

BREALEYS FARM, BEAFORD, DEVON

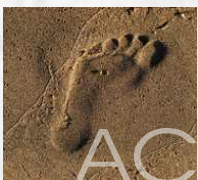
(NGR SS 54438 15910)

Heritage Statement

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BREALEYS FARM, BEAFORD, DEVON

(NGR SS 54438 15910)

Heritage Statement

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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

A heritage statement was prepared by AC archaeology in October 2020 to support a planning application for alterations to a L-shaped former agricultural building and its curtilage at Brealeys Farm, Beaford, Devon. The barn has been converted into a single residential unit.

The present building was constructed in the mid-19th century and replaced earlier structures. It underwent some modification in the later 19th century, but otherwise changed very little until the second half of the 20th century when it was subject to modernisations and an attached lean-to was constructed within a yard. Other attached structures have been demolished.

*The building provides evidence of past farming activity, including both historic use and changes, and more recent adaptations, as well as changing agricultural practices and the adaption of technology in the threshing process. The building is considered to be a heritage asset of **low-medium significance**.*

*There are no harmful elements to the scheme. Some elements such as the new boundaries are in keeping with the historical associations of buildings and land at Brealeys, and with the existing stone boundary walls. The removal of the 20th-century lean-to attached to the north range will be a visual improvement to the barn enhancing its appearance and character. Overall, it is concluded that there will be **no change** to the significance of the building.*

1. INTRODUCTION (Fig. 1)

1.1 This heritage statement has been prepared by AC archaeology in October 2020 to support a planning application for works to and around a historic former agricultural building at Brealeys Farm, Beaford, Devon (SS 54438 15910; Fig. 1). Details of the scheme are set out in Section 1.8 below.

1.2 Brealeys Farm is located 1.17km northwest of the village of Beaford, and comprises a Grade II Listed farmhouse, an L-shaped historic former barn (part converted into residential use, and to which this application relates) with a modern lean-to extension, and garages. The farm lies at a height of around 131m aOD, on land that gradually rises to the north (Plate 1); the farmhouse is situated on the southwest side of the farmyard at a lower level than the rest of the farm buildings. The underlying geology is sandstone of the Bude Formation. There are no recorded superficial deposits (British Geological Survey online 2020).

1.3 Brealeys Farm is situated within land defined in the Devon Historic Landscape Characterisation project as 'Barton fields', which are described as relatively large, regular enclosures likely to have been laid out between the 15th-18th centuries where some curving boundaries may be following earlier divisions in the pre-existing Medieval fields. The land directly to the northwest of the farmyard is characterised as 'Modern enclosures adapting Medieval fields' described as modern fields created out of probable medieval enclosures.

Designations and Historic Environment Record entries

1.4 The farmhouse is Grade II listed under the name *Brealeys Farmhouse* (National Heritage List for England entry 1105104; Devon Historic Environment Record (HER) entry MDV94674). It has the following description prepared in 1989:

Farmhouse. Possibly C16, but probably early to mid C17. Remodelled in the early C19 and again on the late C18. Rendered over cob. C20 asbestos-slate roof (formerly thatched), gable-ended to right and hipped to left. Brick end stack to right and axial stack off-centre to left (tops rebuilt in C20), and rendered lateral stack to rear.

Plan and development: Probably C17 or earlier 3 room and through passage plan, facing south (ground falls to the right). The house consists of a hall with external lateral stack to rear, wide through passage to right, former service room at the right-hand end with external end stack, and former inner room to the left of the hall with axial stack to its right. If house dates from before the late C16 the stacks and the first floor are probably C17 insertions. Later one-roomed addition (now kitchen) at the left-hand end, possibly C17 or C18, and probably C19 lean-to outshut at rear of left-hand part of house. The house was remodelled externally in the early C19 (see photograph showing it with small-paned glazing bar sashes, with a symmetrical 3-window front to right) but was further substantially altered on the outside in the late C20. The present staircase was probably inserted in the entrance passage in the early C19. If the house does date from the C16 it was possibly formerly an open hall, although no evidence for this was noted at the time of survey (December 1987). Two storeys.

