The Linhay, Sandridge Barton, Stoke Gabriel.

Level 2 Historic Building Recording

RTPI Chartered Town Planner

Nils White
Heritage Consultancy
www.nwconservation.com

IHBC · INSTITUTE · OF · HISTORIC · BUILDING · CONSERVATION

SUMMARY

NW Conservation Report No.	210101
Site Name:	The Linhay, Sandridge Barton, Stoke Gabriel
Post Code	TQ9 6RL
District:	South Hams
County:	Devon
Grid ref:	SX 86180 56519
Date:	January 2021
Planning Consent reference:	2979/20/LBC
OASIS ID:	nwconser1-413947
Prepared by:	Nils White and Sophie Mcilwaine

This report presents the historic building recording for the linhay and the open corn barn at Sandridge Barton, near Stoke Gabriel. The buildings lie within the curtilage of the Grade II listed Sandridge Barton, an early 19th century farmhouse on the east bank of the river Dart. Both were constructed in the late 18th or early 19th century; the linhay originally formed the west side of a courtyard grouping of agricultural buildings with the open corn barn to the north east. Listed Building Consent was granted in September 2020 for the repair of the roofs of both buildings, which are currently in poor condition and in need of repair.

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1. INTRODUCTION

1.1 Project Background

Nils White Conservation was instructed to carry out this historic building recording on behalf of the owner. The report has been compiled to comply with Condition 5 of the decision notice for Listed Building Consent ref. 2979/20/LBC granted by South Hams District Council. The condition is worded as follows:

> *No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. Reason: To ensure, in accordance with Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of the historic building fabric that is affected by the Development.*

A Written Scheme of Investigation (WSI) was prepared by Nils White Conservation and approved by South Hams District Council in January 2021. It is reproduced in Appendix 3.

1.2 Scope of Works

As stated in the WSI, the recording work and report have been carried out in accordance with the latest edition of the guidance Understanding Historic Buildings – A Guide to Good Recording Practice (Historic England 2016) and covers all extant structures within the site. The recording was entirely non-invasive.

A copy of the final report/s will be deposited digitally with the Devon and Dartmoor HER and sent to the Online Access to the Index of Archaeological Investigations (OASIS) project. The archive will be deposited with the ADS via OASIS within three months of the formal acceptance of the final report.

1.3 Site Location and description

Sandridge Barton is located some 1½km south east of Stoke Gabriel, on the east bank of the River Dart. The A3022/A379 between Paignton and Brixham runs just over 2km away to the north east. The closest railway stations are Totnes to the north west and Paignton to the north east.

The linhay is located on a south-easterly sloping hillside. It previously formed the west side of a courtyard of agricultural buildings (most now demolished), located to the north of the main farmhouse, Sandridge Barton. This and the remaining farm buildings are accessed from Waddeton Road to the north. There are fields, vineyards and modern agricultural buildings belonging to Sandridge Barton to the north and east.

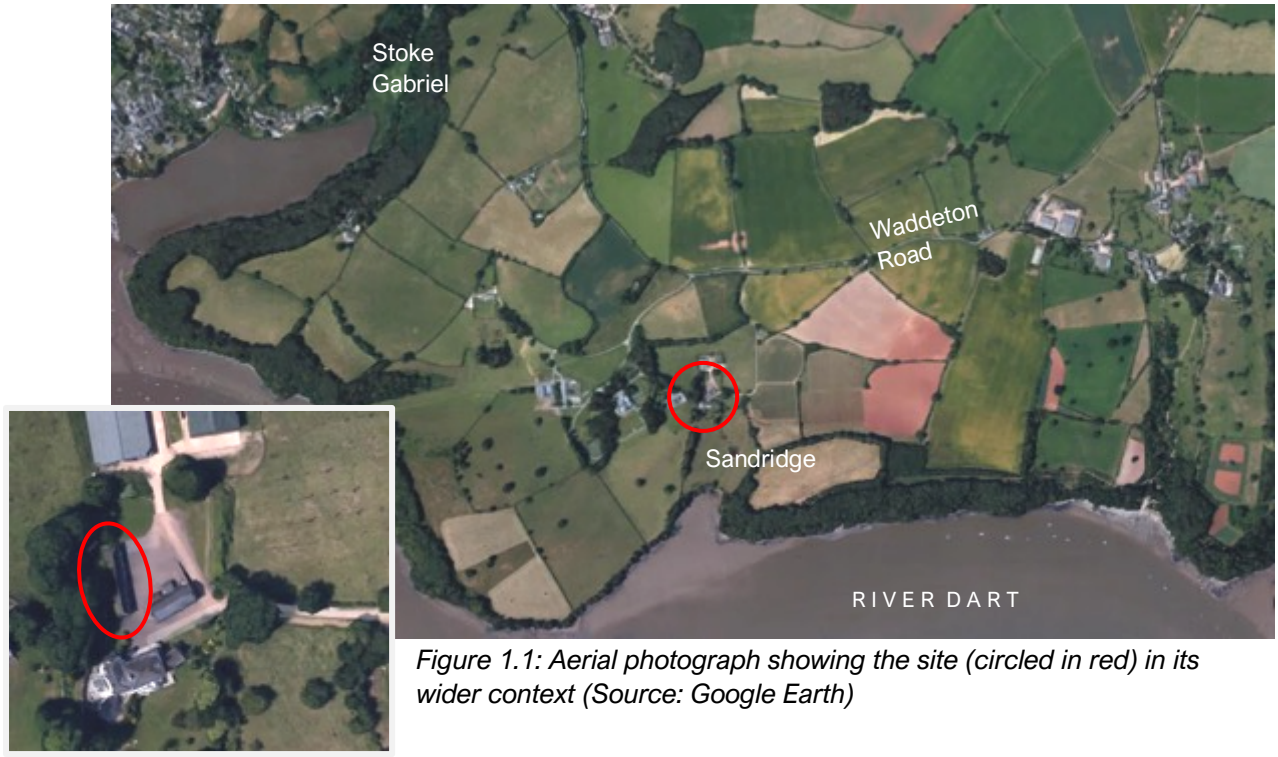

Figure 1.1: Aerial photograph showing the site (circled in red) in its wider context (Source: Google Earth)

2. METHODOLOGY

2.1 Introduction

The aim of the recording condition is to provide a photographic and written record of the buildings on the site prior to the commencement of repair works. The recording methodology set out below is in accordance with Level 2 set out in the document Understanding Historic Buildings: A guide to good recording practice (Historic England 2016).

