, the cows would have slept in the cubicles in B7 and B10.



FIGURE 23: THE INTERNAL GROUND-FLOOR OF B6 SHOWING THE HEAVY ROOF STRUCTURE; VIEWED FROM THE SOUTH (SCALE 2M).

### *Relationships*

B6 is contiguous with B5 and abutted by B7, B8 and B9.

### *Phasing*

This building was constructed in Phase 2.2, and modified to a milking parlour in Phase 4.

### *Significant Features*

- The arched openings and crittal-style windows in the east wall;
- The opposing threshing doors, porches, pentices and surviving doors;
- The external cast-iron ladder;
- The heavy floor structure, with corbels, beams, joists and reinforced sections;
- The good late 19<sup>th</sup> century kingpost roof with angled rafters;
- The ex-situ door on the ground floor.

### 3.2.7 BUILDING 7 – LINHAY

The Linhay is a six-bay, open-fronted, rectangular building of red brick on a plinth of blocky stone. The pitched roof of slate, recently renewed to the north pitch, is carried on five later 19<sup>th</sup> century bolted kingpost trusses. The brickwork is laid in a Flemish bond, and the south wall has integral brick piers to carry the trusses. The east and south walls are blank, and B7 abuts B6 to the west. The whole of the north elevation is open to the yard, with five tall oak posts carrying the first floor and the trusses. These posts are weathered, and the bases have failed; the roofline has dropped as a result. The base of the posts have been repaired/encased in concrete to stabilise this. There are sockets in the sides of the posts at first-floor height, which might indicate the front was originally partly closed in.

The ground floor has been adapted from a single, open, loose box to individual cattle cubicles in the later 20<sup>th</sup> century; the cubicles are built from a mixture of new timber, railway sleepers and the occasional telegraph pole. The floor is concrete and steps down to the north. The first floor is carried on six, heavy transverse beams and deep, narrow (replacement?) pine joists; the wide but even-width floorboards are in poor condition, missing in places or covered with modern plyboard. The beam adjacent to the wall of B6 is carried on a brick corbel in the south wall, and a sturdy iron post at its north end. There is a small and mangled steel hay rack in one of the cubicles to the east end; a narrow, broken loft ladder survives next to the brick corbel at the west end. The first-floor forms a single space; some timber lacing is visible in the walls at this level.

#### *Function*

This is clearly a linhay, i.e. an open-fronted barn for cattle on the ground floor with fodder above. The ground floor was modified in the 20<sup>th</sup> century to form cattle cubicles.



FIGURE 24: THE NORTH ELEVATION OF THE LINHAY; VIEWED FROM THE NORTH-WEST (SCALE 2M).

#### *Relationships*

B7 abuts B6 to the west.

### *Phasing*

This building was constructed in Phase 2.3, and modified to cow cubicles in Phase 4.

### *Significant Features*

- The broken loft ladder;
- The open front and tall oak posts.

### 3.2.8 BUILDING 8 – HORSE ENGINE

The horse engine is a small, polygonal, open-sided structure attached to the west wall of B6. This replaces an earlier horse engine on a similar footprint, as the blocked and forced openings in B6 would demonstrate. This simple structure comprises four reused oak posts, the bases encased in concrete where they have rotted out, which support a single, poor-quality, kingpost truss. The roof is hipped and is covered in corrugated iron sheets. No other details are apparent, but a single stone post-pad from an earlier structure was noted just to the north.

### *Function*

This is a lightweight structure designed to cover the horse engine that ran the threshing machines in B6.

### *Relationships*

B8 abuts B6 to the east.

### *Phasing*

It is likely B6 was built with a horse engine in a single phase (Phase 2.2). However, this structure is later and may be 20<sup>th</sup> century (Phase 3).

### *Significant Features*

- None.



FIGURE 25: B8 THE HORSE ENGINE; VIEWED FROM THE NORTH-EAST.

### 3.2.9 BUILDING 9 – CART SHED

A small, sub-rectangular structure, created in the angle between B5/B6 and the stone wall to the north. A single wall, of poor-quality blocky stonework, topped with brick and rebuilt in concrete block to the west end, projects from the side of B6. Differential weathering of the brickwork of B6 would indicate it had a shallow (probably corrugated iron) mono-pitch, lean-to roof.

#### *Function*

This was probably a cart or implement shed.

#### *Relationships*

B9 abuts B6 to the east.

#### *Phasing*

This structure is shown on the OS 1<sup>st</sup> edition map, but clearly post-dates B6. It is likely to fall within Phase 2.3.

#### *Significant Features*

- None.



FIGURE 26: B10 THE COW CUBICLES IN THE YARD; VIEWED FROM THE NORTH-WEST (SCALE 2M).

### 3.2.10 BUILDING 10 – COW CUBICLES

A long narrow range built up against the garden wall on the south-east side of the yard. The 20<sup>th</sup> century timber frame carries a mono-pitch roof of corrugated iron. The interior has concrete floors and is divided up by modern timbers into individual cow cubicles.

#### *Function*

Cow cubicles.

*Relationships*

B10 abuts the garden wall.

*Phasing*

This structure is not shown on the available OS maps, and falls within Phase 5.

*Significant Features*

- None.

**3.2.11 BUILDING 11 – COW CUBICLES**

A large, late 20<sup>th</sup> century steel portal-framed shed, with concrete floors, concrete block walls with Yorkshire boarding above, with a roof of box-section, plastic-coated steel sheets. It contains two double-rows of cow cubicles with an area of loose housing beyond.

*Function*

Cow cubicles.

*Relationships*

None.

*Phasing*

This structure is first shown on the 1973-1992 OS maps, and falls within Phase 5.

*Significant Features*

- None.



FIGURE 27: B11 THE MODERN COW CUBICLES (LEFT) AND B12 MILKING PARLOUR (RIGHT); VIEWED FROM THE SOUTH-WEST.

**3.2.12 BUILDING 12 – MILKING PARLOUR AND DAIRY**

This is a two-storey rectangular building of rendered concrete block with a shallow pitched roof of box-section, plastic-coated steel sheets. There are two doorways in the west wall, and doorways

in the north and south walls, with a loading door in the west wall at first-floor height. There is a small, two-light window in the centre of the east and west walls. The Dairy is located within a lean-to abutting the east wall, with a wide door opening in its south wall; the room is lit by rooflights and a crittel-style hopper casement in its east wall. The interior of the Milking Parlour features a central pit and rendered walls, but most of the fittings have been stripped out. The first floor is carried on transverse RSJs and narrow, deep timber joists. The interior of the dairy has also been stripped out.

#### *Function*

Late 20<sup>th</sup> century milking parlour with fodder storage above, with attached dairy.

#### *Relationships*

None.

#### *Phasing*

This structure is not shown on the historic OS maps and falls within Phase 5.

#### *Significant Features*

- None.

### 3.2.13 THE FARMHOUSE

The farmhouse at Great Park Farm is Listed Grade II and described in the Listing text as:

*Farmhouse 1830s... Farmhouse local volcanic trap with ashlar dressings and rusticated quoins, rear wing and right (west) return roughcast; slate roof; ridge and end stacks with brick shafts... T-plan farmhouse, with three-room through passage plan to main range and former dairy to ground floor of rear wing extended with a brick lean-to to west... Two storeys. Long, asymmetrical four-window front with regular fenestration and deep, boarded eaves. The chimney shafts have blind slits in the brickwork. Panelled front door to right of centre with an overlight with diamond panes. All windows iron-frame casements with small, square panes and moulded mullions: four first floor two-light windows, outer ground floor similar, three-light casement to left of the front door. The right return is similar, the left return is roughcast. Rear dairy wing gable-ended with later windows. Panelled back door to through passage... Interior: House not inspected but likely to retain original features... Built for the Downes estate. The farmhouse has an interesting plan form for its date, similar to Wellparks, also a Downes estate farm, and represents either a rebuild or very late survival of a three-room and cross-passage plan.*

A brief but thorough examination of the farmhouse was undertaken in order to inform the interpretation of the farm buildings. This established, without a doubt, that this is *not* a very late three-room cross passage farmhouse, but a medieval former open hall with an early 17<sup>th</sup> century crosswing, extended to the east twice, once in the late 18<sup>th</sup> century and again in the 19<sup>th</sup> century. The south and east elevations were rebuilt, presumably in c.1852, to provide a uniform and near-symmetrical ashlar façade that conceals the complexity of the structure; at the same time the roof was raised and replaced with bolted kingpost trusses, as per B1-B7.



FIGURE 28: THE SOUTH ELEVATION OF THE FARMHOUSE; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



FIGURE 29: THE NORTH ELEVATION OF THE FARMHOUSE; VIEWED FROM THE NORTH-WEST.

### 3.3 PHASING

The phasing of these buildings is relatively complex, but the historical map evidence makes it clear that, with the exception of part of the Pound House, almost all of the farm buildings standing in 1839 had been demolished and replaced by 1888. All of the extant historic farm buildings were



therefore built during the 49 year period between 1839 and 1888, and the documentary sources indicate the Pound House and Shippon were built between 1839 and 1852, and the farmhouse modified and brick range built in the early 1850s.

### 3.3.1 PHASE 0 – MEDIEVAL

Part of the Farmhouse is medieval in date, and the 1808 and 1839 maps show a scatter of farm buildings, some of which may have been contemporary.

#### *Evidence*

Historic maps showing the farmstead in 1595; surviving datable elements in the Farmhouse.

### 3.3.2 PHASE 1 – PRE-1839

The historic maps indicate that some of the walls of the Pound House and Shippon may survive from an earlier building on the same approximate footprint. Floor levels in the Pound House are lower than those of the yard to the west and build lines in the cob would imply a lower building with a (thatched) roof at a steeper pitch.

#### *Evidence*

Historic maps showing the layout of the farmstead in 1808, 1837 and 1839; changes in the cob build and the relative height of D1. No other features or fittings predating 1839, with the exception of some reused elements in the Shippon and *ex-situ* doors in B5 and B6. All the roofs were replaced in Phase 2.