Exterior: Asymmetrical 4-window front; late C20 two-light metal casements (in old openings). Recessed early to mid C19 five-panelled door between first and second windows from right (top 2 lights glazed) with beaded mitred wooden frame. Passage rear doorway has C19 boarded door with beaded frame. Rear stack has chamfered offsets.

Interior: Hall has C17 chamfered cross beam with runout stops, and 2 probably early C19 cupboards in left-hand wall with pairs of one-panelled doors. C19 boarded doors into hall at each end. Chamfered cross beam in kitchen too. Early C19 staircase in entrance passage, with stick balusters, turned newel posts and open string with cut brackets. Right-hand ground-floor room remodelled in the early C19, with 6-panelled door, cased beam, recesses flanking fireplace with moulded cornices, and window with internal panelled shutters. Roof-space not inspected at time of survey (December 1987) but the feet of probably C17 trusses were noted in the first-floor rooms. The occupant reports that they are unblackened.

- 1.5 The farm directly north of Brealeys Farm, Scriggins Farm, has four HER entries for the farmhouse and adjoining outbuildings, a threshing barn, horse engine house and shippon in addition to a cider cellar (HER entries MDV4470, MDV98553, MDV73774 and MDV94668). These buildings are of interest since the two farms were merged in the late 19th century and thus would have an effect on the uses of the farm buildings at Brealeys.
- 1.6 The farmhouse, including the adjoining outbuildings to the front, and garden walls to the rear, was Listed at Grade II in 1989 under the name *Scriggins* (National Heritage List for England entry 1166112).
- 1.7 The threshing barn and shippons are also listed at Grade II under the name *Barn, Horse Engine House and Shippons approximately 10 metres to south of Scriggins* (National Heritage List for England entry 1105069). Although the HER entry (MDV73774) includes the whole group of attached historic barns, the L-shaped barn assessed within this document is not included within the Listing description, as set out below:

Barn, horse engine house and shippons approximately 10 metres to south of Scriggins. C18 with mid to late C19 alterations and additions. Barn of cob (rendered to front) on low uncoursed stone rubble plinth. Timber framed and stone and cob horse engine house with remains of hipped slate roof. Uncoursed stone rubble shippon range, with rendered cob to first floor at front. Gable-ended roofs to barn and shippon range, corrugated iron to front and scantle slate to rear (probably formerly thatched).

Plan and development: L plan range, enclosing farmyard to north. Barn aligned approximately north-south with central opposed cart entrances and mid C19 polygonal-ended horse-engine house projecting to east at north end. C18 shippon range adjoining south end, aligned approximately east-west, consisting of shippons with lofts above and granary in loft at west end, approached by external stone steps. Right-hand gable end and rear probably rebuilt in the mid to late C19.

Exterior: Barn has central opposed large boarded double doors (one 2-leaf) with wrought-iron hinges, wooden frames and lintels. Shallow pent-roofed porch to west. Left-hand (north) gable end of barn has barred boarded loft door with strap hinges, and narrow vent in apex. Remains of horse engine house to rear (partly ruinous at time of survey - December 1987), with masonry end wall and open sides. Shippon range has paired loft doors to left with wrought-iron strap hinges and granary loft doorway at right-hand end, approached by external flight of 8 stone steps and boarded door with strap hinges. Two ground-floor windows with wooden lintels, 2 light to left with chamfered wooden mullion and C19 four pane to right. Two boarded doors with strap hinges and wooden lintels. Right-hand gable end has blocked loft opening and ground-floor C19 two-light window, both with brick segmental-arched heads.

Interior: Barn has probably late C19 six-bay roof (possibly rebuilt when horse engine house added). Horse engine house has a very large longitudinal beam, former drive shaft, projecting into barn, and two C19 king post trusses. These buildings form part of a complete small farmstead including the farmhouse to the north.