2.2 Site survey

The site was surveyed by Nils White and Sophie Mcilwaine in October 2019 and January 2021. Observations were made of the form, materials, age and evolution of the building with emphasis on identifying any surviving historic features and assessing their value. The Devon Historic Environment Record was referred to and neighbouring heritage assets identified. The history and significance of the buildings are covered in the Heritage Appraisal carried out by Peter Child c.2011, which provides detailed insights into the development and history of the buildings.

2.3 Documentary Evidence

The following documents have been referred to:

- Peter Child, 'Sandridge Barton Heritage Appraisal' (unpublished report, c.2011)
- PCA Consulting Engineers, 'The Linhay, Sandridge Barton Estate' (unpublished letter report, 2016)

- Peter Beacham, ed., *Devon Building: an introduction to local traditions*, (Exeter: Devon Books, 1990), pp.33-46
- Rosemary Yallop, 'A History of Sandridge Park: "An house more worthy of the situation"', *Transactions of the Devonshire Association*, 141 (2009), pp. 181-218.
- Estate Map, 'Barton of Sandridge in Stoke Gabriel', assumed to have been compiled after c.1772 for Lord Ashburton (in the possession of the present owners of Sandridge Park)
- Ordnance Survey 1:2,500 map, Devonshire Sheet 127.4, surveyed 1886, published 1888 (NLS Maps)
- Stoke Gabriel Tithe Map, 1840 (South West Heritage Trust archive)

2.4 Photographic Record

Photographs were taken externally and internally of the building. The photos are in TIFF format and were taken using a Panasonic LX100 digital camera with 16-million-pixel capability and a Canon PowerShot SX620 digital camera with 20.2-million-pixel capability.

2.5 Acknowledgements

The authors would like to thank the owners for providing access to the building.

3. DEVELOPMENT OF SITE

3.1 Historical Maps and Photos

The building must have been built after the mid to late-18th century, as it is not shown on an estate map thought to have been drawn in 1772 for Lord Ashburton of Sandridge Park.[1]

The 1840 Stoke Gabriel Parish Tithe Map shows the linhay as part of a formal complex of farm buildings, many of which were demolished in the 1970s. A building which appears to have been another linhay stood to the east opposite and parallel to it. A threshing barn with attached horse gin stood to the north. At the rear of the linhay, there was a raised, tapered yard enclosed by another elongated building and an open corn barn at the north end.

[1] 'Barton of Sandridge in Stoke Gabriel', assumed to have been compiled after c.1772 for Lord Ashburton (in the possession of the present owners of Sandridge Park).

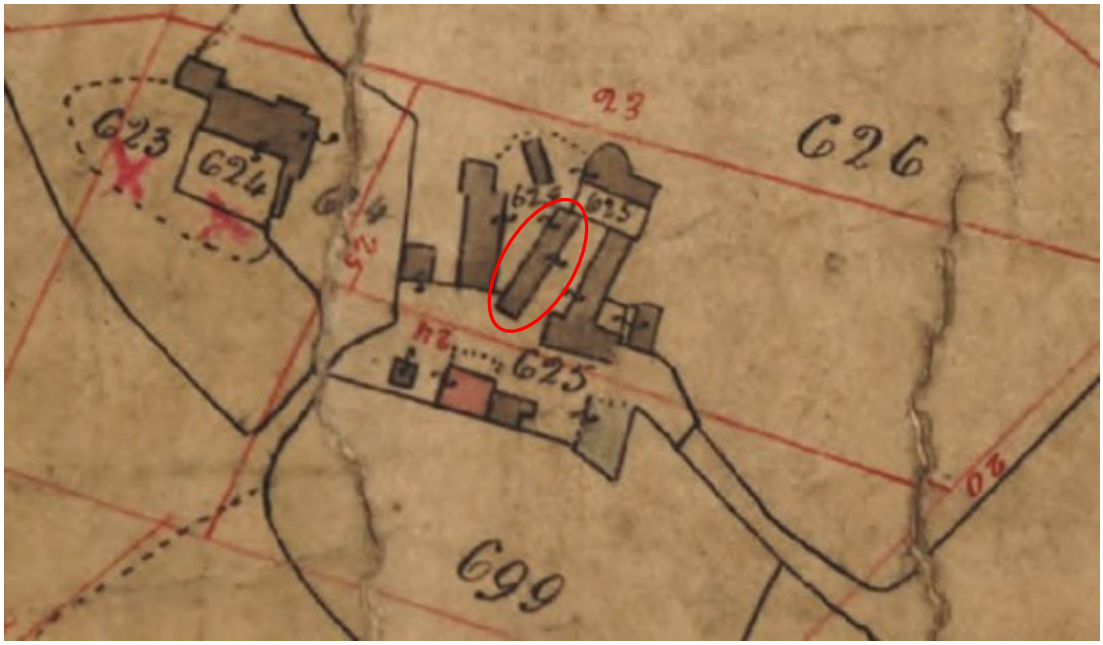

Figure 3.1 Detail of Stoke Gabriel Tithe Map 1840. Site of Sandridge Barton Linhay circled in red. (South West Heritage Trust archive)

The 1886 OS map shows the group in more detail. The half-round projection on the north side of the northernmost building indicates an open-sided structure, which would have been a horse engine house to drive a stationary threshing machine. The attached building must therefore have been a corn barn. Based on analysis of surviving fabric, the smaller building to the left is concluded by Peter Child to have been an open-sided corn barn, 'a most remarkable building for which there is no close parallel in Devon known to this author'.[2] The building opposite the linhay to the east is also shown as open-sided, supporting the assumption that this was another linhay.

[2] Peter Child, 'Sandridge Barton Heritage Appraisal' (unpublished report, c.2011), p.5.

