

UPTON FARM, CLYST ST LAWRENCE, DEVON

(NGR ST 0214 0058)

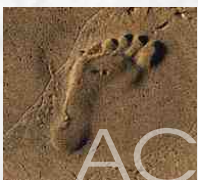
Results of historic building recording

Planning references: East Devon District Council
08/2553/LBC and 08/2552/FUL

Prepared by:
Stella De-Villiers

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Date: December 2019



AC archaeology

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The recording was commissioned by the private owner, and managed for AC archaeology by John Valentin. The fieldwork was carried out by Colin Wakeham. The report, including the illustrations, was prepared by Stella De-Villiers.

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

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Summary

An historic building record of three redundant agricultural buildings at Upton Farm, Clyst St Lawrence, Devon was prepared by AC archaeology in April 2009 in advance of the conversion into two dwellings and a holiday cottage. Two of the barns are designated as a Grade II Listed Building.

The farmhouse has 16th-century origins although the earliest of the other (recorded) farm buildings dates to the early-18th century. The buildings comprise a threshing barn and a dairy that form two sides of a courtyard to the north of the farmhouse. The dairy is the earliest building that has its origins as an early 18th-century linhay. The threshing barn was constructed in the late 18th century. A stable and a root house were added in the mid-late 19th century, when mechanised threshing was also introduced. There is however no surviving physical evidence for this technological advance. The wagon shed was added in the first half of the 20th century, and in 1948 the linhay was converted into a dairy and heavily rebuilt. Other contemporary changes include the construction of a pair of calf houses.

1. INTRODUCTION (Fig. 1; Plate 1)

- 1.1 This document has been prepared in December 2019, and sets out the results of historic building recording undertaken by AC archaeology on 9 April 2009 prior to the conversion of three redundant agricultural buildings at Upton Farm, Clyst St Lawrence, Devon (NGR ST 0214 0058; Fig. 1) into two dwellings and a holiday cottage. The recording was required by East Devon District Council as conditions of planning permission and listed building consent (planning references 08/2552/FUL and 08/2553/LBC), as advised by Devon County Council Historic Environment Service (hereafter DCHES). The work was commissioned by the private owner.
- 1.2 Upton Farm is located approximately 500m northwest of the village of Clyst St Lawrence at a height of around 80m above Ordnance Datum on land that slopes gently down to the west. The underlying solid geology comprises Permian breccia and sandstone of the Upton Formation (British Geological Survey online 2019).

Designations

- 1.3 The farmhouse is designated as a Grade II Listed Building under the name 'Upton farmhouse including outhouse adjoining to south' (National Heritage List for England entry 1098178; Devon County Council Historic Environment Record entry 87057). Below is an extract from the List description prepared in 1952:

Farmhouse. Early C16 with major later C16 and C17 improvements, some C19 alterations, thoroughly renovated and partly rebuilt in the late C19 - early C20. Plastered cob on stone rubble footings; parts are rebuilt with local sandstone rubble, and the late C19 - early C20 walls are brick; stone rubble and brick stacks topped with C20 brick; thatch roof to the main block, the rest is slate roofed. Plan and development: the main house has an L-plan. The main block faces east. It has a 2-room plan with a central through passage. The right (northern) room has a large projecting gable-end stack and the left room has a rear lateral stack which it shares with the first room of a 2-room plan rear block. This rear block projects at right angles that end and the rear room is the kitchen with a gable-end stack. On the left (south) end of the house main block is an outhouse, now used as an agricultural store, which forms a crosswing and projects forward at right angles to the main block. This house has been much altered over the years.