The scheme

- 1.8** The application is part retrospective to include elements associated with the previously consented conversion of the south range of the L-shaped barn into accommodation. These elements include the retention of a patio area, erection of a front wall, alteration to rooflight positions and installation of two additional windows and a wooden fence. Proposed new works comprise the construction of boundary walls and the demolition of a lean-to agricultural building attached to the south elevation of the north range of the barn.

2. LEGISLATION AND POLICY

- 2.1** Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to the proposals are summarised below.

Statutory

- 2.2** Listed Buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The National Planning Policy Framework

- 2.3** General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (paragraphs 184-202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities & Local Government 2019a). A heritage asset is defined as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'. A designated heritage asset is defined as 'a World Heritage

Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.

2.4 The paragraphs relevant to this scheme are listed below (including associated footnotes where appropriate):

Paragraph 184

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Footnote 62 to paragraph 184

The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Paragraph 189

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 192

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 193

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 200

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

Local authority planning policies

2.5

The joint *Torrige and North Devon Local Plan 2011-2031* was formally adopted in October 2018. The plan supersedes earlier local plans of the former District and Borough Councils. The adopted plan includes the following policies relating to the historic environment:

Policy ST15 – Conserving Heritage Assets:

Great weight will be given to the desirability of preserving and enhancing northern Devon’s historic environment by:

- a) Conserving the historic dimension of the landscape;
- b) Conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
- c) Identifying and protecting locally important buildings that contribute to the area’s local character and identity; and
- d) increasing opportunities for access, education and appreciation of all aspects of northern Devon’s historic environment, for all sections of the community.

Policy DM07 – Historic Environment:

(1) All proposals affecting heritage assets should be accompanied by sufficient information, in the form of a Heritage Statement, to enable the impact of the proposal on the significance of the heritage asset and its setting to be properly assessed. As part of such an assessment,

consideration should be given, in order of preference, for avoiding any harm, providing enhancement, then minimising and mitigating any harm.

(2) Proposals which conserve and enhance heritage assets and their settings will be supported. Where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible, and an acceptable balance between harm and benefit can be achieved in line with the national policy tests, giving great weight to the conservation of heritage assets.

(3) Proposals to improve the energy efficiency of, or to generate renewable energy from historic buildings or surrounding these heritage assets will be supported where:

(a) there is no significant harm or degradation of historic fabric including traditional windows; and

(b) equivalent carbon dioxide emission savings cannot be achieved by alternative siting or design that would have a less severe impact on the integrity of heritage assets.

3. AIMS

3.1 The aims of the document are to provide information on the historic development and significance of the site through an appraisal of the history and fabric of the buildings and determine the impact of the works on their significance.

4. METHODOLOGY

4.1 The current document uses baseline data collated for the preparation of a heritage statement in 2016 for the conversion of the south range of the barn. This data has been updated where necessary, including a new site visit.

4.2 A rapid desk-based appraisal was undertaken. This comprised an assessment of the relevant historic maps and other data held online.

4.3 The preparation of the document has been guided by the methodologies set out in the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).

4.4 Site visits were carried out on 12 May 2016 and 30 September 2020, and included:

- A written description of the L-shaped barn noting the plan form and presence and date of historic *in situ* or reused architectural fixtures and fittings; and
- A basic photographic record including the overall character of the building and any significant fixtures and fittings, as necessary to illustrate the document.

4.5 The south range of the barn has been converted since the initial site visit in 2016, and the description of the barn at that time has been retained. The description of the north range was made in 2020.

Assessment of significance

4.6 Advice on the criteria to be used in assessing the significance of heritage assets, as well as an outline methodology, is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their

evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance. Additional guidance is contained within Historic England's *Statements of Significance: Analysing Significance in Heritage Assets* (2019).