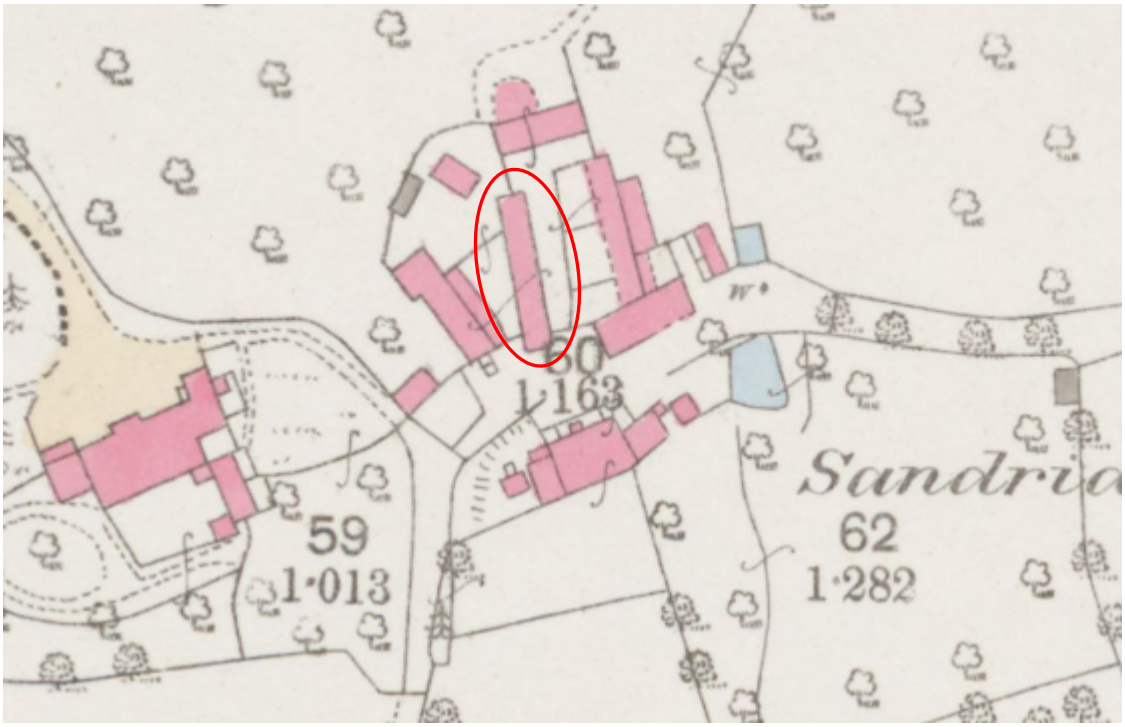

Figure 3.2 Detail of 1886 25" OS map, with the linhay circled in red. (maps.nls.uk)

The group of agricultural buildings survived until the 1970s, when they were shown on proposal drawings submitted with a planning application for their conversion (the application itself no longer survives). According to Child's report, this was refused leading to the demolition of the threshing barn at the north end, and the linhay on the eastern side of the yard.[3] The split-level building enclosing the south side of the yard (likely to have been a lofted cart and implement shed) was retained and converted to ancillary accommodation for the house. Remains of the open corn barn still stand.

3.2 Probable phasing of the buildings

The linhay is a large but typical example of a Devon linhay (a type commonly built from the 17th century until the early 20th century), constructed between 1772 and 1840. The associated farmhouse, Sandridge Barton, is thought to date largely from the early 19th century with earlier origins, and is known to have acted as the home farm for the newly-built Sandridge Park in 1805.[4] It is therefore possible that the linhay and surrounding farm buildings were constructed around this time. However, Child suggests that construction methods indicate a date closer to the start of the known period.[5]

The original part of the building is an eight-bay rubble stone structure, built into the bank behind it to the west, with round stone piers on the open east side. The roof is hipped at the south end and half-hipped at the north. All of the original trusses remain, with their close

[3] Ibid., pp.4-6.
[4] Rosemary Yallop, 'A History of Sandridge Park: "An house more worthy of the situation"', *Transactions of the Devonshire Association*, 141 (2009), pp. 181-218 (p.183).
[5] Child, p.3

spacing and the arrangement of battens indicating that the roof was originally thatched. A small number of original floor joists survive at the north end of the building.

The open front was later enclosed in two phases. The southern three and a half bays were infilled with rubble and an internal cross wall constructed in the late 18th or early 19th century. This is likely to have formed a stable, with a wide doorway flanked by windows on either side. A further window was added in the south end later in the 19th century.

The northern four and a half bays were infilled to form a cattle shed using concrete blocks, presumably after WW2. Earthenware drain pipes were inserted in the rear wall for ventilators, which accords with this date of MAFF-inspired agricultural improvement.[6]

The ground floor has been re-laid in concrete and none of the original fittings survive. The thatched roof has been replaced with corrugated sheeting, and most of the first-floor structure has been replaced.

3.3 Statement of Significance

The significance of the linhay has been comprehensively discussed in Child's report, the conclusions of which are summarised below.

The value of the linhay as a historic building has been diminished by the loss of the buildings which originally formed an enclosed yard. However, it nevertheless illustrates – to some extent – the layout and design of a farm on a gentleman's estate, rebuilt in the early 19th century during a time of agricultural prosperity. It can be paralleled readily on other similar farms in the South Hams. The infilling of its original open front and replacement of its thatched roof with asbestos sheeting have altered its character; yet it nevertheless remains a good example of its type, and its significance is enhanced by the survival of the historic masonry and original roof trusses.[7]

4. RECORDING OF FABRIC

4.1 Site Description

The linhay is rectangular in plan and located along a N-S axis on a hillside sloping towards the south-east. The main farmhouse, Sandridge Barton, is located directly to the south (Plate 1). The north and west walls are built into the slope, and the principal pillared elevation faces the former courtyard to the east. The roof is pitched; it is hipped at the south end and half-hipped at the north end. Entry to the ground floor is via several openings in the east elevation (once entirely open), and external access to the upper floor is provided by pitching doors in the north and west elevations, which are near ground level due to the slope of the site. Original wall construction is of local stone rubble with a combination of earth and lime mortar.

[6] Child, p.3.
[7] Ibid., p.6.

4.2. External elevations and openings

4.2.1 North elevation

The north elevation is built of rubblestone, with a half-hipped roof and a pitching door at upper floor level (Plate 2). The east corner is a continuation of the round pillar at the far end of the east elevation, and the west corner forms a shallower curve. Steep stone steps run alongside the wall from the yard at the north west corner, following the slope of the land (Plate 3). These appear contemporary with the original structure. A modern metal balustrade is held at the lower end by a hand-forged iron ring (Plate 4), which matches another on the east elevation.

A large opening at first floor height provided access to the hayloft. This has a modern timber lintel at eaves height; stonework at sill level has been damaged, and polyurethane foam inserted here and along the jambs. The opening is now boarded with OSB. A large projecting slate in the wall below presumably acted as a step to access the opening.