- 1.4 The farm buildings (a threshing barn and dairy) are arranged around a yard immediately to the north of the farmhouse (Plate 1) with a wagon shed to the northeast. The threshing barn and dairy are also designated as Grade II Listed Buildings under

the name 'Courtyard of farmbuildings adjoining north of Upton Farmhouse' (National Heritage List for England entry 1309724; Devon County Council Historic Environment Record entry 86816). They have the following List description prepared in 1952:

Range of farmbuildings. C18 with C19 and C20 alterations. Red cob on stone rubble footings, some C20 brick rebuilding; thatch roof. Plan: 3 sides of the farm courtyard are enclosed. The south side of courtyard is separated from the farmhouse forecourt by a tall plastered cob wall. It extends eastwards from the north end of the house front. The east side is a milking parlour converted from a lincage. The north side is a threshing barn with a full height carriageway between the barn and milking parlour. Exterior: the barn has central opposing full height doorways on the threshing floor. The plank double doors onto the farm courtyard are C19 with flaps. The front is now mostly obscured by C20 calf houses. The front of the milking parlour is C20 and circa 1 metre in front of the original timber-framed lincage front which has been mostly destroyed. Interior: the barn and milking parlour roofs are made up of A-frame trusses. Those over the carriageway and milking parlour have pegged lap-jointed collars and those over the barn have spiked lap-jointed collars. These traditional farm buildings form an attractive group with the adjacent Upton farmhouse (q.v) and are unusual since they still have their thatch roofs.

2. AIM

- 2.1 The scheme had the potential to remove and obscure features of architectural interest. Therefore, the aim of the investigation was to prepare a record of the buildings prior to conversion, to record all currently visible features of architectural interest.

3. METHODOLOGY

- 3.1 All works were undertaken in accordance with an approved *Method Statement* prepared by AC archaeology (Valentin 2009), and the then applicable Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* as well as the also then applicable AC archaeology *General Site Recording Manual, Version 1*.

- 3.2 An initial desk-based appraisal was undertaken. It comprised a review of:

- Archaeological and historical data held by Devon County Council's Historic Environment Record (DCHER), and;
- Historical cartographic and documentary information at Devon Record Office (DRO) and Westcountry Studies Library (WCSL), both in Exeter. These institutions have since merged into the Devon Heritage Centre; source references as gathered in 2009 are used within this report.

- 3.3 A record of the buildings was prepared prior to works commencing, and was carried out to level 3 as set out in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016). The recording methodology comprised:

- A written description of the barns including details of construction methods and date of initial construction, evidence for subsequent alterations including dates and materials used, and any surviving original and/or later architectural features or fittings;
- A digital photographic record illustrating the form and plan of the buildings, including overviews of principal internal spaces, and well as more detailed photographs of the external elevations, architectural features, and fixtures and fittings. A photographic scale was included in the case of detailed photographs, and details of all photographs were made on *pro forma* record sheets; and

- Annotation of as existing plans and elevations to show breaks of build, different materials, and/or the location of any surviving architectural features or fittings.

4. HISTORICAL BACKGROUND (Figs 2-4)

- 4.1** Upton Farm is located in Clyst St Lawrence parish, with a settlement recorded at the present village as early as the Domesday Survey of 1086. The date of Upton Farm is not known, although it potentially has early origins, as evidenced by the early 16th-century date of the farmhouse.
- 4.2** A map forming part of the Exeter Chamber Map Book dating to 1744 is the earliest located to depict the farm and surrounding land (DRO 5/3/46 map 19; Fig. 2). Although it is probable the buildings drawn on the map are partly stylised, the farmhouse is shown as a single L-shaped building, with two small separate outbuildings immediately to the north. The eastern building is likely to represent the dairy. The farm complex at this time was surrounded by orchards, and beyond these were open and strip fields. The name of the tenement at this time was 'Upton, Late Baker's' and the farm complex itself described as a 'House, outhouses, courtage, mow-plott, gardens e c'.
- 4.3** The next detailed map to depict the farm is Ordnance Survey 3" to 1 mile map of 1801 (not illustrated). The arrangement of the farm buildings has changed, with the threshing barn now constructed attached to the north range of the farmhouse and to the northwest side of the dairy.
- 4.4** The Clyst St Lawrence tithe map of 1844 shows the complex of buildings at the farm as having the same layout as on the 1801 map (Fig. 3). However, the shape of the farmhouse is more detailed than on earlier maps with 'extensions' on its east and west sides. The accompanying apportionment of 1842 records that Upton Farm is owned by Trustees of the Hele's Charity Estate, leased by William Butcher and occupied by Mark Marks.
- 4.5** The First Edition 25-inch Ordnance Survey map of 1887 shows the layout of the farm much as it is today, but with changes since the 1844 tithe map. The farmhouse has extensions on its south and west sides, and the threshing barn has also been extended to the west. On its north side is a small projection – probably a porch – and a multi-sided structure almost certainly representing an engine house. To the east, between the building and the dairy is a covered way; the dairy has also been extended to the north past the passage. To the east of the dairy is a pond, created out of part of a trackway.
- 4.6** The Second Edition 25-inch Ordnance Survey map of 1906 (not illustrated) shows no changes to the existing farm buildings but records the construction of a small barn with pens to the west. The next detailed Ordnance Survey map dates to 1970 when the wagon shed is recorded to the northwest of the earlier buildings along with a further large building to the west of the farmhouse.