4.7 In addition to the above documents Historic England's *The Setting of Heritage Assets*, *Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017) and the NPPF *Planning Practice Guidance* (Ministry of Housing, Communities & Local Government 2019b) have been used to assess the contribution of setting to significance.

4.8 Together *Conservation Principles and Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two are requirements of the NPPF. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This heritage statement therefore expresses the results of the assessment of significance of an asset using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 189, 190, 193 and 197 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

Assessment of effects on significance

- 4.9 In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

5. HISTORICAL BACKGROUND (Figs 2-3)

- 5.1 Beaford is a small rural village and civil parish in the Torridge district of Devon. The place name Beaford is probably old English *Gadfly ford*, a compound of *bēaw*; a gadfly and *ford*; a ford (Gover *et al.* 1931). The first mention of Beaford in historical records is in Domesday (1086) where it is listed as Baverdone (Martin 2003), demonstrating that there was already an established settlement here by the time of the Norman invasion and that the village has its origins in the Saxon period.
- 5.2 The first map to depict the farmhouse and buildings in detail is the Beaford tithe map of 1839 (Fig. 2). The buildings of Brealeys are shown to surround a roughly square courtyard; the farmhouse itself is situated at the southwest corner and is a rectangular-shaped building orientated east-west with an adjoining smaller rectangular extension to the east. There were three other buildings associated with the property: a rectangular, north-south orientated building at the west side of the yard, a roughly east-west rectangular barn to the northeast, and to the east of the yard, the threshing barn, orientated roughly north-south. The northwest corner of the yard forms a boundary with the farmyard of Scriggins, situated to the north. It is noted that the nearby group of farmsteads Scriggins, Bucklands and Holmans are all owned by Mr Andrew Arnold; in the following centuries these farms change hands and property names.
- 5.3 The farmstead was situated within plot 250, described as Court and Buildings in the apportionment of 1840. The plots immediately surrounding the farmhouse and courtyard were two gardens (251 and 252), a walled garden (253), an orchard (254) and a mowhay (255). The farm was owned by William Marshall & William Snell and occupied by Grace Ann Snell. The surrounding associated land under the same ownership and tenureship is listed in Table 1 below.

Plot No.	Landowner	Occupier	Description	Land Use
250	William Marshall & William Snell	Grace Ann Snell	Court & Buildings	Court & Buildings
251	William Marshall & William Snell	Grace Ann Snell	Garden	Garden
252	William Marshall & William Snell	Grace Ann Snell	Garden	Garden
253	William Marshall & William Snell	Grace Ann Snell	Wall Garden	Garden
254	William Marshall & William Snell	Grace Ann Snell	Orchard	Orchard
255	William Marshall & William Snell	Grace Ann Snell	Mowhay	Mowhay
256	William Marshall & William Snell	Grace Ann Snell	Lower Barn Park	Pasture
257	William Marshall & William Snell	Grace Ann Snell	Higher Barn Park	Arable
258	William Marshall & William Snell	Grace Ann Snell	Lane Park	Pasture
259	William Marshall & William Snell	Grace Ann Snell	Sneddle Park	Pasture
260	William Marshall & William Snell	Grace Ann Snell	Higher Brealey's Down	Pasture
261	William Marshall & William Snell	Grace Ann Snell	Middle Brealey's Down	Arable
262	William Marshall & William Snell	Grace Ann Snell	Lower Brealey's Down	Pasture
263	William Marshall & William Snell	Grace Ann Snell	Brake & Coppice	Furze & Timber
264	William Marshall & William Snell	Grace Ann Snell	Wood Head Plot	Arable
265	William Marshall & William Snell	Grace Ann Snell	Coppice & Plot	Furze & Coppice
266	William Marshall & William Snell	Grace Ann Snell	Plantation	Fir Plantation
267	William Marshall & William Snell	Grace Ann Snell	Lower Newer Park	Arable
268	William Marshall & William Snell	Grace Ann Snell	Higher Newer Park	Arable
269	William Marshall & William Snell	Grace Ann Snell	The Crofts	Pasture
270	William Marshall & William Snell	Grace Ann Snell	Broomclose	Arable
271	William Marshall & William Snell	Grace Ann Snell	Sand Park	Arable
272	William Marshall & William Snell	Grace Ann Snell	Meadow	Meadow
273	William Marshall & William Snell	Grace Ann Snell	Slade	Arable
	William Marshall & William Snell	Grace Ann Snell	Hedges	