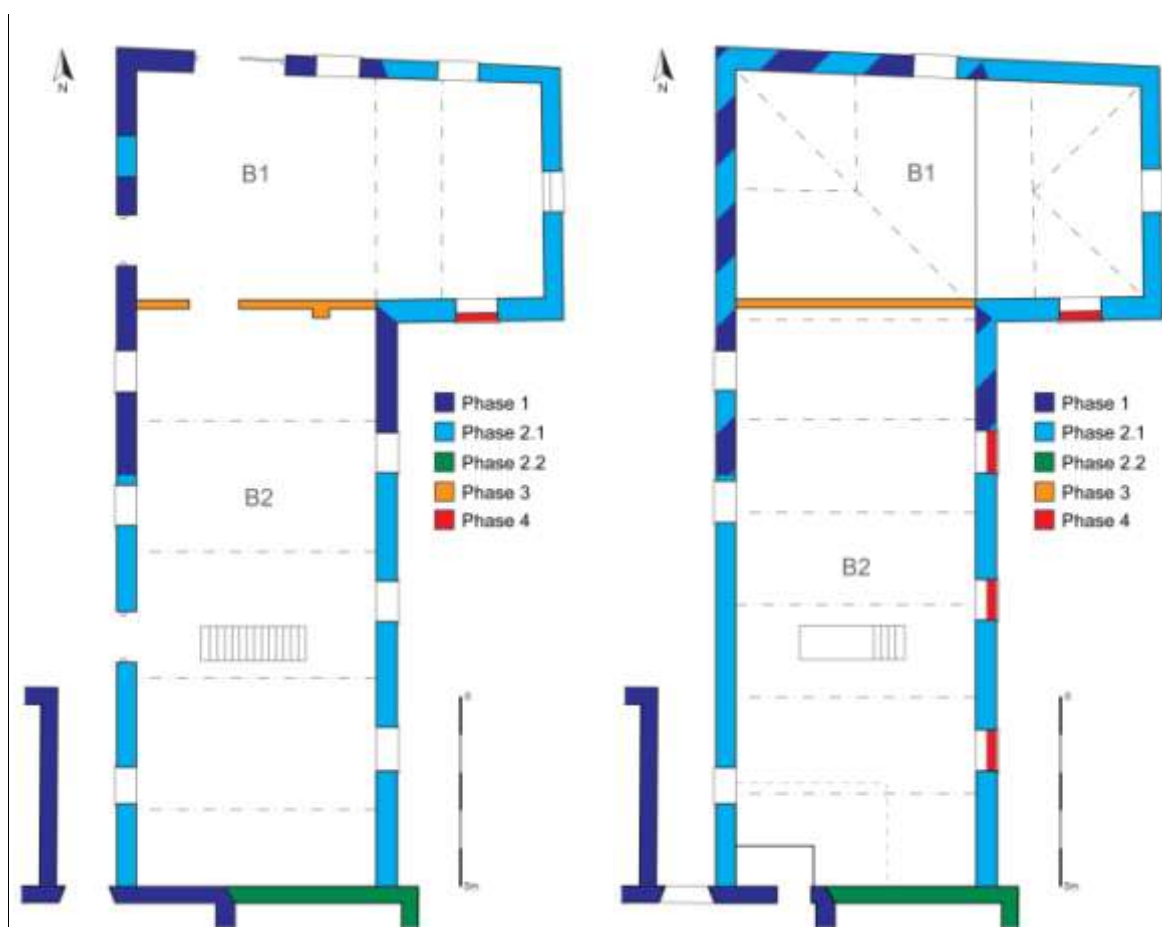


FIGURE 30: GROUND- (LEFT) AND FIRST-FLOOR (RIGHT) PHASED PLANS OF THE POUND HOUSE (B1) AND SHIPPON (B2) (BASED ON SUPPLIED DRAWINGS).

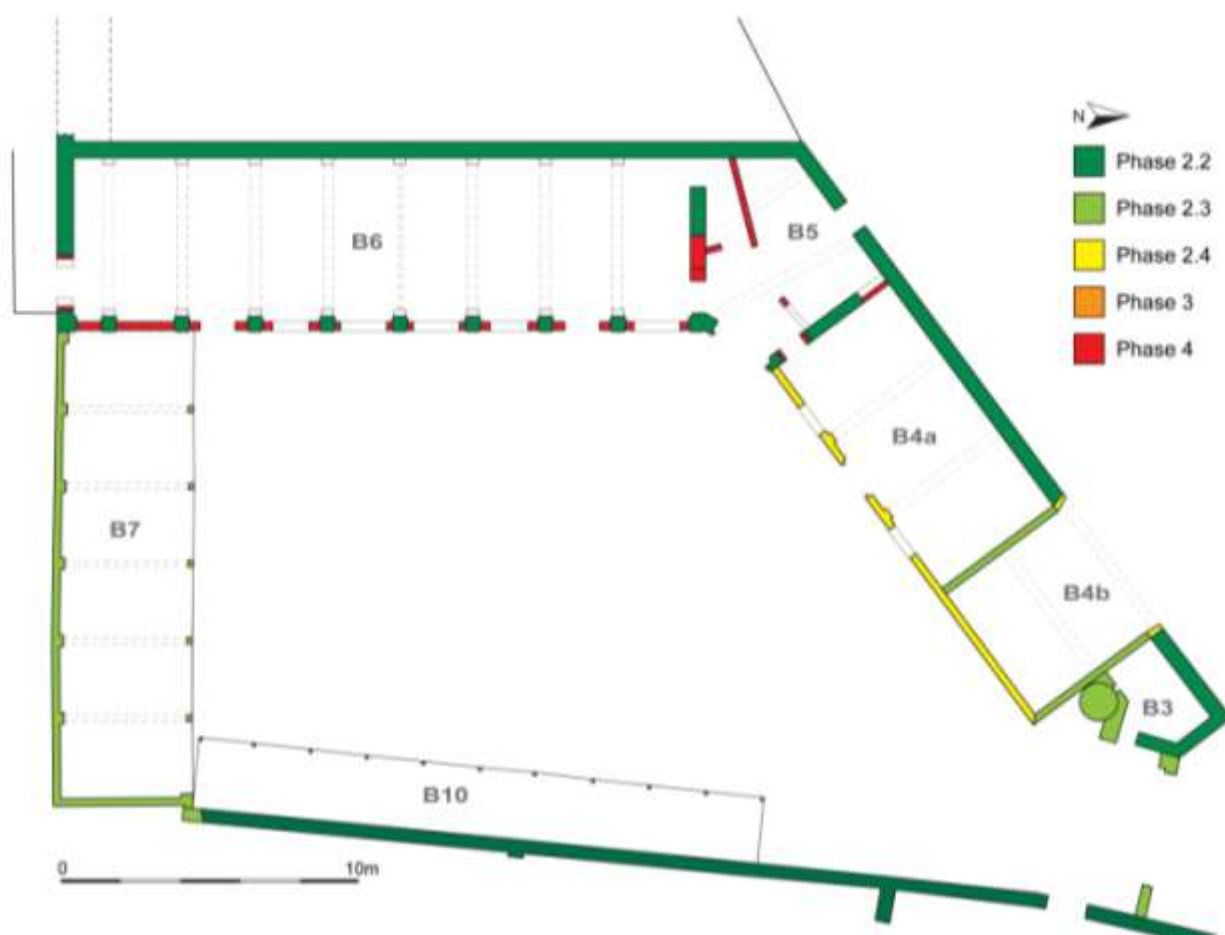


FIGURE 31: GROUND-FLOOR PHASING FOR THE BRICK BARNs (BASED ON SUPPLIED DRAWINGS).

Phase 2 (below) is divisible into three sub-phases based on observed built relationships, but the whole complex was rebuilt in the period 1839-1888. As the agricultural depression commenced c.1873, and the Exeter and Crediton Railway opened in 1851, the bulk of construction is likely to have taken place during the early 1850s when grain prices were buoyant, confidence high, and transportation easy (and note that in 1837-1839 access to the farm was changed to run from the south-east and the station). The contract for alterations at Higher Park Farm was issued in 1851 (DHC 2065M/E10/16a); the Farmhouse would have been re-fronted in this period as well.

### 3.3.3 PHASE 2.1 – 1839-1852

The Pound House (B1) and Shippon (B2) were built or extended in the first sub-phase.

#### *Evidence*

These two structures are on the plan of 1852.

### 3.3.4 PHASE 2.2 – EARLY 1850s

The Threshing Barn (B6), Root Store (B5) and yard walls were built in the second sub-phase.

#### *Evidence*

The ground-floor stone wall within B5 and B6 is contiguous with the back wall of B3 and B4; the cob garden wall is awkwardly rebuilt in brick at its southern end, adjacent to B7.

### 3.3.5 PHASE 2.3 – 1839-1888

The precursor of the Milking Parlour and Barn (B4) was built up against B5 and the yard wall. The Linhay (B7) was built up against B6 and truncating the cob garden wall. The gateway to the yard

was framed in brick and the Water Tank/Boiler (B3) house constructed. The walls to the west of B5 were built, forming B9.

*Evidence*

The walls of B7 abut B6, as do the walls of B9. The ground-floor walls of B4b and B3 abut the yard wall.

3.3.6 PHASE 2.4 – 1850s-1888

B4 was extensively rebuilt: the whole south-east elevation was rebuilt or infilled to form a stables and the building raised to two storeys. A wide cartshed opening was forced through the rear wall and a doorway forced through at first-floor level into B5. B3 roofed with large slate slabs, perhaps from a removed pigsty (B4b).

*Evidence*

The south-east wall of B4 abuts B5, the internal wall between B4a and B4b, and is awkwardly tied into the north-east gable wall at ground-floor level; the quality of the brickwork at first-floor level is consistent (i.e. poor) between all three elevations.

3.3.7 PHASE 3 – EARLY 20<sup>TH</sup> CENTURY

The wall above the wide cartshed opening in B4b was rebuilt. The current Horse Engine (B8) was probably built in this phase, replacing an earlier structure.

*Evidence*

The character of the brickwork and relationship with the Phase 2.3 brickwork in B4; the poor quality of the truss in B8; and the cartographic evidence.

3.3.8 PHASE 4 – MID 20<sup>TH</sup> CENTURY

The farmstead was re-purposed as a dairy unit. Concrete floors, cattle cubicles and feed passages were installed in B4a and B6, with concrete-block walls and a dairy inserted in B5. The steel feed hopper in B5 was assembled and connected via a chute to the ground floor, and by an auger to the exterior. Doorways were blocked or forced in B4a, B5 and B6 to serve this new arrangement, and five of the archways in the east elevation of B6 were blocked and windows installed.

*Evidence*

The character of the development and the materials used – concrete milking parlours, crittal-style hopper casement windows etc. – are characteristic of post-War investment in the dairy industry.

3.3.9 PHASE 5 – LATER 20<sup>TH</sup> CENTURY

The layout of the dairy unit was modified – with the introduction of cow cubicles in B7 and the construction of B10 – and then superseded with the construction of a new set of farm buildings to the north. The construction of the new Cow Cubicles (B11) and Milking Parlour (B12) marks the intensification of dairying on the farmstead, with a new emphasis on efficiency. Ultimately, even these buildings were rendered redundant following the re-regulation of the milk industry in 1993-94 and the concomitant drop in milk prices.

*Evidence*

The character of the development and the materials used – steel portal-framed sheds with galvanised steel cubicles, pit-based milking parlours etc. – are characteristic of late 20<sup>th</sup> century dairy units.