5. BUILDING SURVEY (Fig 5; Plates 1-14)

The Dairy

- 5.1** This building is located on the east side of the yard, and is the earliest of the farm buildings. It was constructed as an open-fronted barn facing west onto the yard, with a fully enclosed north bay. The other three sides were constructed of cob. The west side

was enclosed in 1948 with bricks laid in English bond. In this frontage is a pair of stable doors and three eight-pane top-opening windows (Plates 1-3). The windows have bullnose brick cills, and all the openings have chamfered concrete lintels. The only other openings are in the east elevation where there is an inserted doorway into the mid-late 19th-century root house along with a series of inserted vents. The building has a hipped thatched roof, which on the west, yard elevation has been extended down and lowered at eaves level with Roman ceramic tiles, partially infilling an originally open first floor.

- 5.2** Internally the walls are rendered to a height of approximately 1.5m from the floor (Plates 4 and 5). The latter is concrete incorporating a drain towards the west side and feeding troughs to the east with a feeding passage beside the full length of the east wall. There are galvanised steel fittings for 14 cows. In the southeast corner is a vertical ladder to the loft above. The first floor is supported on replacement beams with slender joists between, supporting floor boards; these date to the 1940s.
- 5.3** The 1948 refronting continues to the west forming the south and west wall of a rebuilt structure at the end of the north range (Plate 3). Here there are sliding doors in both the south and north elevations; the former again has a chamfered concrete lintel, whereas the latter has a plain thinner concrete lintel set into the earlier cob, along with additional brickwork. The thatched roof, with Roman tiles below, continues above this structure, and extends west over the covered passageway. Internally, there are suspended glass tanks and fittings formerly linked up to pipes connecting with the dairy to the east (Plate 6).
- 5.4** The roof structure over the dairy and room to the northwest is continuous, and is supported on A-frame trusses with lap-jointed apexes, and applied and lap-jointed collars all fixed using pegs and nails (Plates 7 and 8). The trusses are morticed onto the wall plates. There are single rows of slightly trenched purlins on each side. These support secondary rafters attached with pegs. They display a number of larger unused pegholes either indicating that they have been reused, or that the secondary rafters and attached battens (to which the thatch is attached) are historic replacements.
- 5.5** The root house is attached to the east side of the dairy, and is a mid-late 19th-century addition. It is single storeyed, and constructed of red bricks laid in Flemish bond under a sloping corrugated sheet roof. The north elevation incorporates wide double doors, and in the east elevation is a pair of shuttered window openings. All the openings have arched brick heads. Internally, the room has a trampled earth floor (Plate 9). The roof is supported on half trusses with tie beams, king posts and single struts. Back purlins are supported on cleats.
- 5.6** There is a further mid-late 19th-century structure attached to the north of the dairy (Plate 1). This is constructed of brick, with a sloping tiled roof and has a double width opening in the west elevation with timber cladding above. The roof is supported by closely-set principal rafters, which were in a poor condition causing a partial collapse of the roof.