Table 1: Details of land belonging to the Brealeys Farm as recorded in the 1840 Beaford tithe apportionment

5.4 By the time of the Ordnance Survey First Edition 25-inch map of 1887 (Fig. 3) there has been some expansion of the historic farmstead (marked as Brealeys), with alterations and additions to some of the buildings depicted on the earlier tithe map. The house has a chimney stack added at the east gable end, and four smaller buildings, lean-tos or small sheds have been added to the west end of the north

elevation. The threshing barn now extends north joining the barn along the north edge of the courtyard forming an L-shaped building that is now attached to the southern range of farm buildings formerly at Scriggins Farm. An additional square extension, perhaps an outdoor pen, has also been added to the west end of the south elevation of the north range of this barn.

- 5.5** Brealeys Farm and Scriggins Farm appear to have been merged, with the name Scriggins being used for the former Holmans Farm/Canns Farms to the southwest. The latter appear to have been merged, with the name Canns defining the former Bucklands Farm. The map also records Batts, but it is not clear which property this refers to. Another house, unnamed, had also been constructed to the east of Brealeys.
- 5.6** The revised Second Edition 25-inch Ordnance Survey map of 1905 (not illustrated) shows that the lean-to-shed structures located at the west end of the north elevation of the farmhouse are no longer present. However, in the same area adjoined to the building now used as garages there are two lean-to/sheds extending to the south. Along the south elevation at the east end of the former Scriggins barn there is an extension extending south into the Brealeys courtyard. Only Brealeys Farm is named on this map, with Scriggins and Canns no longer annotated suggesting the amalgamation of these farms. The house to the east of Brealeys is named Kiverley Manor.
- 5.7** The Ordnance Survey 1:2,500 plan of 1955-1956 (not illustrated) shows two staggered rectangular buildings parallel to the east side of the threshing barn, with the dashed outline of a former or derelict east-west orientated building to the south.
- 5.8** By the later part of the 20th century the two parallel buildings adjoining the threshing barn had been demolished and an east range had been added at the north end of the threshing barn. This was constructed of concrete blocks with an open south elevation under a corrugated tin roof. In 2016 this building had recently been demolished.

6. SITE VISIT (Fig. 4; Plates 1-30)

- 6.1** The two parts of the L-shaped agricultural building are described separately and will be referred to as the south and north ranges. As noted in Section 4.5 above, since the description below was prepared the south range has been converted into a single residential unit.

South range

- 6.2** The south range (Plate 1) comprises of a ground floor containing a single-storey threshing floor and adjacent storage areas, along with a further store or granary and a cow house; above the latter rooms are two first-floor rooms.

External description

- 6.3** The building is constructed of stone rubble bonded in lime mortar laid variously both in rough courses and randomly; the northern side of the east elevation is less regular than the rear of the building but there are no clear breaks between these different builds. On all elevations there are patches of 20th-century stone repairs. The roof is finished with slates with (probable) concrete crested ridge tiles, and is gabled to the south and hipped at the north end.