4.2.2 East elevation

The east elevation is divided into 8 equally-spaced bays along the north-south axis by round pillars constructed of local rubblestone (Plate 5). These would have originally been open, but all have now been infilled in two separate phases. Original stonework (Phase 1) is local random rubble stone with predominantly earth mortar and some lime pointing, which may be a later addition (Plate 6). The second phase, thought to have been constructed in the 18th or early-19th century, was built in similar local random rubblestone, with the addition of some red bricks and a greater proportion of lime in the mortar (Phase 2).[8] The third main phase is thought to have been carried out post-WW2, using concrete blocks and cement mortar (Phase 3).

Bay 1
Unlike the rounded corresponding north east pillar, the south east corner forms a 90-degree angle (Plate 7). There is a small section of original stonework at the far south end which presumably formed a pier. The joint between this and the Phase 2 infill stonework is evident as an uneven crack in the stonework running approximately vertically for the full height of the wall. Some red bricks are present in the top third of the infill section of wall. A stone projection at the northern end of this bay appears to have been part of a gatepost. It is not tied in to the stonework from either phase.

Bay 2
The second bay from the south (Plate 8) contains a doorway and a high window opening. Together with the window in the next bay, these create a roughly symmetrical arrangement commonly seen in 19th century stables. The wide doorway cuts slightly in to the pier at the northern end of the bay forming a rebate. The Phase 2 door has been replaced with a modern metal door, but hand-forged iron strap hinges remain (Plate 9). Flat arches of soft red brick form the external lintels of both the door and the window, with timber lintels behind. The bricks appear to be 18th or early 19th century in date. The window has a fixed softwood frame with modern acrylic glazing and slate sill.

[8] This may have happened earlier than in other parts of the county due to the abundance of lime kilns in the Dart Valley by the 18th century.

Bay 3

Bay 3 (Plate 10) has a slightly larger window opening with a similar red brick arch, although the sill has been infilled with cement (Plate 11). The timber frame appears to be original to Phase 2. It contains a mortice in the centre of the top and bottom rails (suggesting two lights divided by a mullion), remains of metal stanchions on either side of this, and a pintle suggesting the presence of shutters (Plate 12). There are wooden pegs at the corners. A later inserted timber on the left side contains an industrial strap hinge. The window is boarded up. A small iron ring is set into a patch of concrete mortar at the joint between the infill stonework and the pier to the north.

Bay 4

In Bay 4 (Plate 13), the Phase 2 stonework extends halfway along the bay, its end corresponding with the location of the internal dividing wall. The infill beyond this to the north is set back slightly and made of dense concrete blocks with cement mortar (Phase 3). There are two to three courses of red brick at the base of the wall, which extend to meet the concrete slab of the higher internal floor level to the north. There is a six-light galvanised steel window with a concrete lintel. The top three lights form a bottom-hung, inward-opening casement and the lower three lights are fixed. An external grille of vertical iron bars is bolted to the surrounding concrete. A hand-forged iron ring (matching that supporting the handrail of the stair along the north elevation) is set in the mortar of the Phase 1 stonework of the pier to the north of this bay.

Bay 5

In Bay 5 (Plate 14), the concrete block infill is set further forward than that of the two bays either side. It contains a wide doorway with a concrete lintel and mid-20th century industrial hinges now fixed to a replacement metal door. A six-light metal window to the left is identical to that in Bay 4, but has a glazing pane missing.

Bay 6

The wall of Bay 6 (Plate 15) is also built of concrete blocks. The top three courses appear to have been replaced later, as the blocks have a more uniform appearance and there is a distinct horizontal joint with the masonry below. A stable door at the south end of the bay appears to have been inserted into the blockwork, as the blocks are irregularly cut back and some parts are patched up with cement. There is a concrete lintel and a timber door frame, with an iron tie into the blockwork at the north (hinge) side. The lower leaf is a wooden plank door, and the upper leaf has a central metal grille. Both hinges are 20th-century industrial metal strap hinges, though the lower hinges are slightly more elaborately moulded. There is a small iron hook inserted into the concrete mortar joining the infill and the pier to the north. A single course of red bricks is just visible at the base of the wall.

Bay 7

Bay 7 (Plate 16) is built of concrete blockwork, with a wide doorway and a metal window identical to those in Bays 4 and 5. The door is a mid-20th century vertical plank door with industrial metal strap hinges, and appears to be contemporary with the surrounding blockwork. The concrete lintel has been damaged, exposing the iron reinforcement bars.

Bay 8

Bay 8 (Plate 17) is also built of Phase 3 blockwork and contains another 6-light metal window, with the central lower pane missing. There is a deep concrete lintel above, topped by a single

course of red bricks. The concrete ground slab projects slightly beyond the wall, forming a plinth.

4.2.3 South elevation

The South elevation (Plates 18,19) is built of local random rubblestone. The stonework is assumed to belong to Phase 1, with additional cement pointing added later.

A small window in the top right corner of the wall has a fixed timber frame held together with iron pins. Its lintel is a flat arch made of modern buff-coloured bricks. The end of a broad, flat timber beam projects from the stonework at high level, surrounded by earth and cement mortar. It does not appear to correspond with any of the internal beams so may be part of an earlier floor structure. A line of roofing slates of various shapes hangs from beneath the eaves, some of which are damaged or missing (Plate 20): presumably a later addition to compensate for the insufficient eaves depth and minimise further water ingress from driving rain.

4.2.4 West elevation

The west elevation (Plate 21) is built of local random rubblestone with mainly earth mortar (Phase 1), some of which has eroded at lower levels. Earthenware drain pipes have been inserted at regular horizontal intervals along the northern half of the elevation (Plate 22); Peter Child attributes a mid-20th century date to these, describing them as 'very characteristic of such conversions carried out in this period of MAFF-inspired agricultural improvement.'[9] A slightly curved stone wall projects from the elevation at the northern end. Its rounded end contains part of an iron hinge, so may have formed part of a gated enclosure within the former yard. It is not tied in to the stonework so is assumed to belong to a later phase.

A large opening at first floor level allowed additional access to the hayloft towards the south end of the elevation (Plate 23). This contains a damaged wood frame and a double door set of two timber horizontal plank doors. The opening itself appears to have been inserted or altered in a later phase, as there are two courses of concrete blocks below the concrete sill, and cement pointing surrounding modern concrete block quoins.