The Threshing Barn

- 5.7** The barn forms the main part of the north range, and is constructed of cob with angular stone and straw inclusions (Plate 10). There is brick underpinning in the northeast corner up to a height of 1.9m with further underpinning of the south wall and the internal partition. The majority of the eastern third of the south wall, along with the east wall and roof structure over, has collapsed. This first section of wall formerly contained two windows. To the west there are opposing openings (in the north and south walls) central to the main threshing barn. In the southern opening the doors have a wooden

latch and lock case, with the west door cut in two; the upper part is now missing (Plate 11). The north opening is currently doorless. In the western section there are further single windows in the north and south elevations. At the west end is an integral former stable, with a doorway opening (minus the door) onto the yard, and a blocked opening in the west elevation (Plate 12). This has bullnose bricks in the cill and could therefore date to the later 19th century, and has been infilled using brick and cob. The partition wall between the stable and threshing barn is constructed of cob to the eaves level with the remains of a timber screen above. The north wall of the stable was rebuilt in the mid-late 19th century and incorporates a stable doorway along with an internal recess measuring 0.7m wide by 0.12m deep. The loft above the stable is accessed via a loading door in the north elevation of this masonry, and the floor is supported on a single beam and slender joists.

5.8 The floor in the east part of the barn is at a lower level than the central threshing floor but was covered with fallen thatch at the time of the site visit. In the main part of the threshing barn a small area of loft floor survives in the northwest corner (Plate 13). This has been inserted, and is supported on a reset post, possibly reused from the linhay in the 1940s. The roof is supported on nailed A-frame trusses, of which four survive, with applied collars. All the joints, including the lapped apexes, are nailed. They support pairs of back purlins on each side, with ridge pieces set angled between the overlapping ends of the rafters.

5.9 The barn has been extended on all three sides. The earliest addition is a two-storey stable with attached harness room to the west that dates the mid-late 19th century (Plate 14). It is constructed of brick laid in Flemish bond under a slate-covered roof. This has a wide doorway and a window in the south elevation and a pair of windows in the north elevation. The former has been widened to the west and is now open with the wall above supported on a rolled steel joist. In the west wall is a first-floor loading door with a head of bricks laid in a V-shape. The windows in the north elevation have the same design of head, and are fitted with wooden frames with top-opening casements. Internally the stable has a brick floor. Fittings comprise an iron gate partition along the east wall, and a metal trough against the west wall (Plate 15). There is also a ladder adjacent to the south door providing access to the first-floor loft. The first floor is supported on slender sawn closely-set joists with scissor bracing between. To the north of the threshing barn is a deep open-fronted mid-late 20th-century lean-to structure, with a corrugated sheet west side and weather boarded east side. The open front to the north has wooden posts laid onto concrete bases that support an asbestos sheet roof. To the south of the barn is a pair of mid-late 20th-century brick single storey calf houses. These have partially collapsed and/or been taken down following the collapse of the adjacent threshing barn. They had pitched roofs finished with a corrugated sheet covering.

The Wagon Shed

5.10 The shed is a five-bay structure, with the eastern three bays being open on the north side (Plate 16). The two parts of the building are divided by a replacement wooden partition constructed onto a low brick wall with bullnose brick capping. The roof is supported on timber posts. The other elevations are weather boarded laid onto a timber frame constructed on a low brick wall. There are double wooden doors in the enclosed section of the north elevation, and a further double door width, but now doorless, opening in the south elevation of this part of the building. It has a hipped tiled roof supported on king-post trusses with diagonal struts, and with the back purlins supported by cleats. There are additional metal straps holding the ends of the rafters and tie beams together and the king posts to the tie beams.

- 5.11** Attached to the south side is a late 20th-century lean-to structure that is open-fronted to the west (Plate 17). The other walls are constructed of concrete blocks with timber cladding above. It has a corrugated sheet roof.