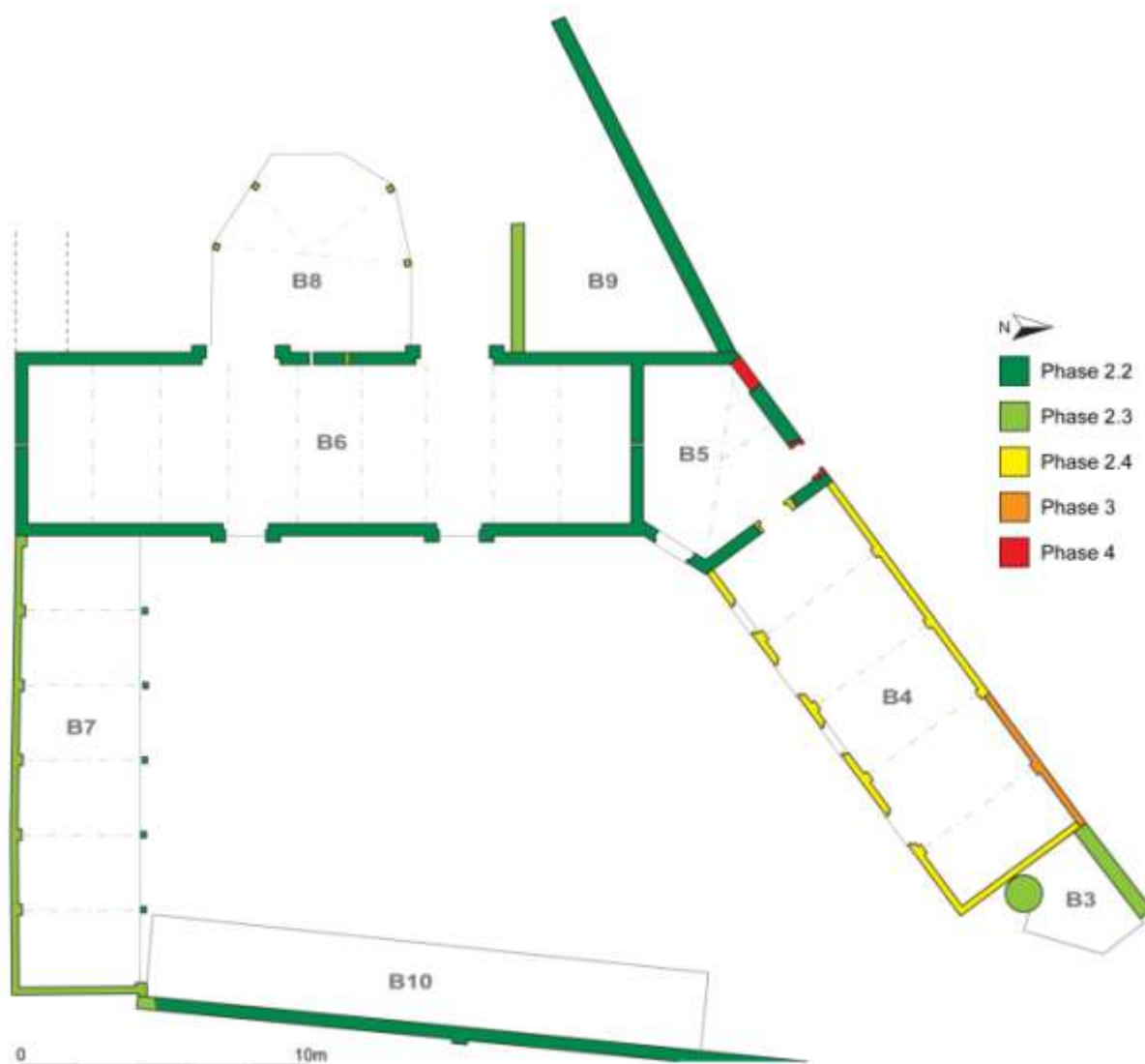


FIGURE 32: FIRST-FLOOR PHASING FOR THE BRICK BARNs (BASED ON SUPPLIED DRAWINGS).

### 3.4 POUND HOUSE AND SHIPPON – STATEMENT OF SIGNIFICANCE

Ostensibly, the Pound House and Shippon represent an older and more local vernacular tradition of farm building, in direct contrast to the new, modern and homogenised style of the brick barns. However, it is clear from the cartographic and built evidence that the Pound House and Shippon only just precede the brick barns, re-using some earlier elements but with identical roofs and just as specialised in terms of function. It is of interest that two thoroughly vernacular farm buildings should be constructed at roughly the same time as a fashionable set of specialised brick ones. We may speculate that these buildings were perhaps built by the tenant rather than designed by a prominent local architect, or else that as they are directly associated with the Farmhouse they were built to complement and contrast visually with the house.

#### 3.4.1 EVIDENTIAL VALUE

Limited: The interiors have been largely stripped of historic detail, though some notable features survive (the gallery in the Pound House; the historic window frames and shutters; the cobbled floors). In particular, the cobbled floor in the Shippon may feature sockets relating to the former layout of the ground-floor. The cob will contain evidence of the different builds/raises, and may contain artefactual evidence.

#### 3.4.2 HISTORICAL VALUE

The *pound house* is an important historic building type for Devon, one specific to apple processing and cider making. The *shippon* is similarly iconic, although the lack of loading doors at first-floor level, and the security measures noted, would suggest this is less a shippon and more a secure store (i.e. cellar). In this context, it is of interest that there is a doorway direct from the Farmhouse into the Shippon at first-floor level (currently used for a toilet) which could indicate the Shippon was semi-domestic in character. The two barns have no individual associative value, but the farmstead belonged successively to the Bishop of Exeter (as part of his great Crediton estate) and then to the Buller Family of Downes.

#### 3.4.3 AESTHETIC VALUE

The barns are charmingly vernacular and form an attractive group together with the elevations of the Farmhouse and its walled and cobbled farmyard. The modern render treatment detracts from the historic appearance of the cob exteriors, but the colour is reminiscent of the local pinkish-red clays to blend in quite effectively at a distance. The true aesthetic value of the barns lies in what they contribute visually to the setting of the more significant Farmhouse.

#### 3.4.4 COMMUNAL VALUE

None.

#### 3.4.5 AUTHENTICITY

The two buildings have not been converted to residential or domestic function, and are still strongly agricultural in character; such structures are a diminishing resource. The interiors are cluttered with domestic and agricultural fittings and furniture, the Shippon floor is covered with a thin skin of animal dung and the lofts still contain some fodder/straw. The loss of historic fittings is particularly notable in the Pound House – which should contain a horse engine, apple crushers, hoppers and a tall cider press – but the missing floors, partitions, window and door frames are also notable in their absence.

#### 3.4.6 INTEGRITY

The two cob structures survive in reasonable condition. The roofs are reasonably sound and the walls in good order. The north-west corner and east gable wall of the Pound House have been repaired with varying degrees of sympathy and appear stable.

### 3.5 THE BRICK BARNs – STATEMENT OF SIGNIFICANCE

The brick barns represent a fine group of mid 19<sup>th</sup> century farm buildings, extensively modified in the mid 20<sup>th</sup> and late 20<sup>th</sup> century, and provide clear evidence for the changes in farming over that period. The barns have important narrative value for the farm and its landscape, reflecting the prosperity and confidence of agriculture in the mid 19<sup>th</sup> century and changes over the course of the later 20<sup>th</sup> century.

#### 3.5.1 EVIDENTIAL VALUE

Medium: In their form and layout, these buildings provide clear evidence for changing function over time. It is possible that the remains of the first horse engine survive beneath B8, and might provide information on the type and style of engine used. It is possible – but deemed unlikely – that historic floor and yard surfaces may survive beneath the concrete floors of the building and yard. It is also possible that the foundations of the pre-1839 structures on the site may survive.

### 3.5.2 HISTORICAL VALUE

As noted above, this fine set of mid 19<sup>th</sup> century farm buildings is testament to the prosperity of the period and the confidence of its landlords. The Threshing Barn (B6) in particular is a *statement building*, well-built and featuring a series of unnecessary architectural details. In addition, the capacity of this structure is disproportionate to the size of the 1839 farmstead. The association of this phase with the prominent local architect R.S. Cornish lends significance to the group.

### 3.5.3 AESTHETIC VALUE

The group present as very cohesive, despite their phased development and Building 6, in particular, was constructed at first floor level and above with views to the farm, the railway and from the approach along the lane in mind; with both the long east and west elevations being 'presentation' in style. The corbels are particularly fine and the brick piers/cheeks which they support are in no way tied in, purely decorative and an affectation, a statement of wealth. The aesthetic value of the barns ties in to their architectural value, as a group, incrementally rising higher for their contribution to setting and the cohesive nature of the entire surviving farmyard.

### 3.5.4 COMMUNAL VALUE

None.

### 3.5.5 AUTHENTICITY

The barns are currently derelict, but retain some farm fittings and are still strewn with hay straw and machinery, clearly only sold away to residential usage fairly recently. They are exceptionally authentic in character, as if the farmer and his cows could have just left, and form a cohesive group of historic appearance, the modern alterations fairly superficial.

### 3.5.6 INTEGRITY

The barns survive largely intact structurally, although the later 20<sup>th</sup> century milking parlour fittings have been lost, as has the threshing equipment. Most openings retain a door, doorframe or window and their functions are still identifiable from what does remain.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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### 4.1 CONCLUSIONS

The farmstead at Higher Park is comprised of two adjoining yards flanked by farm buildings. The farm lies within the medieval Manor of Crediton Parks, the great deerpark attached to the palace of the Bishops of Exeter in Crediton. At the Dissolution, the park passed into secular hands; it had been disemparked by 1598 and divided up into a series of small sub-rectangular fields served by two farmsteads (*Great* and *Little Park*) and numerous field barns. The Manor of Crediton Parks was divided up between four different landholders in 1808 and *Great Park* was a tenant farm of 25a; it was bought by a single local landowner – John Wentworth Buller of Downes – in 1937 and *Great Park* was expanded to 85a at the expense of five other tenements. During the 1840s and 1850s the farm buildings shown on the 1808 and 1839 maps were swept away and replaced by a new set of modern, efficient buildings. The farm was sold out of the Downes Estate in 1921 and bought by the County Council, run as a tenant farm until 2016; at that point the Farmhouse and buildings were sold.

Ostensibly, the Farmhouse is a mid 19<sup>th</sup> century-rebuild adjoining two earlier cob buildings. However, the reality is that the Farmhouse is medieval and 17<sup>th</sup> century in date and the two cob outbuildings were built or very heavily altered in the 1840s. The two structures are known as the Pound House (B1) and the Shippon (B2); the Pound House was clearly a cider barn, but it remains unclear if the Shippon was originally intended as such. The lack of proper drainage, the absence of a first-floor loading door, the barred and shuttered windows, first-floor access to the Farmhouse, and the label *cellar* on the 1852 plan, would point to a secure storage or semi-domestic function.