- 6.4** The threshing barn is located at the southern end of the south range and has two slightly off-centre (to the north) opposed cart entrances with timber lintels, fitted with modern timber double barn doors containing stable doors hung on the north sides. Both opposing entrances incorporate integral shallow buttresses to either side forming porches; the west elevation porch is roofed with slate, whereas the east elevation has been replaced with corrugated iron. Additionally, the west porch has two concrete steps at the north end, reflecting the modern lowering of the farmyard.
- 6.5** The front, west elevation of the barn (Plates 2 and 3) also incorporates vehicular access to the ground floor 'granary', in the form of a modern double-door entrance with a steel lintel. The area around this opening shows repair work which may indicate widening of an original smaller doorway. Directly to the north of this doorway is the entrance to the cow shed; again the present timber door is modern, with a timber lintel which also acts as the sill for a first floor opening. Again the timber door for the latter is modern.
- 6.6** The south-facing gable elevation (Plate 4) is plain with no architectural features, but does display an area of repairs towards the base of the elevation.
- 6.7** In the rear, east-facing elevation (Plate 5) of the barn, in addition to the threshing barn entrance described above, there are two narrow, splayed ventilation openings on the ground floor, lighting the granary and cow house. On the first floor there is a roughly central inserted cast-iron bearing box for a lineshaft; the inner face of the opening is lined with yellow Peters Marland brick. Until recently, there was a late 20th-century range abutting the north end of the east elevation. There is evidence for this in the form of differential weathering to the stonework, and 16 holes, which may represent sockets for the first floor and the roof structure.
- 6.8** The north gable elevation was not visible due to extensive vegetation growth. However it contains a single, off-central ground-floor window with timber frame. The opening has been altered (see Section 6.12 below).

Internal description

- 6.9** The interior of the threshing barn (Plate 6) has been rendered above the doorways, and there are a couple of patches of stonework repair, predominately on the west and south walls. All four walls show areas of heavily lime mortared stonework, with additional patches of light rendering. The north wall (Plate 7) has a floor to roof inserted (20th-century) opening providing access to the ground floor (c.1.00m wide) and first floor granaries (c.1.80m wide). The jambs have been faced with yellow Peters Marland brick, whilst the ground-floor threshold shows the core-work of the original wall (Plate 8). Projecting from the east elevation at first floor level is a dog-leg shaped iron rod with a hoop at one end, which was associated with threshing machinery. The floor surface is concrete, which to the north of the east side door incorporates four sawn-off timbers, now flush with the floor (Plate 9). Their purpose is unknown and they do not correlate to any fitting.
- 6.10** The threshing floor is open to the roof, which is of six-bay construction, comprising four king-post trusses with struts (Plate 10); the central trusses over the threshing floor are missing their tie beam and supporting struts, which have been removed. The northernmost truss has been altered to accommodate access to the first floor opening in the north elevation, and is of the raised collar beam type with king post. There is a purlin halfway up each side of the trusses, with the rafters resting on the purlins.
- 6.11** The ground-floor granary is located directly north of the threshing barn, and again the walls are finished with heavy lime mortar, with additional patches of light rendering

(Plate 11). Located at the east end of the north wall is an opening into the cow house. This has a timber lintel and a timber door frame. In the southwest corner there is a wooden, enclosed staircase to the first floor; the first step is concrete. In the northwest corner is a grain chute fed from a shaft in the first-floor granary above. It is constructed of plywood and chipboard. The floor surface currently is earth, mixed with compacted chaff and straw. The ceiling is low and constructed of north-south aligned joists supporting the boards above. Some joists are reinforced with additional battens attached with bolts.