6. COMMENTS

- 6.1** Based on the evidence from the farmhouse the farm dates to the 16th-century. However, no farm buildings of that date survive. The earliest elements are the dairy, and potentially parts of the northern range of the farmhouse (extending into the yard), although the latter have been almost entirely rebuilt. The dairy has its origins as a lincay with an open front to the west. It may represent the building shown on the 1744 map, and the architectural features in the roof are consistent with an 18th-century date. Although heavily altered in the 20th century the original design – a cow house on the ground floor and hay loft on the first floor – can be identified. The first floor was low (when compared to the height of the ground floor), which is not uncommon in lincays (Alcock 1963), although the unceiled nature of this space allows for increased storage between the trusses.
- 6.2** By 1801 the north range had been added. This comprised a threshing barn, of typical design, with central threshing floor, with an integral, separate room at the west end. Such rooms are not common, but are known from other threshing barns in Devon (such as at Westacott Farm, North Tawton where the (very large) barns has integral attached rooms at either end; Andrew Passmore *pers. comm.*). The roof over the north end of the lincay extends west, joining the threshing barn. Although not shown on the 1744 map, it may have covered an additional room, which was subsequently demolished or remodelled to create a covered way.
- 6.3** In the mid-late 19th century, between 1843 and 1887, the farm buildings were extended, which included the stable at the west end of the threshing barn. It seems likely that when the stable was constructed the west wall of the threshing barn was underpinned with brick. The First Edition Ordnance Survey 25-inch map also shows a porch on the north side of this barn (in the position of the central threshing door) and what was probably an attached horse engine house. The latter does not survive, and there is no other evidence for mechanised threshing within the barn. Mechanisation of threshing was a technological advance commonly found in Devon farms at this period. The root house and the structure on the north side of the lincay were also added at the same time.
- 6.4** In the early-20th century (sometime after 1905) several new structures were built including the recorded wagon shed. In 1948 the lincay was converted into a dairy. The ground-floor of the building was heavily altered; the west elevation was enclosed and a new associated building constructed (or existing room rebuilt) to the west. This upgrading of the farm was in accordance with government guidance of the time, and is commonly found in Devon farms. The internal walls were also lined in brick, and the first-floor structure replaced.
- 6.5** Other later 20th-century additions include a pair of calf houses added to the front of the threshing barn, within the yard, and lean-to open-fronted or open-sided implement or tractor stores were added to the north side of threshing barn and the south side of the wagon shed. The harness room attached to the stables was also rebuilt.

7. OASIS ENTRY AND ARCHIVE

- 7.1 An OASIS entry has been created using the unique identifier 378583 and includes a digital copy of this report.
- 7.2 The digital and paper archive will be deposited at the Royal Albert memorial Museum, Exeter, under the accession number 74/2009.

8. SOURCES CONSULTED

Alcock. N.W., 1963. 'Devonshire Linhays: A vernacular tradition', *Rep. Trans. Devon. Assoc.* **XCIV**, 117-130.

Clyst St Lawrence parish tithe map 1844 and apportionment 1842

DRO 5/3/46 Exeter Chamber Map Book, Map 19

Ordnance Survey 3" to 1 mile map, sheet OSD 40 pt 2, 1801

Ordnance Survey 25-inch Devonshire sheet 69.2
First Edition, surveyed 1888, published 1889
Second Edition, revised 1903, published 1905