The range of brick barns to the west includes a Linhay (B7), Threshing Barn with shippon beneath (B6), a former stables and cartshed (B4), a Boiler House (B3), and Horse Engine (B8). All of these structures were built between 1852 and 1888, and in several clear phases. It is, however, likely that most of these sub-phases occurred in the 1850s, just after the railway reached Crediton and before the later 19<sup>th</sup> century agricultural depression. The buildings contain the usual range of specialist structures found on 19<sup>th</sup> century planned Devon farmsteads, but the Threshing Barn is worthy of particular note. The size and quality of this structure is out of keeping with the rest of the buildings – although perhaps commensurate with the re-fronting of the Farmhouse and the status of the architect, R.S. Cornish – and disproportionate to the size of the farm. The capacity of this building makes it tempting to suggest it was intended to process and store grain for the estate, rather than just this farm.

Modifications after 1888 are relatively minor and reflect the long agricultural depression between 1873 and WWII. Post-War investment is evident in the re-purposing of the buildings to dairy use, with the conversion of the stables and the shippon in the threshing barn to milking parlours, and the (later) construction of cow cubicles in the Linhay. A new dairy complex was built to the north-west post-1970 leaving the historic farm buildings semi-redundant. The new dairy unit functioned until the early 2010s, and fell victim to increasingly difficult economic conditions and the impact of bovine TB.

These buildings have clear vernacular and historical value, a range of planned farm buildings built and rebuilt by the Downes Estate in the mid 19<sup>th</sup> century. Comparisons can be drawn with the other Buller planned farmsteads at Wellparks and Downes, although there are clear architectural differences between Higher Park and, for instance Wellparks, that are worthy of closer study. The later development of the farmstead mirrors social and economic changes in the countryside during the later 19<sup>th</sup> and 20<sup>th</sup> century. The quality of the rebuilt Farmhouse is interesting, and points to a desire to attract the right kind of tenants. The medieval origins of that building are of

particular interest – does it date to the late medieval phase of disemparkment, or to an earlier period when the Bishop required a hunting lodge in his Great Park, *contra* Venn (1961)?

## 4.2 RECOMMENDATIONS

It is proposed that the Pound House and Shippon are converted to provide ancillary accommodation to the farmhouse. Consideration will need to be given to the treatment of the historic floors and floor levels in the Shippon. The cobbles need to be cleaned and recorded if they are to be removed (by photographing, drawing and possibly also monitored works via watching brief). Loss of historic fabric should be minimised wherever possible by maintaining the historic openings. For the windows and doors in the building, care should be taken to retain and restore, insofar as is possible, the historic frames, doors and shutters. Where they are missing, frames and fittings similar in character to the historic ones should be sourced; PVC composite windows and doors would be inappropriate. The gallery in the Pound House is the principal surviving element relating to its use as a cider barn, and this should be retained and incorporated into any design. This need not preclude inserting a first-floor into the western half of the barn, but the railing should be retained (perhaps by locating a stair here?) and distinguished from the new elements. The exposed brickwork of the internal wall between the Pound House and the Shippon should be retained, at least to one side, to underline the non-domestic origins of the building and show off the relative phasing. For the same reason, the north wall of the house within the Shippon should be left exposed. Where openings are to be blocked, the form of the opening should be retained given the symmetry of these elevations.

To the west, the brick barns comprise a group of structures of specialised function where the specialist function is expressed visibly in the form of the building. A linhay is *characterised* as an open-fronted two-storey building, a threshing barn *always* has opposing doorways, and so forth. Modifications to the brick barns should take care to maintain that distinctiveness. There will be issues with the Threshing Barn as the first-floor lacks fenestration. Introducing windows into this structure will need to be carefully handled, and should be avoided altogether in the east and west elevations. Most of the internal fittings relating to the 20<sup>th</sup> century use of B4a and B6 as milking parlours have already been stripped out, but the crittal-style windows in the east and south-east elevations should be retained, as they are characteristic of dairy units of this period.

With the exception of the Shippon, and possibly B4b, the floor of these buildings is concrete. It is not clear if these concrete floors replaced the historic floors, or whether they conceal older cobbled surfaces. The same is true of the yard attached to the brick barns.



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### **Devon Heritage Centre (DHC):**

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- Norden map of the Manor of Crediton, 1598 (19<sup>th</sup> century copy) (REF: 1660/A add4/E1/)*
- Sale map of the Manor of Crediton Park, 1837 (REF: 2065M/E3/A1)*
- Crediton tithe map and apportionment 1839*
- Contract for the rebuilding of Higher Park, 1851 (REF: 2065M/E10/16a)*
- Plan (Park Farm House) dated 1852 (REF: 2065M/E3/26)*
- OS 1st edition 25" Devon Sheet LXVII.6 surveyed 1888 published 1890*
- OS 2nd edition 25" Devon Sheet LXVII.6 surveyed 1904 published 1905*

## APPENDIX 1: LISTING DESCRIPTIONS

## GREAT PARK FARMHOUSE AND ATTACHED SHIPPON AND POUNDHOUSE

List Entry Number: 1197118

Farmhouse and adjoining shippon and poundhouse. Farmhouse 1830s; barn and poundhouse earlier, probably C18. Farmhouse local volcanic trap with ashlar dressings and rusticated quoins, rear wing and right (west) return roughcast; slate roof; ridge and end stacks with brick shafts. Shippon and poundhouse red cob on stone rubble footings; corrugated plastic roof, probably originally thatched. Plan: T-plan farmhouse, with 3-room through passage plan to main range and former dairy to ground floor of rear wing extended with a brick lean-to to west. The shippon and poundhouse is a lofted L-shaped block, adjoining the house at the rear right (north east). The poundhouse at the north end projects at right angles on the east side. Exterior: 2 storeys. Long, asymmetrical 4-window front with regular fenestration and deep, boarded eaves. The chimney shafts have blind slits in the brickwork. Panelled front door to right of centre with an overlight with diamond panes. All windows iron-frame casements with small, square panes and moulded mullions: 4 first floor 2-light windows, outer ground floor similar, 3-light casement to left of the front door. The right return is similar, the left return is roughcast. Rear dairy wing gable-ended with later windows. Panelled back door to through passage. The shippon of the shippon/poundhouse range to the rear has roof hipped at the north end. The west side, facing the yard to the rear of the house, has a doorway to the left, into the poundhouse; a doorway to the right, into the shippon, 3 ground floor windows and 3 loft windows. The north end has a wide modern doorway to the right, into the poundhouse, a decayed window alongside to the left with a timber lintel and a 2-light first floor window. Interior: House not inspected but likely to retain original features. Shippon/poundhouse has internal brick partition and king post and strut roof of an early C19 character. Built for the Downes estate. The farmhouse has an interesting plan form for its date, similar to Wellparks (q.v.), also a Downes estate farm, and represents either a rebuild or very late survival of a 3-room and cross-passage plan. The agricultural building survives from an earlier phase, before the planned yard to the south west of the farmhouse was built and is an important item in the historic farm group.

## GROUP OF FARMBUILDINGS SOUTH WEST OF GREAT PARK FARMHOUSE

List Entry Number: 1197119

Group of farmbuildings including a linhay, shippon with bank barn over, dairy, stables and building of unknown function, possibly an engine house. Circa 1850. Flemish bond brick on stone rubble footings; slate roofs; cast iron gutters, down-pipe and water tank. Plan: 3 ranges of buildings fronting a yard. The south range is a north-facing 6-bay linhay. The west range, adjoining at right angles, is a large bank barn over a shippon. Adjoining this, and at an obtuse angle to it, is a small dairy block for servicing the shippon. Adjoining this, also at an obtuse angle and facing south-west, is a stable block. Attached to the stable block, at the north-east end, is a small lean-to, possible former engine house, partly built round a tall iron water tank that collected all the water from the front pitches of the barn and stable roofs and fed a granite trough in front of it. Exterior: The linhay has timber chamfered posts and is still open-fronted throughout. The bank barn/shippon is unusual in having 2 first floor doorways to the barn from the yard, not the usual single door. The doorways have segmental arched heads and floating brick porches, the cheeks carried on moulded granite corbels, and shallow lean-to roofs, also on shaped granite corbels. 8 doorways on the ground floor (some blocked) have segmental arched heads with brick voussoirs. The rear elevation has a doorway with brick cheeks leading onto a farm track to the fields. Some of the doorways have been blocked. The dairy block is one-bay with a large segmental-headed arched doorway and a loft window. The stable block is 4 bays with a doorway to right of centre flanked by windows; loft doorway above the ground floor door, also flanked by windows, second loft door to the right. The rivetted iron water tank at the right end is large (about 3 and a half metres) and cylindrical with a tap above the triangular granite water trough. Lean-to abuts the tall, ramped stone wall to the yard; it is roofed with massive thick slates, and door on the south east side has an iron frame and iron middle rail, the lower half infilled with boards. Interior: All buildings roofed with early C19 king post and strut trusses, some struts missing but may never have been used as the same arrangement is noticeable at Wellparks (q.v.), another Downes estate farmyard. Lean-to has roof supported on iron rafters, and contains a granite platform with the remains of some iron fixings. Group value with the farmhouse and an earlier farmbuilding to the east. An interesting example of a small planned estate farmyard.

## APPENDIX 2: BUILDING RECORDING TABLES

<b>L-Shaped Cob Range</b>		<b>Description</b>
Function/Summary:		L-shaped range of cob barns attached to the farmhouse. Cobbled yard to west. The long south range is a shippon with loft above; the north cross-range is a former pound house.
Fabric Description:		Walls of cob on a plinth of roughly-coursed stone. Clear build raises visible to interior (especially in B2) but exterior covered in pinkish air-blown render which obscures detail.
Roof:		Pitched roofs of plastic-coated box-section sheets to north and west pitch; older big six asbestos sheets with roof lights to east and south pitch. Carried on mid 19 <sup>th</sup> century bolted kingpost trusses to queen struts; complex long double-kingpost truss spans the corner of B1 where the roof turns to follow the pitch of B2.
Guttering:		Black plastic guttering and downspouts on modern plank barge boards.
Dating Evidence:		Style and form of build; historic maps.