At the south end of the elevation, a rubblestone gatepost appears to be tied in to the Phase 1 stonework. Its rebate and iron hinge correspond to those of the gate pier opposite, part of the wall extending to the west. A crack in the stonework at the south end, similar to that on the east elevation, is likely to have been exacerbated by the use of cement pointing on the south elevation (Plate 24).

4.3 Interior

4.3.1 Layout

The linhay contains two principal storeys: a ground floor originally used for housing cattle, and a storage loft for hay above. Both floors have been divided axially in Phase 2 by a stone wall in the centre of Bay 4 which extends to the full height of the roof.

[9] Child, p.3.

Survey drawings by Harrison Sutton Partnership from October 2016 show that the ground floor contained additional internal walls (not original), which have since been removed. There are external doors (belonging to Phase 2 or later) providing access into Bays 2, 5, 6 and 7.

On the first floor, the southernmost three and a half bays are accessible via a ladder in Bay 4 leading to a temporary corrugated metal sheet floor. The northernmost bay and a half (Bays 7 and 8) also retain some usable floor structure. The bays in between contain some original joists but no floor covering, so are currently inaccessible. It is likely that the first floor structure would originally have been continuous, and strong enough to support densely packed hay.

4.3.2 Ground floor

The ground floor covering is concrete throughout, probably overlaying a cobbled or stone slab floor.[10] There are two level changes to accommodate the rising ground level from south to north: a shallow step up in Bay 3, and a steeper level change between Bays 5 and 6 (currently two temporary steps made of stacked concrete blocks). There are no surviving original fittings.

The southern three and a half bays are divided from the remaining space by a rubblestone cross wall, which is tied into - and therefore contemporary with - the Phase 2 rubble infill on the east elevation. This area probably formed a stable when the linhay was first divided in the 18th or early 19th century.[11] The rounded brick piers project internally, and all internal walls in this section are limewashed, with modern OSB panels lining the lower portion at plinth level (Plate 25).

Darker patches indicate the location of inserted partition walls (now removed), and show that these stopped about 0.6m short of the full ceiling height (Plate 26). There is a large patch of concrete block infill in the east wall of Bay 1, which corresponds externally with the rubble projection thought to be a gate pier. Further patches of cement render to the right of this extend as far as the south east corner. The small window in the south elevation has a limewashed timber frame and no internal sill; the larger windows in the east elevation have limewashed timber frames, and timber lintels and sills. The external doorway has a limewashed brick flat arch. There is an internal door way at the east end of the partition wall, with brick quoins along the western jamb and a timber lintel and frame.

The joists supporting the floor above are all mechanically sawn replacements of the original timbers, with additional noggings between, all probably dating from the mid-20th century. They run axially, supported at both ends by the rubblestone east and west walls. There is some evidence of joist pockets in the west wall indicating that the ceiling has been raised slightly; but these have largely been infilled and limewashed over. An opening in the ceiling of the north east corner provides access to the floor above. A wooden ladder fixed to the partition wall descends to just above the head of the doorway (Plate 27).

The internal area to the north of the partition wall is another continuous space; the only existing division is a rise in floor level of about 0.5m between Bays 5 and 6 (Plates 28, 29). The rubblestone and some parts of the concrete block walls are limewashed, with modern OSB

[10] PCA Consulting Engineers, 'The Linhay, Sandridge Barton Estate' (unpublished letter report, 2016), p.3.
[11] Child, p.3.

panels up to 0.4m and cement render rising a further 0.4-1.0m above this. The projecting rounded piers are similarly limewashed and protected with modern OSB and cement render.

There are surviving original joists (also limewashed) spanning axially in the northern part of Bay 4, Bay 5, the southern part of Bay 7, and Bay 8. These are roughly sawn, some still in the round, and measure approximately 18x8cm. There are 6 original joists in Bays 4 and 5 (plus 2 replacements) and 8 in Bays 7 and 8 (plus 2 replacements). All of these are supported by the stonework of the west wall, and by original timber wall plates spanning between the circular columns on the east wall, which in turn are supported at their midpoint by additional concrete block piers (Plate 30). Earthenware vent grilles between the joists correspond with the drain pipes for ventilators on the external wall (see 4.2.4). The central two of these six vents are limewashed.

4.3.3 Upper floor

Much of the upper floor structure has been lost, and a floor covering of corrugated sheeting (assumed to date from the mid-20th century) remains in the southernmost three and a half bays, and the northernmost one and a half bays.

The upper floor of Bays 1 to 4 (Plate 33) is accessed via an opening in the floor at the eastern end of the dividing wall. There is some evidence of limewash on the upper part of the east wall, but on the west and north walls any decorative treatment clearly ends roughly in line with the first-floor structure. The large opening in the west wall, which rises above the roof level to form a flat-roofed dormer, appears to have been added later, as surrounding stonework has been infilled with cement blocks and mortar (Plate 34). The side walls of the opening are clad in mechanically sawn timber. The internal face of the double doors reveals the moulded frames of re-used domestic 6-panel doors.

The square opening in the internal dividing wall has a timber lintel and frame, and provided access at first floor level between the two parts of the building when it was divided in Phase 2 (Plate 35). The floor covering in Bays 4 and 5 has been removed, but original joists remain (see 4.3.2) and internal walls are untreated rubblestone or concrete blocks (Plate 36). By contrast, the floor joists in Bays 6 and half of 7 have been removed entirely and the full height of the wall is limewashed on both sides up to eaves level. In the northern half of Bay 7 and Bay 8, the walls are untreated and the perimeter of the corrugated sheeting is fixed to these with patches of cement mortar. The external opening in the north wall has a timber frame and is boarded up with OSB.