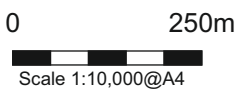
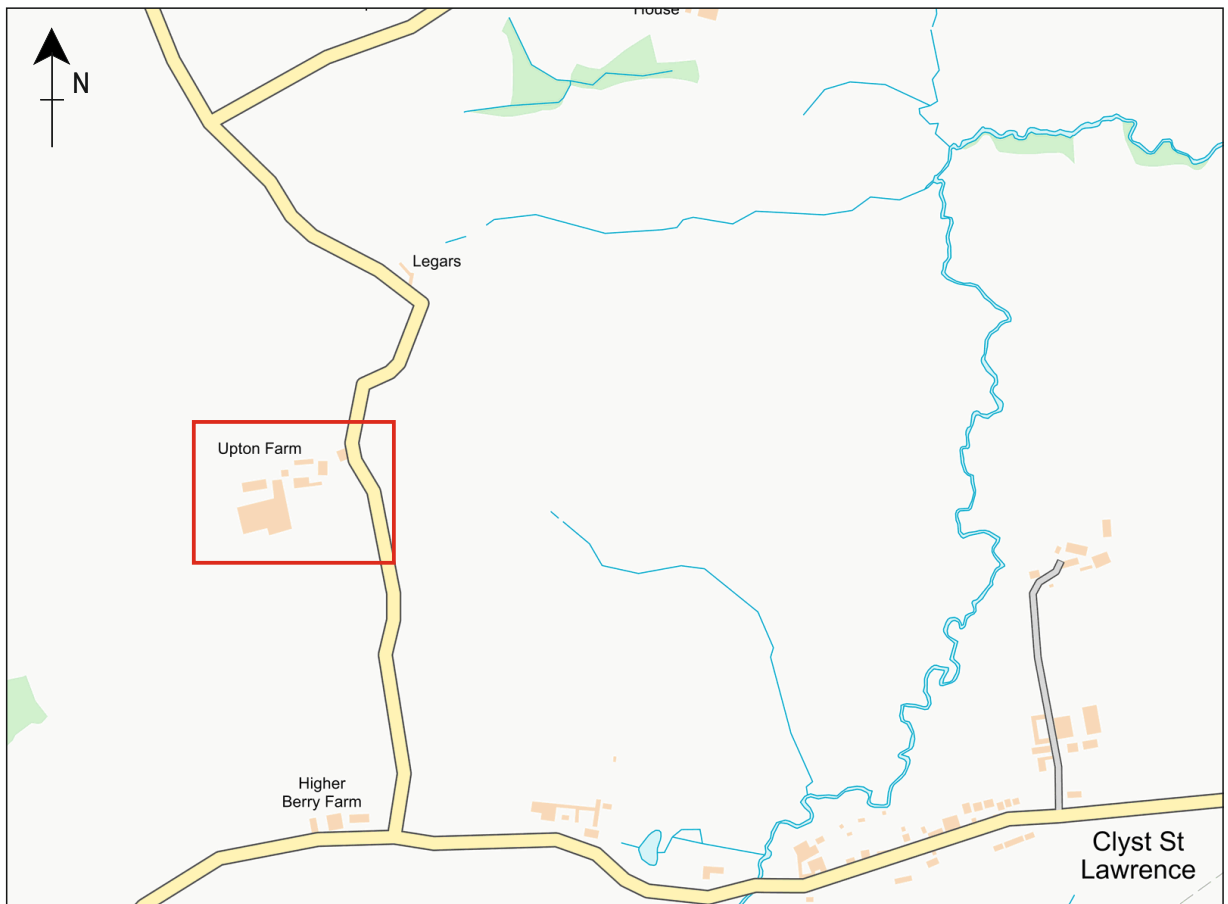
Ordnance Survey 1:2,500 map sheet ST0203, published 1970

Valentin, J. 2009. *Upton Farm, Clyst St Lawrence, Devon (ST02140058), Method statement for historic building recording and an archaeological watching brief, Planning ref. East Devon DC 08/2553/LBC & 08/2552/FUL.* AC archaeology Doc. No. **ACD54/1/0**.

Websites (accessed December 2019)

British Geological Survey on-line viewer
www.bgs.ac.uk

National Heritage List for England
<https://historicengland.org.uk/listing/the-list/>