<b>Building 1</b>		<b>POUND HOUSE</b>
Function/Summary:		Two-storey former cider barn; internal gallery and some
Fabric Description:		Two-storey rectangular building with walls of cob on a plinth of roughly-coursed stone blocks.
Roof:		Hipped to the east and hipped (contiguous with B2) to the west. Carried on a single mid 19 <sup>th</sup> century kingpost truss to the top of the east hip; one long composite double kingpost truss that stretches from corner to corner diagonally across the building, repaired with modern bolted tanalised timbers
Guttering:		Black plastic guttering and downspouts on modern plank barge boards.
Dating Evidence:		Style and form of build; historic maps.
<b>EXTERIOR</b>		
<b>B1 Elevation WEST</b>		
		<b>Description</b>
Fabric Detail:		The stonework of the plinth here is heavier but cruder, roughly-dressed to the north-west corner. Cob to the north-west corner has been repaired in cob block.
Openings: Doors	D2	Relatively low GF doorway with raised lintel; the timber lintel is perched on brick in lime mortar to the each sides. Good roughly-dressed stone reveals to the lower sides which drop lower than external yard level; a concrete slab threshold has been installed to form steps down into barn. Reset doorframe with pegged corners and heavy with chunky bead moulding. The base of the doorframe has rotted and been cut out more recent timber scarfed in several times. Door of wide uneven-width beaded planks on good iron pintles and heavy strap hinges, good iron thumb latch. Door is likely 18 <sup>th</sup> century and may have been reset from the farmhouse; almost residential in character with its bead mouldings.
Blocked Openings:	BO1	North of D1 there is the scar of a GF opening; the cob sinks in slightly and there is a timber lintel on timber pads set into the wall; the stonework on the inner face of the elevation is patched here, but good below the opening, indicating a window.
Other Details:		Clear raise in the cob at one-and-a-half storeys height, and another raise just at the eaves. There is a change in alignment of the contiguous west wall here where it joins B2; there is a slightly disturbance in the style of the plinth stonework, but ribbon pointing obscures the detail.
Relationships:		The west elevation of B1 appears contiguous with B1.
<b>B1 Elevation NORTH</b>		
		<b>Description</b>
Fabric Detail:		Dressed faced formal quoins to north-east corner.
Openings – Doors:	D3	GF wide forced doorway. Enlarged from an earlier opening to the north-west corner, reveals rebuilt in concrete block. Original timber lintel can be seen above the opening to the west end; iron sliding door mechanism and beam has been forced in. Wide opening partly blocked in with modern boards, with smaller boarded door on modern hinges with bolt.

Openings: Windows	W4	GF window. Long deep central opening. Timber lintel on timber pads set higher in the wall than the openings to either side. Boarded externally. Surviving timber two-light frame, rebated for glazing.
	W5	GF window. Square window opening, reused timber lintel on timber pads, boarded externally. Surviving two-light timber frame, missing central mullion. One of the beams carrying the FF sits on the lintel of this opening.
	W14	FF window. Square window set up into eaves, plank lintel on timber pads at wallplate height. Boarded externally. Surviving timber two-light frame, pegged corners, a single iron bar to each light.
<b>B1 Elevation EAST</b>		<b>Description</b>
Fabric Detail:		The cob appears thicker and more irregular here. North-east corner repaired with cob blocks; the south-east corner is very irregular and battered, with rebuild in concrete block and brick to the interior face.
Openings – Windows:	W6	GF window. Symmetrically-positioned in the centre of the elevation below W15. Deep narrow opening with thin timber lintel on timber pads. Boarded externally, crude modern frame of tanalised timber. Opening infilled below with brick, possible former doorway.
	W15	FF window. Symmetrically-positioned in the centre of the elevation above W6. Square window set high at eaves, boarded externally. Timber plain pegged frame.
<b>B1 Elevation SOUTH</b>		<b>Description</b>
Fabric Detail:		The south-east corner is very irregular and battered, rebuilt to the interior in concrete block. An external stair is shown here on the historic OS maps, so it is possible there is a blocked doorway here.
Openings – Windows:	W7	GF window. Symmetrically-positioned in the elevation below W16. Square window, narrow timber lintel on timber pads. Blocked in brick. One of the beams carrying the FF sits on the lintel of this opening.
	W16	FF window. Symmetrically-positioned in the elevation above W7. Rendered to the exterior, blocked in concrete block.
<b>B1 INTERIOR</b>		<b>Ground Floor Description</b>
Summary/Function:		Former pound house, now a store.
Plan:		An internal brick partition separates it from B2 to the south. Substantial loft structure to the east end, open to the roof to the west.
Walls:		Exposed cob walls to all sides, shows various levels of raise and changes in colours and textures of cob. Shows lower loft or sockets to the west end. Partition wall to B2 is a full-height brick wall of pale pinkish-red brick laid in an irregular bond, predominately a header bond, in a white lime mortar. There are joist four sockets to the west end. This wall abuts the exterior walls to east and west.
Floor:		Concrete floor to the central and west end, earth to the east end. The floor level in this barn is much lower than in B2, and is terraced into the ground. This level appears to be correct as an original doorway (D2) in the west wall respects this lower floor level.
Ceiling:		Open to the roof. Gallery to the east is carried on two heavy transverse beams and deep narrow joists. There is a hatch to the north-west side (above an apple crusher?) and the remnants of other timber fittings that would have fixed a horse engine below. The gallery features a surviving timber rail to the north end, of four uprights with planks and a top rail.
Roof Structure:		One fairly good kingpost to the east, with half lapped struts cut over the blades and spiked. Notched joints to the blades and kingpost. This truss is then braced with heavy beams to the hip. Large elongated braced double-kingpost truss across the corner, where B1 and B2 meet. This is bolted and strap braced, with some modern replacement struts and beams. Central kingpost with struts and side queen struts. Bolted repairs in modern tanalised timber.
Openings – Doors:	D2	GF doorway in west wall. Relatively low opening with raised lintel; the timber lintel is perched on brick in lime mortar to the each sides. Good roughly-dressed stone reveals to the lower sides which drop lower than external yard level; a

		concrete slab threshold has been installed to form steps down into barn. Reset doorframe with pegged corners and heavy with chunky bead moulding. The base of the doorframe has rotted and been cut out more recent timber scarfed in several times. Door of wide uneven-width beaded planks with heavy ledging bars, on good iron pintles and heavy strap hinges, good iron thumb latch. Door is likely 18 <sup>th</sup> century and may have been reset from the farmhouse; almost residential in character with its bead mouldings.
	D3	GF wide forced doorway in north wall. Enlarged from an earlier opening to the north-west corner, reveals rebuilt in concrete block. Original timber lintel can be seen above the opening to the west end; iron sliding door mechanism and beam has been forced in. Wide opening partly blocked in with modern boards, with smaller boarded door on modern hinges with bolt.
	D4	GF doorway in the south wall to B2. Thin timber lintel. No surviving frame or door.
Openings – Windows:	W4	GF window in north wall. Long deep central opening. Timber lintel on timber pads set higher in the wall than the openings to either side. Boarded externally. Surviving timber two-light frame, rebated for glazing.
	W5	GF opening in north wall. Square window opening, reused timber lintel on timber pads, boarded externally. Surviving two-light timber frame, missing central mullion. One of the beams carrying the FF sits on the lintel of this opening.
	W6	GF window in east wall. Deep narrow opening with thin timber lintel on timber pads. Boarded externally, crude modern frame of tanalised timber. Opening infilled below with brick, possible former doorway.
	W7	GF window in south wall. Square window, narrow timber lintel on timber pads. Blocked in brick. One of the beams carrying the FF sits on the lintel of this opening.
	W14	FF window in north wall. Square window set up into eaves, plank lintel on timber pads at wallplate height. Boarded externally. Surviving timber two-light frame, pegged corners, a single iron bar to each light.
	W15	FF window to east. Square window set high at eaves, boarded externally. Timber plain pegged frame.
	W16	FF window to south. Rendered to the exterior, blocked in concrete block.
Blocked Openings:	BO1	Blocked window in west wall north of D1; a timber lintel is visible to the interior and the stonework on the inner face of the elevation is patched here.
Significant Features:		The gallery, rail and structural remains relating to the horse engine/apple crusher.

<b>Building 2</b>		<b>SHIPPON</b>
Function/Summary:		Two-storey former shippon, styled a <i>Cellar</i> on the 1852 plan.
Fabric Description:		Two-storey rectangular building with walls of cob on a plinth of roughly-coursed stone blocks. The majority of the cob is a dark red-brown with lots of small stones and organic material. There is some evidence for phasing along its length, with changes to the build of the stone plinth, and changes to texture and composition to the cob. The cob to the south end is grey-pink in colour and very stony.
Roof:		Pitched roof is contiguous with B1. C20 covering is carried on six mid C19 pine kingpost trusses. The kingposts are bottled, with notched sockets to the struts which are half lapped over the blades, held with spikes. Pegs to top of kingposts.
Guttering:		Black plastic guttering and downspouts on modern plank barge boards.
Dating Evidence:		Style and form of build; historic maps.
<b>B2 EXTERIOR</b>		
<b>B2 Elevation WEST</b>		<b>Description</b>
Fabric Detail:		The elevation exhibits symmetry, with a 2/2/2 arrangement of windows with an off-centre door (D1).
Openings: Doors	D1	GF doorway. Narrow timber lintel, C18 heavy doorframe with bead moulding, cut and newer wood scarfed to base. Possibly reused from house. C19 even-

		width plank door with ledging bars and later bracing, iron thumb latch.
Openings – Windows:	W1	GF window. Square window opening, boarded externally. Thin timber lintel on timber pads and with sloping slate set over, timber sill. Surviving timber two-light frame, sockets in the frame for iron bars. Single loose shutter wedged horizontally into the opening; the shutter re-uses a section of narrow C17 panelling. The interior of this opening is framed for being boarded out – a domestic characteristic.
	W2	GF window. Square window opening, boarded externally. Reused timber lintel on timber pads, timber sill. The wall below the sill has failed and been rebuilt in red brick. Surviving timber two-light frame, sockets in the frame for two iron bars to each light; one bar survives to the south light. Two shutters on iron pintles and strap hinges with spearhead terminals. The shutters are built out of reused narrow raised and fielded C17 panelling. The south shutter has a single panel, cut down to fit the opening, with a plain plank. The north shutter has two narrow panels of the correct height for the opening.
	W3	GF window. Square window opening, boarded externally. Reused timber lintel on timber pads, timber sill. The wall below the sill has failed and been rebuilt in red brick. Surviving timber two-light frame, central mullion lost, sockets in the frame for iron bars. Two shutters on iron pintles and strap hinges with spearhead terminals, plain thin planks and ledging bars. One shutter is hung, the other is on the floor adjacent.
	W11	FF window. Square window opening, boarded externally. Timber lintel on timber pads. Slate sill. Surviving timber two-light frame, one iron bar to each light. Internal plank sill. Two shutters on iron pintles and strap hinges with spearhead terminals, a mix of plain thin planks and ledging bars, cobbled together.
	W12	FF window. Square window opening, boarded externally. Timber lintel on timber pads. Wall below the sill rebuilt in cob; projecting bricks to either side of opening. Crude modern frame of tanalised timber, sill rebuilt in cob block.
	W13	FF window. Square window opening, possibly forced? Boarded externally. Timber lintel on timber pads. Concrete sill. Surviving timber two-light frame, one iron bar to each light. Internal plank sill with brick beneath. Two shutters on iron pintles and strap hinges with spearhead terminals, plain thin planks, ledging bars on north shutter are reused C17 scratch-moulded planks.
Other Details:		To the north end of the elevation, perhaps as far as D1, there has been a significant raise at one-and-a-half-storeys height, indicating this was once a thatched building with a steeper roofline.
<b>B2 Elevation EAST</b>		<b>Description</b>
Fabric Detail:		The elevation has a marked symmetrical appearance.
Openings: Windows	W8	GF window. Slightly narrower than the others, boarded externally. Straight cob sides, heavy timber lintel on timber pads, timber plank sill. The lintel sits a little higher and is more weathered, the stonework below is more disturbed, possibly a blocked doorway. Surviving timber two-light frame, two iron bars to each light. One shutter on iron pintles and strap hinges with spearhead terminals, plain thin planks and ledging bars. Later C20 iron mesh.
	W9	GF window. Square window, boarded externally. Straight cob sides, reused timber lintel on timber pads, sloping C21 slate sill. Crude modern frame of tanalised timber.
	W10	GF window. Square window, boarded externally. Straight cob sides, reused timber lintel on timber pads, thin plank sill. Cob below the opening repaired, with projecting bricks to each side. Surviving timber two-light frame, two iron bars to each light. Later C20 iron mesh. Ex-situ historic frame leaning up in front of this window.
	W17	FF window. Timber lintel on timber pads and concrete sill. Blocked in red brick. No frame.
	W18	FF window. Timber lintel on timber pads and concrete sill. Blocked in red brick. No frame.
	W19	FF window. Timber lintel on timber pads and concrete sill. Blocked in red brick.