4.4 Roof

The original thatched roof has been replaced with corrugated sheeting, but all of the original trusses remain (Plates 37-39). Their size and spacing have been analysed by Peter Child:

> *[The original roof trusses] measure 20 by 6.5cms (8″ by 2¼″) in section and have high, light collars, face-pegged with single pegs. Their apexes are morticed and tenoned together and secured by two pegs. The trusses are set closely (157 cms [5′2″] centres) and are connected not by purlins but by large (4.0 by 9.0 cms [1.5″ by 3.5″]) battens set 25cms (10″) apart. This is typical of roofs found in some parts of Devon which were designed specifically for thatch where, because there was no need for secondary rafters to support slating battens, purlins were omitted in favour*

> *of large battens onto which the thatch was tied directly. This represents some economy in timber although more trusses are needed because the battens cannot span as far as purlins. Normally the trusses in linhays spring from each of the pillars at the front but because of the use of close-set trusses here, every other truss rests not on a pillar but on a substantial 20 by 10cms (8˝ by 4˝) wall plate which runs between the pillars. This is an unusual arrangement.*[12]

The trusses are supported on the west side by the stonework, and on the east by a timber wall plate resting on top of the wall. Bays 4, 5, 7 and 8 retain their original wall plates, which are significantly deflected due to the point load of the intermediate trusses (Plate 40). The remaining wall plates appear newer, but nevertheless show evidence of damage and deflection, particularly externally (Plates 41-43). Some of the trusses contain a notch at the apex to accommodate a later diagonal ridge beam; however, on others, the beam rests on one side of the principal rafter. Several of the principal rafters are fractured and have been reinforced with additional timbers. The hip principal rafter and many of the original thatching battens remain; though these have also been supplemented with newer, mechanically-sawn timbers to support the corrugated roof structure (Plate 44).

The trusses in the southern part of the linhay mostly retain their original pegged collars, which are high, cranked and undersized. Collars to the north of the dividing wall have been replaced with slightly deeper timbers. In some cases, the trusses have been further reinforced with modern tie beams and crown struts, connected by longitudinal binders along the centre of the tie beam (Plate 45). The truss directly above the dividing wall contains peg holes, so must have originally contained a collar: evidence that this was originally a continuous space and that the cross wall is a later addition.

5. CONCLUSION

The linhay at Sandridge Barton represents a good example of a building type that is prevalent in, yet almost unique to, Devon farms. In addition, specific features such as the wall plate along the east elevation, the local rubblestone and situation as a bank barn built into the hillside, are characteristic of the South Hams. Despite alterations such as the infilling of the east elevation bays and the replacement of the thatched roof, the building retains several features of architectural interest, notably the pegged trusses and parts of the original first floor structure.

The linhay's historical value has been compromised due to the loss of surrounding buildings. Yet it nevertheless forms a relatively complete example of a single element within the group of agricultural buildings typically found on a gentleman's estate in the early 19th century. This was a time of considerably agricultural prosperity, as well as social and economic change; and the building can be paralleled on similar farms in the South Hams.

[12] Child, p.3.