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PROJECT

Upton Farm, Clyst St Lawrence, Devon

TITLE

Fig. 1: Site location





PROJECT

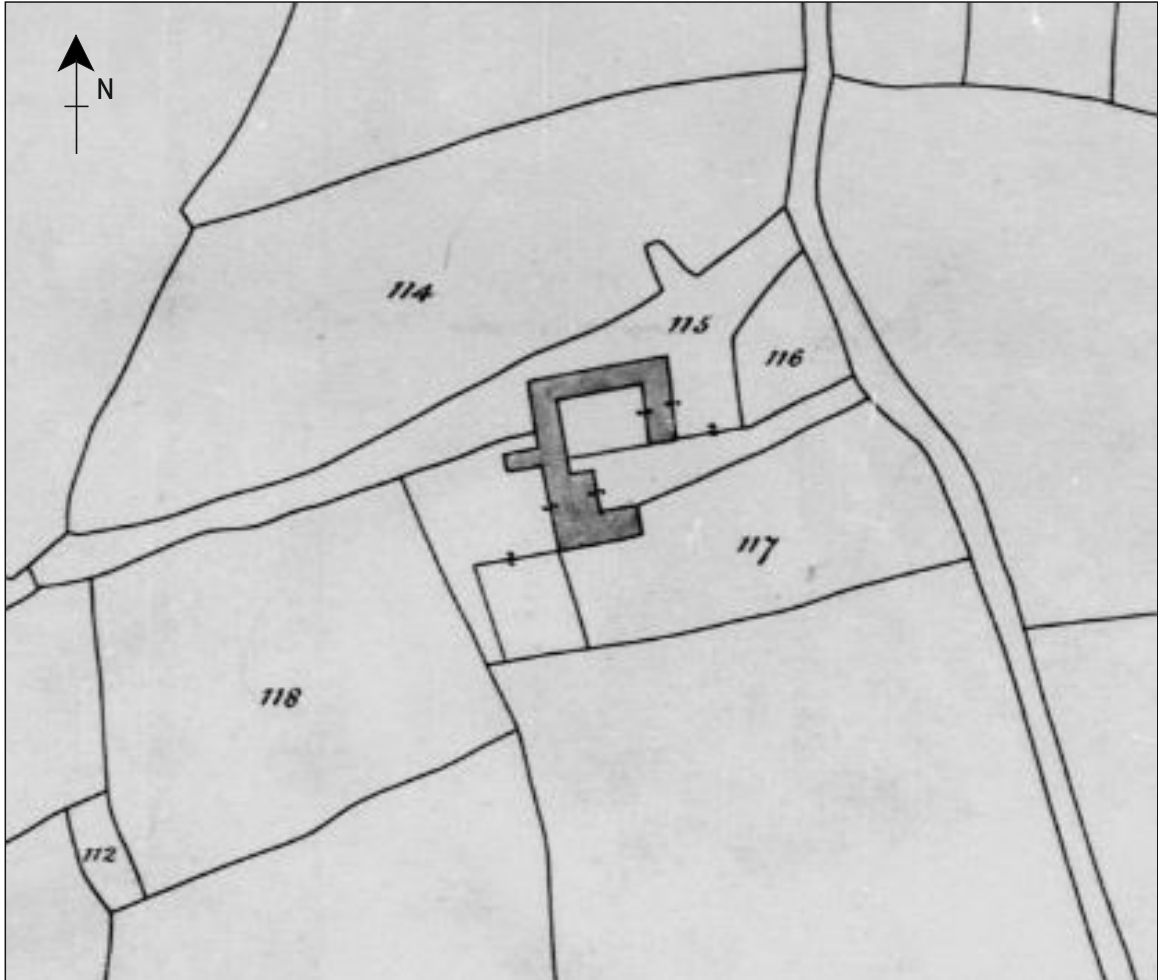
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Fig. 2: Extract from the Exeter Chamber Map, 1744