		No frame.
Other Details:		To the north end, past W9/W18 as far as the join with B1, there is a clear build line at one-and-a-half-storeys; this indicates a raise, possibly a thatched steeper former roofline, before it was replaced in slate in the C19.
Relationships:		The elevation abuts the Farmhouse to the south and B1 to the north; the north end of the elevation is older than the southern part.
<b>B2 Elevation SOUTH</b>		<b>Description</b>
Relationships:		B2 is built up against the Farmhouse at its south end. Two-phase Farmhouse wall: the west section is of good blocky stonework in a white lime mortar, the east section in pale red brickwork in an English bond with a white lime mortar. As the easternmost room of the farmhouse was been extended in brick the cob walls must be mid-to-late C19 as they abut a structure built after 1839. This wall is pierced by a door at FF level providing access to the toilet; this is a later C19 plain four-panel door.
<b>B2 Elevation NORTH</b>		<b>Description</b>
Relationships:		B2 is separated from B1 by an internal brick partition wall. Pale red bricks in a lime mortar, mostly in a header bond but somewhat irregular. Pierced by a single opening (D4). The wall is perched on an irregular base; perhaps an older stone foundation but could be stony subsoil.
<b>B2 INTERIOR</b>		
<b>B2 Ground Floor</b>		<b>Description</b>
Summary/Function:		Cow byre and open animal pens, possibly of mixed function. However, the barred shuttered windows would suggest a storage function.
Plan:		A single long narrow rectangular room with drain to the west. Off-centre steps to the FF to the south end.
Walls:		Exposed cob walls on a stone base. Some evidence of lime wash. Partition wall to B1 is a full-height brick wall of pale pinkish-red brick laid in an irregular bond, predominately a header bond, in a white lime mortar. This wall abuts the exterior walls to east and west.
Floor:		Cobbled floor, drain to the west side. Larger cobbles in a patch next to D1. Smaller neater cobbles to the south, perhaps not as old as those to the north.
Ceiling:		Four heavy transverse beams support deep narrow joists and even-width planks. The two beams to the north a heavier and better shaped than those to the south; however, both have failed and are supported by upright railway sleepers. Joists to the north-east side have failed and are repaired with bolted modern tanalised timber. Crude plank noggins inserted between the joists.
Openings – Doors:	D1	GF doorway in west wall. Narrow timber lintel on timber pads, C18 heavy doorframe with bead moulding, cut and newer wood scarfed to base. Possibly reused from house. C19 even-width plank door with ledging bars and later bracing, iron thumb latch.
	D4	Opening in brick partition wall to the north end, thin timber lintel, no door or evidence of a door, some timber lacing to the sides of the opening.
Openings – Windows:	W1	GF window in west wall. Square window opening, boarded externally. Thin timber lintel on timber pads with sloping slate set over, timber sill. Surviving timber two-light frame, sockets in the frame for iron bars. Single loose shutter wedged horizontally into the opening; the shutter re-uses a section of narrow C17 panelling. The interior of this opening is framed for being boarded out – a domestic characteristic.
	W2	GF window in west wall. Square window opening, boarded externally. Reused timber lintel on timber pads, timber sill. The wall below the sill has failed and been rebuilt in red brick. Surviving timber two-light frame, sockets in the frame for two iron bars to each light; one bar survives to the south light. Two shutters on iron pintles and strap hinges with spearhead terminals. The shutters are built out of reused narrow raised and fielded C17 panelling. The south shutter has a single panel, cut down to fit the opening, with a plain plank. The north shutter has two narrow panels of the correct height for the opening.
	W3	GF window in west wall. Square window opening, boarded externally. Reused

		timber lintel on timber pads, timber sill. The wall below the sill has failed and been rebuilt in red brick. Surviving timber two-light frame, central mullion lost, sockets in the frame for iron bars. Two shutters on iron pintles and strap hinges with spearhead terminals, plain thin planks and ledging bars. One shutter is hung, the other is on the floor adjacent.
	W8	GF window in east wall. Slightly narrower than the others, boarded externally. Straight cob sides, heavy timber lintel on timber pads, timber plank sill. The lintel sits a little higher and is more weathered, the stonework below is more disturbed, possibly a blocked doorway. Surviving timber two-light frame, two iron bars to each light. One shutter on iron pintles and strap hinges with spearhead terminals, plain thin planks and ledging bars. Later C20 iron mesh.
	W9	GF window in east wall. Square window, boarded externally. Straight cob sides, reused timber lintel on timber pads, sloping C21 slate sill. Crude modern frame of tanalised timber.
	W10	GF window in east wall. Square window, boarded externally. Straight cob sides, reused timber lintel on timber pads, thin plank sill. Cob below the opening repaired, with projecting bricks to each side. Surviving timber two-light frame, two iron bars to each light. Later C20 iron mesh. Ex-situ historic frame leaning up in front of this window.
Significant Features:		Stairs rising from the ground floor in front of D1 to FF level. The broad shallow wide steps thick plank treads and plain plank stair plate. The stair has eight surviving treads with sockets for three more to the base that have been lost/rotted out; the stairs are braced by several vertical timbers that may once have been boxed in
<b>B2 First Floor</b>		<b>Description</b>
Floor:		Floor of even-width planks, pierced by a single stairwell. The floor is missing to the south-west (rotted out?), but there are joist sockets in the wall of the Farmhouse.
Ceiling:		Open to the roof.
Openings – Doors:	D5	FF doorway in south wall (concealed by toilet). Later C19 plain four-panel door.
Openings – Windows:	W11	Window in west wall. Square window opening, boarded externally. Timber lintel on timber pads. Slate sill. Surviving timber two-light frame, one iron bar to each light. Internal plank sill. Two shutters on iron pintles and strap hinges with spearhead terminals, a mix of plain thin planks and ledging bars, cobbled together.
	W12	Window in west wall. Square window opening, boarded externally. Timber lintel on timber pads. Wall below the sill rebuilt in cob; projecting bricks to either side of opening. Crude modern frame of tanalised timber, sill rebuilt in cob block.
	W13	Window in west wall. Square window opening, possibly forced? Boarded externally. Timber lintel on timber pads. Concrete sill. Surviving timber two-light frame, one iron bar to each light. Internal plank sill with brick beneath. Two shutters on iron pintles and strap hinges with spearhead terminals, plain thin planks, ledging bars on north shutter are reused C17 scratch-moulded planks.
	W17	FF window in east wall. Timber lintel on timber pads and concrete sill. Blocked in red brick. No frame.
	W18	FF window in east wall. Timber lintel on timber pads and concrete sill. Blocked in red brick. No frame.
	W19	FF window in east wall. Timber lintel on timber pads and concrete sill. Blocked in red brick. No frame.
Other Details:		A toilet for the house has been fashioned in the south-west corner, with a timber frame and plank walls.



APPENDIX 3: PHOTOGRAPHIC ARCHIVE



B1 EXTERIOR, THE WEST ELEVATION; VIEWED FROM THE WEST (SCALE 2M).



LEFT: B1 EXTERIOR, DETAIL OF D2; VIEWED FROM THE WEST (SCALE 2M).



RIGHT: AS ABOVE, DETAIL OF THE DOOR.



B1 EXTERIOR, NORTH ELEVATION, DETAIL OF D3 AND W4; VIEWED FROM THE NORTH (SCALE 2M).



B1 EXTERIOR, THE NORTH AND EAST ELEVATIONS; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B1 EXTERIOR, THE SOUTH ELEVATION; VIEWED FROM THE SSE (SCALE 2).



LEFT: B1 INTERIOR, NORTH WALL; VIEWED FROM THE SSE.



RIGHT: AS ABOVE, WITH FLASH.



LEFT: B1 EXTERIOR, NORTH ELEVATION, DETAIL OF W5; VIEWED FROM THE NORTH (SCALE 2M).  
RIGHT: B1 GF INTERIOR, NORTH WALL, DETAIL OF W4; VIEWED FROM THE SOUTH.



B1 INTERIOR, WEST WALL WITH D2 AND BO1; VIEWED FROM THE EAST.



B1 GF INTERIOR; VIEWED FROM THE WSW.



B1 GF INTERIOR, EAST WALL SHOWING W6 AND W7; VIEWED FROM THE WEST.



B1 GF INTERIOR, NORTH-EAST CORNER, SHOWING W5 AND W6; VIEWED FROM THE SSW.



B1 GF INTERIOR, STRUCTURE OF THE GALLERY SHOWING THE HATCH (INDICATED); VIEWED FROM THE ENE AND BENEATH.



B1, INTERIOR, SHOWING THE GALLERY AND RAILINGS; VIEWED FROM THE WNW.



AS ABOVE; VIEWED FROM THE WSW.



B1 INTERIOR, FF GALLERY SHOWING W16 AND W17; VIEWED FROM NORTH-WEST.



B1 FF INTERIOR, SHOWING THE BRICK WALL BETWEEN B1 AND B2; VIEWED FROM THE NORTH-EAST.





B1 GF INTERIOR, SHOWING THE BRICK WALL BETWEEN B1 AND B2; VIEWED FROM THE NORTH.



LEFT: B2 EXTERIOR, THE WEST ELEVATION SHOWING D1, W1 AND W11; VIEWED FROM THE NNW (SCALE 2M).