APPENDIX 1

Annotated Building Plans

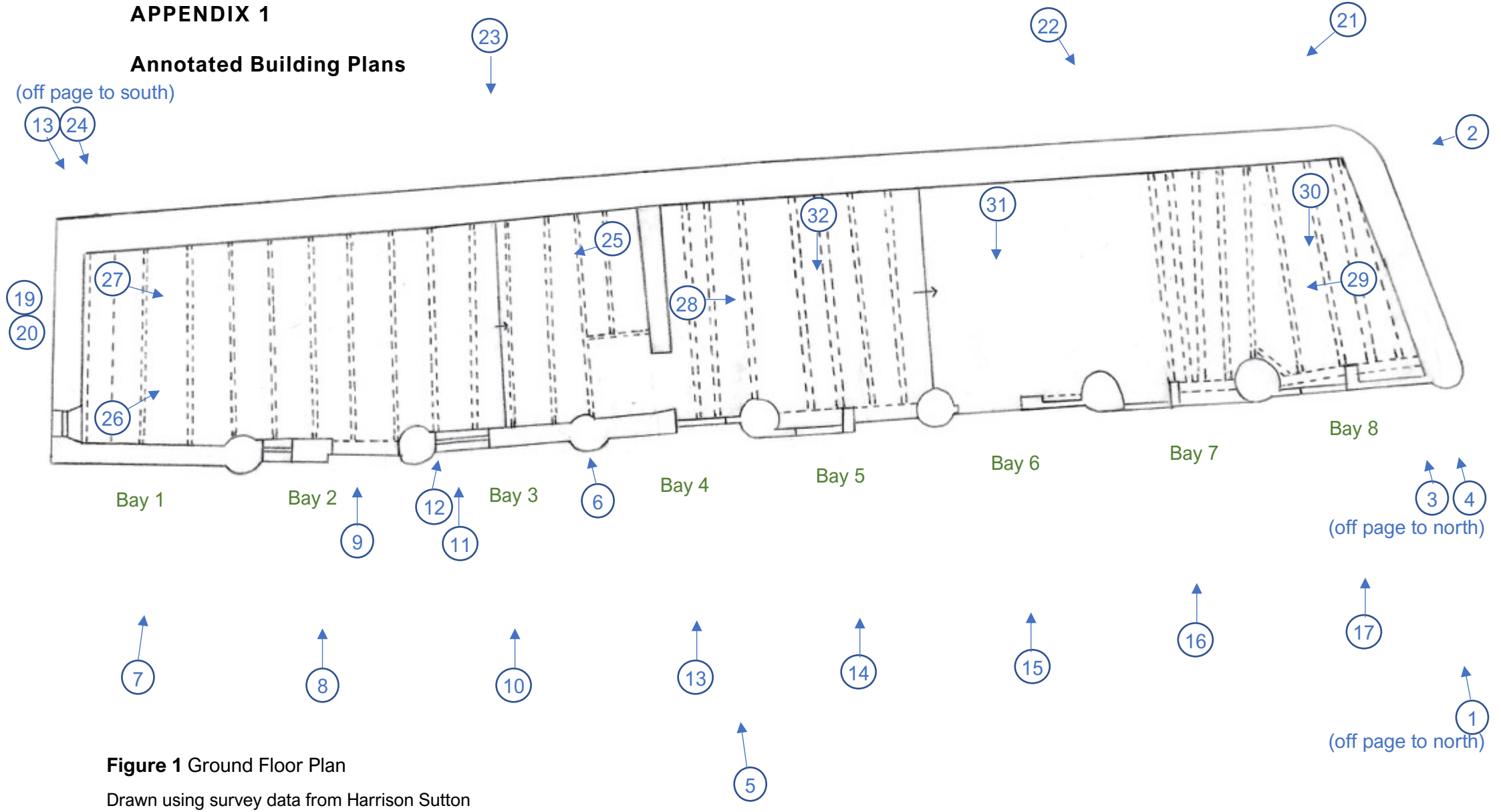

Figure 1 Ground Floor Plan

Drawn using survey data from Harrison Sutton Partnership

Scale 1:100 @ A4

Numbers indicate direction of photographs

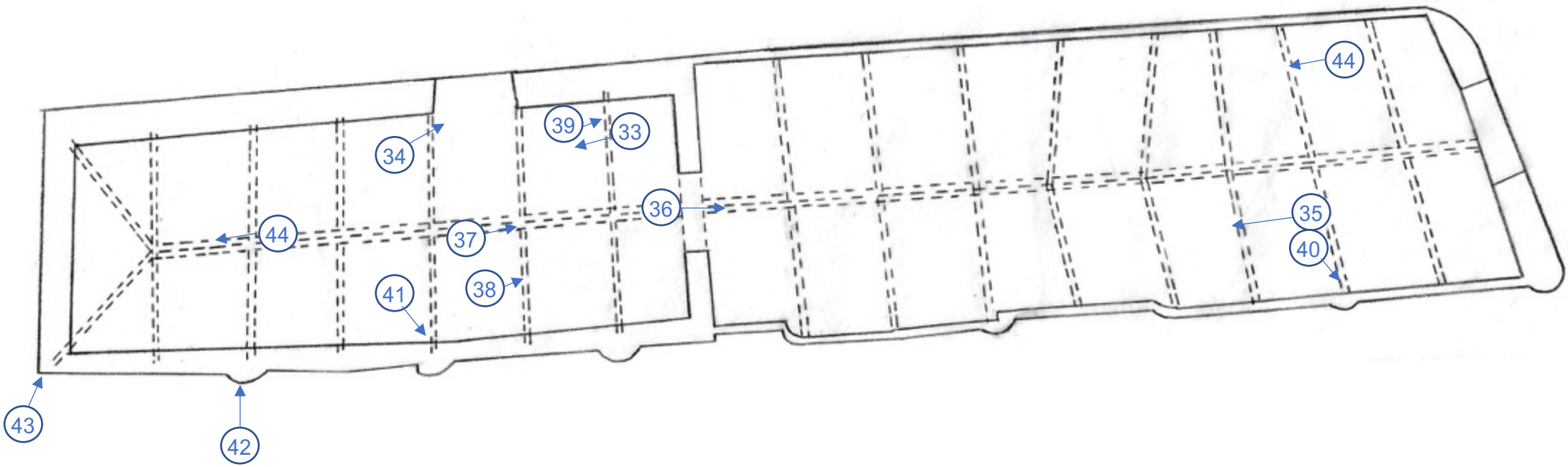

Figure 2 First Floor Plan

Drawn using survey data from Harrison Sutton Partnership

Scale 1:100 @ A4

Numbers indicate direction of photographs

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0 1 2 3 4 5

The Linhay at Sandridge Barton, Devon.
Historic Building Recording.

APPENDIX 2

Photographic Archive

Plate 1. Sandridge Barton Linhay. View from NE

Plate 2. Sandridge Barton Linhay. North elevation.

Plate 3. Sandridge Barton Linhay. Stair at NE corner.

Plate 4. Iron stay for handrail.

Plate 5. East elevation.

Plate 6. East elevation showing bedding and pointing mortar.

Plate 7. East elevation, Bay 1.

Plate 8. East elevation, Bay 2.

Plate 9. Bay 2 metal door with hand-forged hinges, east elevation.

Plate 10. East elevation, Bay 3.

Plate 11. Bay 3 window, east elevation.

Plate 12. Pintle on Bay 3 window, east elevation.

Plate 13. East elevation, Bay 4.

Plate 14. East elevation, Bay 5.

Plate 15. East elevation, Bay 6.

Plate 16. East elevation, Bay 7.

Plate 17. East elevation, Bay 8 and steps.

Plate 18. South elevation viewed from SW.

Plate 19. South elevation.

Plate 20. South elevation showing slates under eaves.

Plate 21. West elevation.

Plate 22. West elevation showing projecting gate pier and earthenware drain pipes.

Plate 23. Pitching door, west elevation.

Plate 24. Interior. SW corner showing cracking due to cement pointing.

Plate 25. Interior. South end looking towards SE.

Plate 26. Interior. South end looking towards NW.

Plate 27. Interior. South end looking towards NE.

Plate 28. Interior. North end looking north.

Plate 29. Interior. North end looking south towards cross wall.

Plate 30. Interior. North end Bay 8.

Plate 31. Interior. North end Bay 6.

Plate 32. Interior. North end Bay 5.

Plate 33. Interior. Upper floor south end looking SE.

Plate 34. Interior. Upper floor south end. West elevation pitching door.

Plate 35. Interior. Upper floor north end looking south towards cross wall.

Plate 36. Interior. Upper floor north end looking north.

Plate 37. Interior. Roof south end looking north.

Plate 38. Interior. Roof south end collar and peg detail.

Plate 39. Interior. Roof south end collar detail.

Plate 40. Interior. Roof north end pier and wall plate detail.

Plate 41. Interior. Roof south end pier and wall plate detail.

Plate 42. East elevation. Jointed wall plate over pier.

Plate 43. South east corner eaves damage.

Plate 44. Interior. Roof - South end hipped roof structure (spot the barn owls).

Plate 45. Interior. Roof south end roof timber details showing replacement collar and original peg hole above.

APPENDIX 3. Written Scheme of Investigation

Linhay at Sandridge Barton TQ9 6RL

Written Scheme of Investigation: Programme for Historic Building Recording (LEVEL 2).

Listed Building Consent 2979/20/LBC: Condition 5.

OASIS ID: nwconser1-412946

1. Scope of Work

The condition referred to above requires that:

No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: to ensure, in accordance with Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of the historic building fabric that is affected by the development.

The proposed recording work will draw on documentary investigation set out in the Heritage Statement written by Nils White Conservation in 2019 and submitted for the LBC application; and a historic assessment written by Peter Child around 2010. The recording work will be equivalent to a Level 2 record, as defined by Historic England (Understanding Historic Buildings, A Guide to Good Recording Practice, English Heritage, 2006).

This survey is to be undertaken by suitably qualified contractors from Nils White Conservation prior to commencement of any proposed alterations or demolition.

2. Site Location and Description

The linhay was formerly part of a farmyard with associated buildings. Many of these have been demolished.