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PROJECT

Upton Farm, Clyst St Lawrence, Devon

TITLE

Fig. 3: Extract from the
Clyst St Lawrence tithe map,
1844

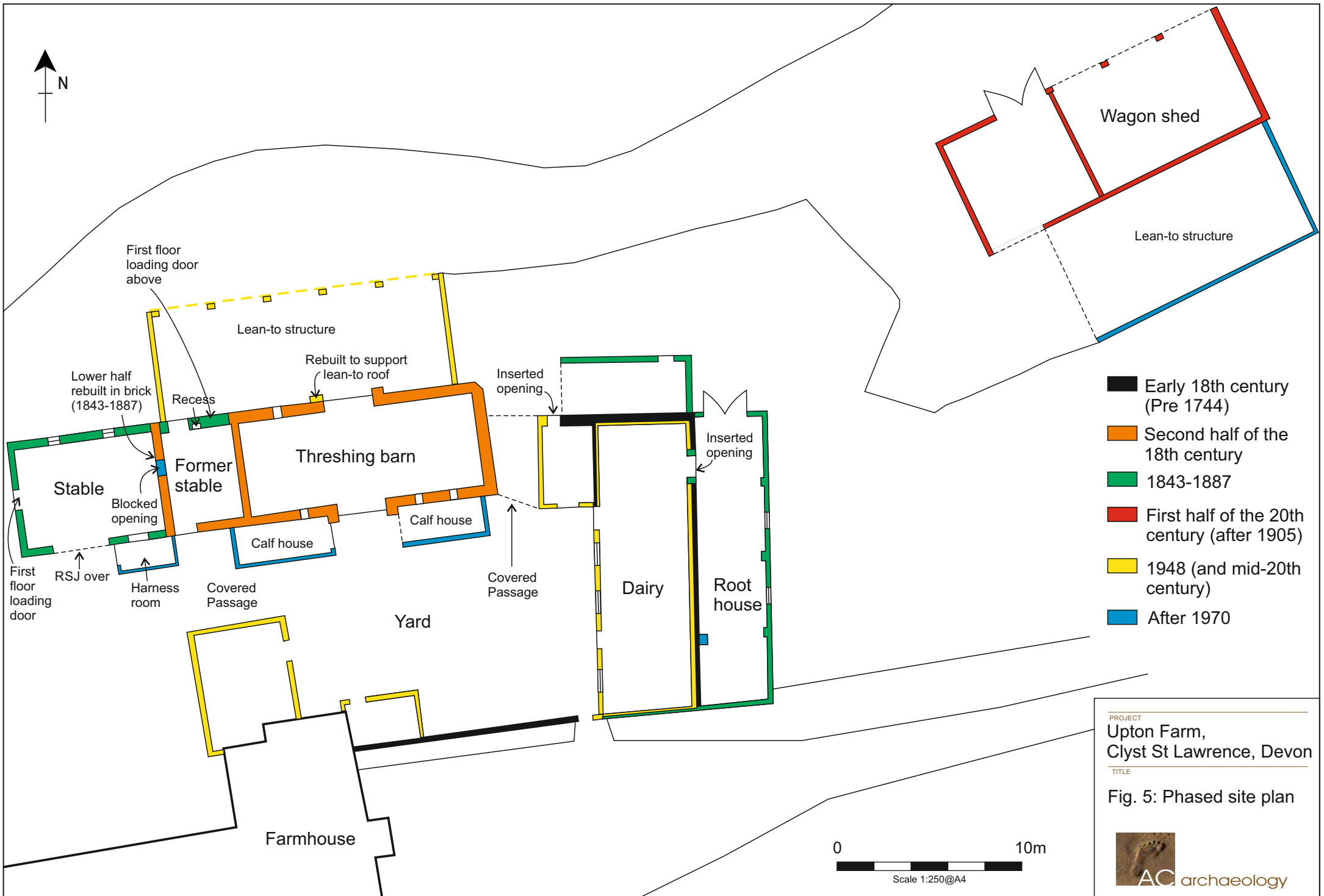


PROJECT

Upton Farm, Clyst St Lawrence, Devon

TITLE

Fig. 4: Extract from the First Edition 25-inch Ordnance Survey map, 1887



PROJECT
**Upton Farm,
 Clyst St Lawrence, Devon**

TITLE
Fig. 5: Phased site plan

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Plate 1: The dairy with attached root store (centre and left) and threshing barn with attached lean-to beyond to the right, looking southwest (2m scale)



Plate 2: The dairy, looking east (2m scale)



Plate 3: The dairy, looking northeast (2m scale)



Plate 4: Internal view of the dairy, looking northeast



Plate 5: Internal view of the dairy, looking south



Plate 6: Fittings in the west structure of the dairy, looking northeast



Plate 7: The roof over the dairy, looking south



Plate 8: The roof over the dairy, looking north



Plate 9: Internal view of the root house, looking south



Plate 10: The threshing barn, looking northwest (2m scale)



Plate 11: Double doors in the south elevation of the threshing barn, looking south (2m scale)



Plate 12: The stable within the threshing barn showing the blocked window in the west elevation, looking west (2m scale)



Plate 13: Partition wall to the stable and surviving loft floor in the threshing barn, looking west (2m scale)



Plate 14: The mid-late 19th-century stable, looking east (2m scale)



Plate 15: The mid-late 19th-century stable, looking northeast (2m scale)



Plate 16: The wagon shed, looking southwest



Plate 17: The wagon shed and attached lean-to, looking northeast

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