RIGHT: B2 EXTERIOR, WEST ELEVATION, DETAIL OF D1; VIEWED FROM THE WEST (SCALE 2M).



B2 EXTERIOR, WEST ELEVATION; VIEWED FROM THE NORTH-WEST (SCALE 2M).



B2 EXTERIOR, WEST ELEVATION, SHOWING W2, W3, W12 AND W13; VIEWED FROM THE WEST (SCALE 2M).



B2 EXTERIOR, EAST ELEVATION; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



AS ABOVE; VIEWED FROM THE EAST (SCALE 2M).



B2 GF INTERIOR; VIEWED FROM THE NORTH.



AS ABOVE; VIEWED FROM THE NORTH-WEST.



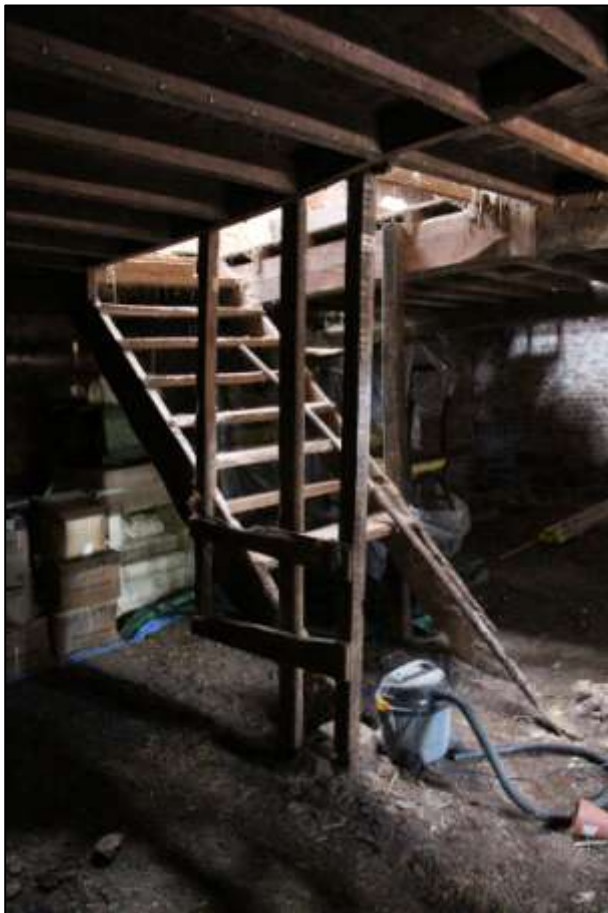
AS ABOVE, WITH FLASH.



B2 GF INTERIOR; THE WALL OF THE FARMHOUSE AT THE SOUTH END OF THE BUILDING; VIEWED FROM THE NNW.



B2 GF INTERIOR; VIEWED FROM THE SSW.



LEFT: B2 GF INTERIOR, DETAIL OF THE STAIRS TO FF LEVEL; VIEWED FROM THE NORTH-WEST.



RIGHT: B2 GF INTERIOR, SHOWING THE GAP IN THE FLOORBOARDS; VIEWED FROM THE WEST.



B2 GF INTERIOR, WEST WALL, DETAIL OF W1; VIEWED FROM THE EAST.



B2 GF INTERIOR, WEST WALL, DETAIL OF W2; VIEWED FROM THE EAST.



LEFT: AS ABOVE, DETAIL OF THE RIGHT SHUTTER.  
RIGHT: AS ABOVE, DETAIL OF THE LEFT SHUTTER.



B2 GF INTERIOR, WEST WALL, DETAIL OF W3; VIEWED FROM THE EAST.





B2 GF INTERIOR, EAST WALL, SHOT ACROSS TO W8 AND W9; VIEWED FROM THE WNW.



B2 GF INTERIOR, EAST WALL, DETAIL OF W8; VIEWED FROM THE WEST.



B2 GF INTERIOR, EAST WALL, DETAIL OF W10; VIEWED FROM THE WEST.



B2 FF INTERIOR, DETAIL OF THE RAIL AROUND THE STAIRWELL; VIEWED FROM THE EAST.



B2 FF INTERIOR; VIEWED FROM THE NNW.



AS ABOVE; VIEWED FROM THE NNE.



B2 FF INTERIOR, DETAIL OF THE EAST WALL AND W18; VIEWED FROM THE SOUTH-WEST.



B2 FF INTERIOR, DETAIL OF THE EAST WALL AND W18 AND W19; VIEWED FROM THE WSW.



B2 FF INTERIOR, WEST WALL, SHOWING W12 AND W11 AND RAISES IN THE COB; VIEWED FROM THE NNE.



B2 FF INTERIOR, WEST WALL, DETAIL OF W11 ; VIEWED FROM THE EAST.



B2 FF INTERIOR, WEST WALL, DETAIL OF W13; VIEWED FROM THE EAST.



B2 FF INTERIOR, SHOWING THE KINGPOST ROOF TRUSSES; VIEWED FROM THE SOUTH.



THE ENTRANCE TO THE YARD OF BRICK BUILDINGS; VIEWED FROM THE NORTH-EAST (SCALE 2M).



THE EAST SIDE OF THE ENTRANCE; VIEWED FROM THE NORTH (SCALE 2M).



B3, EXTERIOR REAR (NORTH-WEST) WALL; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B3, EXTERIOR ELEVATION, NORTH-EAST WALL AND WEST SIDE OF THE ENTRANCE; VIEWED FROM THE NORTH-EAST (SCALE 2M).





AS ABOVE.



B3, EXTERIOR ELEVATION, EAST WALL AND BOILER; VIEWED FROM THE EAST (SCALE 2M).



LEFT: AS ABOVE; DETAIL OF THE BOILER (SCALE 2M).

RIGHT: B3, EXTERIOR ELEVATION, SHOWN WITH THE NORTH-EAST GABLE WALL OF B4; VIEWED FROM THE ENE (SCALE 2M).



B3, INTERIOR, THE BRICKWORK ENCASING THE BOILER; VIEWED FROM THE NORTH-EAST.



AS ABOVE, WITH FLASH ILLUMINATING THE STOKE HOLE (INDICATED).



B3 INTERIOR, THE COBBLED SURFACE; VIEWED FROM THE SOUTH-WEST.



B3 INTERIOR, THE LATER TROUGH; VIEWED FROM THE NORTH-EAST.



B3 INTERIOR, THE ROOF OF SLABS ON IRON BEAMS; VIEWED FROM THE SOUTH-WEST AND BENEATH.



LEFT: B3 INTERIOR, SHOWING THE GABLE WALL OF B4 ABUTTING THE EXTERIOR STONE YARD WALL; VIEWED FROM THE EAST.  
RIGHT: B4 EXTERIOR ELEVATION, SOUTH-EAST WALL; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B4 EXTERIOR ELEVATION, SOUTH-EAST WALL; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B4 EXTERIOR ELEVATION, SOUTH-EAST WALL; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



B4 EXTERIOR ELEVATION, SOUTH-EAST WALL; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



B4A INTERIOR; VIEWED FROM THE SOUTH-WEST.



B4A INTERIOR, SHOWING THE ROUGHLY-COURSED EXTERIOR STONE YARD WALL; VIEWED FROM THE SOUTH.



B4A INTERIOR; VIEWED FROM THE SOUTH-WEST.



B4A INTERIOR; VIEWED FROM THE NORTH-EAST.





B4A INTERIOR; VIEWED FROM THE NORTH-EAST.



B4A INTERIOR, DETAIL OF THE CEILING; VIEWED FROM THE NORTH-EAST AND BENEATH.



B4 EXTERIOR, NORTH-WEST WALL; VIEWED FROM THE NNW (SCALE 2M).



B4 EXTERIOR, NORTH-EAST END, SHOWING THE REBUILT WALL OVER THE CARTSHED OPENING TO B4B; VIEWED FROM THE NORTH-WEST (SCALE 2M).



B4B INTERIOR; VIEWED FROM THE WSW.



B4B INTERIOR; VIEWED FROM THE NORTH.



LEFT: B4B INTERIOR, DETAIL OF THE AWKWARD JOIN BETWEEN THE GABLE WALL AND THE SOUTH-EAST WALL; VIEWED FROM THE WEST.



RIGHT: B4B INTERIOR, DETAIL OF THE AWKWARD JOIN BETWEEN THE SOUTH-EAST AND THE PARTY WALL WITH B4A; VIEWED FROM THE NORTH.



B4B INTERIOR, DETAIL OF THE CEILING; VIEWED FROM THE NORTH-EAST AND BENEATH.



B4 EXTERIOR, NORTH-WEST WALL; VIEWED FROM THE NORTH (SCALE 2M).



B4 FF INTERIOR; VIEWED FROM THE SOUTH-WEST.



AS ABOVE, SHOWING MORE DETAIL OF THE ROOF TRUSSES.



B4 FF INTERIOR; VIEWED FROM THE NORTH-EAST.



AS ABOVE; VIEWED FROM THE ENE.



AS ABOVE, SHOWING MORE DETAIL OF THE ROOF TRUSSES.



LEFT: B4 FF INTERIOR, DETAIL OF THE FORCED DOORWAY TO B5; VIEWED FROM THE NORTH-EAST.  
RIGHT: B5 EXTERIOR; VIEWED FROM THE SOUTH-EAST.





AS ABOVE, DETAIL OF THE GF OPENING; VIEWED FROM THE ESE.



B5 EXTERIOR, NORTH-WEST WALL SHOWING GF DOOR AND FF FORCED LOADING DOOR; VIEWED FROM THE NORTH-WEST (SCALE 2M).



B5 EXTERIOR, NORTH-WEST WALL, SHOWING THE JOIN WITH THE STONE YARD WALL TO THE WEST; VIEWED FROM THE NORTH-WEST (SCALE 2M).



B5 GF INTERIOR, SHOWING THE FORCED DOORWAY TO B6; VIEWED FROM THE NORTH-EAST.



LEFT: B5 GF INTERIOR, THE CORRIDOR LEADING TO THE FEED PASSAGE IN B6; VIEWED FROM THE EAST.  
RIGHT: B5 GF INTERIOR, LOOKING THROUGH INTO THE FORMER DAIRY FROM THE EAST.



B5 GF INTERIOR; THE DAIRY; VIEWED FROM THE NORTH-EAST.



B5 GF INTERIOR, THE DAIRY, SHOWING THE BLOCKED DOORWAY TO B4A; VIEWED FROM THE SOUTH-WEST.



LEFT: B5 FF INTERIOR, THE SOUTH-EAST CORNER; VIEWED FROM THE NORTH.



RIGHT: B5 FF INTERIOR, DETAIL OF THE FEED HOPPER AND THE KINGPOST ROOF STRUCTURE; VIEWED FROM THE NORTH-EAST.