The linhay stands some 20m north of the farmhouse at Sandridge Barton (listed Grade II); some 50m east of Cross Creek House (Grade II) which was the stables and coach house of Sandridge Park; and about 170m east of Sandridge Park itself (Grade II*)

3. Historical and Archaeological Background

The linhay is believed to have been erected in the early-18th century.

4. Previous Work

The Heritage Statement and 2010 report referred to above contain a summary of the historic development and significance of the site.

5. Project Aims

The aim of this project is to produce a permanent record of the building in order that it can be fully understood and interpreted in the future. An archive and report will be created as a result of the survey.

Level of Recording

The linhay will be recorded to Level 2 as defined by Historic England (*Understanding Historic Buildings, A Guide to Good Recording Practice, English Heritage, 2006*). A Level 2 record is a descriptive record, comprising a detailed written description of the building; detailed photographs of the exterior and interior of each structure; annotated plans and elevations; and an analysis of its development and use.

The information contained in the record will draw on the research already carried out by Peter Child and Nils White Conservation. No further documentary research or interpretation would be carried out.

6. Historic Building Recording Methodology

Prior to the start of any fieldwork, a fieldwork site code will be created for all components of the project. This will be clearly marked on all reports, finds and archive material.

The historic building survey will be carried out to the standards published by the Institute of Field Archaeologists (IFA) and Historic England, and in accordance with the following methodology.

The Level 2 Record will typically comprise the following:

1. The Written Account:

- The site's precise location as a National Grid reference and by address, and a note of any statutory designation (listing, scheduling or conservation area).
- The date when the record was made, and the name(s) of the recorder(s) and the location of the archive.
- A table of contents and a list of illustrations or figures.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives. Where appropriate the brief for the work or the project design should be stated or appended.
- Acknowledgements to all those who made significant contributions – practical, intellectual or financial – to the record or its analysis, or who gave permission for copyright items to be reproduced.

- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required) may be added as necessary, for example to meet the wider needs of a conservation project.
- Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the date on which the site was consulted should be noted.
- A statement for the site as a whole and for each building describing their plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given where known.
- An account of the overall form and successive phases of development of the site and each individual building.
- An account of the past and present use of the site, and of each building.
- Any evidence for the former existence of demolished structures or plan associated with the building and/or site.
- Copies of other records of the building, or a note of their existence and location.
- A note of the site's past and present relationship to its setting: for example, its relationship to local settlement patterns; its part in a larger architectural or functional group of buildings; its visual importance as a landmark etc.
- The account shall include a note of the significance of the site, and of each building locally, regionally or nationally, in terms of their origin, purpose, form, construction, design, materials or status.

2. Drawn Record:

Measured plans (to scale or fully dimensioned and based on survey drawings provided by owners) of the two main floors as existing. The plans should show the form and location of any structural features of historic significance, such as blocked doors and windows; masonry joints, ceiling beams and changes in floor and ceiling levels, and any evidence for fixtures of significance.

- Marked up drawings (to scale or fully dimensioned and based on survey drawings provided by owners) recording the form and location of significant structural detail (e.g. Timber or metal framing roofs).
- If required, cross sections, long sections or elevational sections to illustrate the vertical relationships within a building (e.g. ceiling heights; differing floor heights; roof trusses).
- Measured drawings showing the form of any significant architectural decoration or small-scale functional detail not more readily captured by photography.
- Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.
- A plan or plans identifying the location and direction of accompanying photographs.

3. Photographic Record:

- A general view or views of the site, and each building in their wider setting or landscape.
- Views of the external appearance of the site and of each building. Typically, a series of oblique views will show all external elevations of the building and give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.

- Further views, where desirable, to indicate the original design intentions of the architect, where these are known from documentary sources or can be inferred from the site, the building or its setting.
- The overall appearance of the principal spaces and circulation areas.
- Any external or internal detail, structural or decorative, which is relevant to the design, development or use and which does not show adequately on general photographs.
- Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the site, building or their fixtures, if not adequately captured by transcription. A contemporaneous transcription should be made wherever characters are difficult to interpret.
- Any building contents or ephemera which have a significant bearing on the site's or building's history, where not sufficiently treated in general photographs.
- All images will include an appropriate scale and any caption will describe the size of the scale.

7. Programme of Site Investigation

The site investigation and post-investigation assessment will be carried out during January 2021.

8. Nomination of competent persons to carry out the recording

All on-site recording work, assessment, analysis and preparation of reports will be carried out by Nils White BSc (Hons), Dip TCP IHBC MRTPI and Sophie McIlwaine MA (Cantab).

9. Reports and Archives

An illustrated written report will be produced detailing the written, drawn and photographic results of the historic building recording as set out above; this will include a synthesis of previous recording and analysis to set the current fieldwork into context.

A digital pdf copy of the survey and report will be submitted to the LPA within 2 months of the completion of the fieldwork to seek a formal discharge of the appropriate planning condition. Following approval of the survey and final report, the archive, consisting of (i) a digital version of the final report and (ii) the digital photographical images in TIFF format, will be deposited with the Archaeological Data Service in accordance with their deposition guidelines. A copy of the final report/s will also be deposited digitally or sent as a paper copy with the Online Access to the Index of Archaeological Investigations (OASIS) project. The archive will be deposited with the ADS via OASIS within three months of the formal acceptance of the final report.

Nils White MRTPI IHBC

20th January 2021

APPENDIX 4. Listed Entry for Sandridge Barton

SX 85 NE STOKE GABRIEL
8/114 Sandridge Barton
-
- II

Farmhouse on site of an earlier house.

Early C19. Rendered stone rubble. Low-pitched hipped asbestos slate roof, with overhanging eaves. Two storeys and basement. Three bays. Sash windows with glazing bars. Ground floor left hand tripartite sash. Panelled door at centre with C20 Tuscan porch. Standing on a steeply sloping site, and the basement is on ground level at rear.

Captain John Davies navigator and explorer was probably born at Sandridge Barton in 1543. Davis discovered the Davis Straits in 1585.

Listing NGR: SX8619356482

APPENDIX 5. Historic Environment Record Entries

As well as the list entry for Sandridge Barton itself, there are various other entries in for the vicinity in the Devon Historic Environment Record. These refer to the presence of a catch meadow, a lime kiln and a medieval field boundary as well as the Sandridge landscaped park. These are not reproduced due to their scant relevance to the buildings under consideration.