B5 FF INTERIOR; DETAIL OF THE KINGPOST ROOF STRUCTURE; VIEWED FROM THE NORTH-EAST.



B5 FF INTERIOR, THE NORTH-WEST CORNER SHOWING THE BLOCKED LOADING DOOR; VIEWED FROM THE ENE.



B5 FF INTERIOR, DETAIL OF THE SHUTTERED WINDOW IN THE SOUTH-EAST WALL; VIEWED FROM THE NORTH-WEST.



LEFT: B5 FF INTERIOR, THE FORCED LOADING DOOR IN THE NORTH-WEST WALL; VIEWED FROM THE SOUTH-EAST.



RIGHT: B5 FF INTERIOR, *EX SITU* DOOR ON THE FLOOR; VIEWED FROM THE NORTH.



RIGHT: B5 FF INTERIOR, *EX SITU* DOOR ON THE FLOOR; VIEWED FROM THE EAST.



B6 EXTERIOR, EAST ELEVATION; VIEWED FROM THE NORTH-EAST (SCALE 2M).



AS ABOVE; VIEWED FROM THE EAST (SCALE 2M).



AS ABOVE; VIEWED FROM THE ESE (SCALE 2M).





LEFT: B6 EXTERIOR, EAST WALL, DETAIL OF THE SOUTH WINNOWING DOOR; VIEWED FROM THE EAST.

RIGHT: B6 EXTERIOR, EAST WALL, DETAIL OF THE NORTH WINNOWING DOOR; VIEWED FROM THE EAST.



B6 EXTERIOR, EAST WALL, DETAIL OF THE BLOCKED GF OPENINGS; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B6 EXTERIOR, EAST WALL, DETAIL OF THE CRITTAL-STYLE WINDOW AND ALFA LAVAL SIGN; VIEWED FROM THE EAST.



B6 EXTERIOR, EAST WALL, DETAIL OF THE BLOCKED GF OPENINGS; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



B6 EXTERIOR, SOUTH WALL, DETAIL OF THE CONCRETE RAMP PROVIDING ACCESS TO THE FORCED DOORWAY; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



LEFT: AS ABOVE.



RIGHT: B6 EXTERIOR, SOUTH WALL, SHOWING THE TALL BLIND ELEVATION; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



LEFT: AS ABOVE, VIEWED FROM THE SSW.

RIGHT: B6 EXTERIOR, SHOWING THE RAGGED CORNER TO THE STONE PLINTH; VIEWED FROM THE SOUTH (SCALE 2M).



B6 EXTERIOR AND YARD WALL; VIEWED FROM THE WEST (SCALE 2M).



B6 EXTERIOR WITH B8, WEST WALL; VIEWED FROM THE WEST.



LEFT: B6 EXTERIOR, WEST WALL, DETAIL OF THE NORTH WINNOWING DOOR; VIEWED FROM THE WEST (SCALE 2M).



RIGHT: B6 EXTERIOR, WEST WALL, DETAIL OF THE SOUTH WINNOWING DOOR; VIEWED FROM THE WEST (SCALE 2M).



B6 EXTERIOR, WEST WALL, SHOWING THE BLOCKED AND FORCED SHAFT OPENINGS (INDICATED); VIEWED FROM THE WNW.



B6 EXTERIOR, WEST WALL, DETAIL OF THE SOUTH WINNOWING DOOR; VIEWED FROM THE WEST (SCALE 2M).



LEFT: B6 EXTERIOR, WEST WALL, DETAIL OF THE SOUTH WINNOWING DOOR; VIEWED FROM THE NNW (SCALE 2M).

RIGHT: B6 EXTERIOR, WEST WALL, DETAIL OF THE NORTH WINNOWING DOOR; VIEWED FROM THE SSW (SCALE 2M).



B6 GF INTERIOR; VIEWED FROM THE SSW (SCALE 2M).



B6 GF INTERIOR; VIEWED FROM THE SSE (SCALE 2M).



AS ABOVE, DETAIL OF THE CEILING.





AS ABOVE.



B6 GF INTERIOR, DETAIL OF ONE OF THE CORBELS SUPPORTING THE BEAMS; VIEWED FROM THE SOUTH.



B6 GF INTERIOR; VIEWED FROM THE NNE (SCALE 2M).



AS ABOVE, WITH DETAIL OF THE CEILING.



B6 GF INTERIOR; VIEWED FROM THE NNW (SCALE 2M).



AS ABOVE, WITH DETAIL OF THE ROOF STRUCTURE.



B6 GF INTERIOR, DETAIL OF A HATCH IN THE CEILING; VIEWED FROM THE EAST.



B6 GF INTERIOR, DETAIL OF THE REINFORCED FLOORS BENEATH THE THRESHING FLOORS BETWEEN THE WINNOWING DOORS, NORTH DOOR ON THE WEST SIDE; VIEWED FROM BELOW.



B6 GF INTERIOR, DETAIL OF THE NORTH WALL; VIEWED FROM THE SOUTH (SCALE 2M).



AS ABOVE; VIEWED FROM THE SOUTH-EAST. NOTE THE *EX SITU* DOMESTIC DOOR FROM THE FARMHOUSE.



B6 GF INTERIOR, THE FORCED DOORWAY IN THE SOUTH WALL (SCALE 2M); VIEWED FROM THE NORTH.



AS ABOVE; VIEWED FROM THE NORTH-WEST.



B6 FF INTERIOR; VIEWED FROM THE SOUTH.



AS ABOVE, WITH FLASH.



AS ABOVE.



LEFT: B6 FF INTERIOR, DETAIL OF THE DOORS TO THE WEST WINNOWING DOORWAYS; VIEWED FROM THE SOUTH-WEST.



RIGHT: B6 FF INTERIOR, DETAIL OF THE DOORS OF THE SOUTHERN WINNOWING DOOR IN THE EAST WALL; VIEWED FROM THE WEST.





B6 FF INTERIOR, DETAIL OF THE FINE KINGPOST ROOF; VIEWED FROM THE SOUTH.



AS ABOVE.



AS ABOVE.



AS ABOVE.



B7 EXTERIOR, EAST GABLE WALL; VIEWED FROM THE EAST (SCALE 2M).



B7 EXTERIOR, NORTH OPEN-FRONTED ELEVATION; VIEWED FROM THE NORTH (SCALE 2M).



AS ABOVE; VIEWED FROM THE NORTH-WEST (SCALE 2M).



AS ABOVE, VIEWED FROM B6.



LEFT: B7 EXTERIOR, EAST AND SOUTH WALLS; VIEWED FROM THE ESE (SCALE 2M).  
RIGHT: B7 EXTERIOR, SOUTH WALL; VIEWED FROM THE WSW.



LEFT: AS ABOVE.  
RIGHT: B7 EXTERIOR, SOUTH WALL, SHOWING HOW THIS ELEVATION ABUTS B6; VIEWED FROM THE SOUTH (SCALE 2M).



B7 GF INTERIOR; VIEWED FROM THE WEST (SCALE 2M).



AS ABOVE.



B7 GF INTERIOR; VIEWED FROM THE EAST (SCALE 2M).



AS ABOVE, SHOWING DETAIL OF THE CEILING.



B7 GF INTERIOR, SURVIVING IRON HAY RACK AT THE EAST END; VIEWED FROM THE NORTH.

B7 GF INTERIOR, BRICK CORBEL AND REMNANTS OF FIXED LOFT LADDER; VIEWED FROM THE NORTH-EAST (SCALE 2M).



B7 FF INTERIOR; VIEWED FROM THE EAST.





AS ABOVE; VIEWED FROM THE WEST.



B8 EXTERIOR; VIEWED FROM THE NORTH-EAST.



B8 EXTERIOR; VIEWED FROM THE NORTH.



AS ABOVE, SHOWING THE PAD STONE FROM AN EARLIER PHASE (INDICATED); VIEWED FROM THE NNE (SCALE 2M).



AS ABOVE.



B9 EXTERIOR, VIEW OF THE UTILISED STONE YARD WALL; VIEWED FROM THE SOUTH-WEST.



B9 EXTERIOR, THE REBUILT END OF THE BRICK AND STONE WALL; VIEWED FROM THE WEST (SCALE 2M).



AS ABOVE; VIEWED FROM THE NORTH (SCALE 2M).



B9 'INTERIOR', THE WEST WALL OF B5 AND B6; VIEWED FROM THE WEST (SCALE 2M).



THE SOUTH ELEVATION OF THE FARMHOUSE; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



AS ABOVE, THE EASTERN (MORE RECENT) END OF THE FARMHOUSE; VIEWED FROM THE SOUTH (SCALE 2M).



DETAIL OF THE FRONT DOOR OF THE FARMHOUSE; VIEWED FROM THE SOUTH (SCALE 2M).



THE SOUTH ELEVATION OF THE FARMHOUSE; VIEWED FROM THE SSW.



THE FARMHOUSE, VIEWED FROM OUTSIDE ITS YARD TO THE WEST.



THE WALL OF THE YARD ATTACHED TO THE REAR OF THE FARMHOUSE, NOTE THE GOOD QUALITY STONEWORK; VIEWED FROM NORTH-WEST.



THE FARMHOUSE FROM THE REAR, WITH ITS 17<sup>TH</sup> CENTURY CROSSWING AND COBBLED YARD; VIEWED FROM THE NORTH.





DETAIL OF THE FINE COBBLING AROUND THE FARMHOUSE; VIEWED FROM THE NORTH.



THE BRICK BARN (B6 TO CENTRE) AS VIEWED FROM THE GARDEN OF THE FARMHOUSE; VIEWED FROM THE EAST.



AS ABOVE.



AS ABOVE; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



DETAIL OF THE COB GARDEN WALL; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



AS ABOVE; VIEWED FROM THE EAST (SCALE 2M).



THE FARMHOUSE AS VIEWED FROM B6, WITH B10 IN THE FOREGROUND; VIEWED FROM THE SOUTH-WEST.



T4-B6 AS VIEWED FROM B7; VIEWED FROM THE SSE.



B6 AS VIEWED FROM B7; VIEWED FROM THE ESE.



B10; VIEWED FROM THE NORTH-EAST (SCALE 2M).



CONCRETE AND STEEL RAMP TO THE WEST OF THE MODERN FARM BUILDINGS; VIEWED FROM THE SOUTH-EAST.



B11 EXTERIOR, THE MODERN COW CUBICLES; VIEWED FROM THE SOUTH.



AS ABOVE, SHOWING B12; VIEWED FROM THE SOUTH-WEST.



B11, THE INTERIOR OF THE MODERN COW CUBICLES; VIEWED FROM THE SOUTH.



AS ABOVE.



B12, THE INTERIOR OF THE DAIRY; VIEWED FROM THE SOUTH-EAST.





B12, THE INTERIOR OF THE MODERN MILKING PARLOUR; VIEWED FROM THE SOUTH-WEST.



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