- 6.12** The cow house (Plate 12) is located at the north end of the building, and the internal walls are again heavily lime mortared, with additional patches of light rendering. There is evidence of some modern repair work to the walls in the form of cement mortar repointing. The window in the north elevation is splayed, with a sloping concrete cill (Plate 13). The timber frame remains, however the glass panes have been removed. The ventilation opening in the east elevation has a timber lintel and sill, probably indicating it formerly contained a window within a frame.
- 6.13** Along the east elevation of the room is a feeding passage, c.1m wide, with a cobbled surface (Plate 14), which provides access to red brick and concrete feeding troughs, which have internal slate partitions that run parallel to the feeding passage. The floor to the west of the troughs has a raised concrete platform for the cattle stalls, with a north-south aligned drain west. The ceiling joists are supported on five timber posts; the two centrally located posts are set on concrete plinths. The remaining three posts are integral to the construction of the troughs, indicating that the ceiling is contemporary with the early-mid 20th-century feeding troughs.
- 6.14** The first floor is accessed from the ground-floor granary staircase that opens out into an additional granary (Plate 15). The northwest corner of the room has been partitioned off (Plate 16), with chipboard and tongue and groove panelling. This panelling does not rise to the roof, but stops at chest height. Here there is a shaft through the floor boards that leads to the ground floor grain chute. The walls again have a light rendering. Located at the east end of the north elevation is an entrance into the engine house/hayloft. Here there is a floor-to-rafters timber open-fronted cupboard. The roof over this room has two-bays with a single A-frame truss with collar and king post. Two posts, one of which is part of the partition wall, have been attached to the collar. There is a purlin halfway up each side of the truss, with the secondary rafters resting on the purlins. At the east end, on the south side of the truss, a driving spindle (Plate 17) is attached; this relates to the threshing process.
- 6.15** The engine house/hayloft (Plate 18) is located at the north end of the first floor. Its walls have been lightly rendered. On the west elevation is the modern timber hayloft door (Plate 19), probably within an earlier opening. It shows evidence of repair, likely to have occurred when the new door and door jambs were inserted. There are three-bays to the roof, which is a continuation, with two trusses, of that described over the granary (Plate 20). The north end is hipped reflecting a continuation of the north range.
- 6.16** In the northeast corner of the room are two small portable vintage winnowing machines (Plate 21), and although they did not have wheels they were not fixed in position. Due to the collapsing floorboards in this part of the room these could not be inspected closely. The earliest is wooden and was manufactured by Thomas Corbett. It dates to the late Victorian period – it displays an advertising sign dated 1884 – and has been moved to the corner of the room. The machine would have been hand turned. The later version is constructed of iron with a wooden hopper and is *in situ*. It has a hand crank (minus the removable handle) and a small pulley for a belt drive. In

the southeast corner of the room is an east-west aligned overhead lineshaft (Plate 22), with a single wheel for the belt drive to the threshing machine and two wheels for a belt to pass through the central granary. The associated driving spindle here does not survive.

North range

- 6.17** The north range comprises two single-storey rooms with an attached late 20th-century lean-to on the southeast side (Plate 23).

External description

- 6.18** The building is constructed of slate stone rubble bonded in lime mortar laid in rough courses. It has been repointed externally with an off-yellow lime mortar; internally the lime is an off-white colour. It has a gabled slate roof.
- 6.19** The south elevation is open to the west, whilst the front wall of the eastern room incorporates a single doorway and two window openings (Plate 23). The door is of a wooden plank form. The eastern window is a wooden casement and the western opening has a fixed two-pane wooden-framed window. All these openings have brick arches above. The far-left hand side of the elevation has a pillar of stone of a later date than the gable wall behind (Plate 24).
- 6.20** The late 20th-century lean-to is formed from breeze blocks and planks set with gaps for ventilation. The roof is of corrugated sheets with clear corrugated plastic roof lights. Internally, it has a concrete floor that slopes to the south and the roof is supported on RSJs. Along the west wall is a hay rack (Plate 25).

Internal description

- 6.21** The eastern room has a concrete floor that slopes down to the south (Plate 26). Along the north wall is a line of exposed sub rectangular stones which are the remnants of a former floor covering (Plate 27). These are at the highest level of the floor. The walls are plastered and the gable walls are not keyed into the rear wall. There are no visible historic fixtures or fittings. The roof is supported on two king-post roof trusses. These have lap-jointed back purlins supported on cleats; the purlins carry secondary rafters and battens (Plate 28).
- 6.22** The western room has a sloping earthen floor and a concrete trough along the north wall supported on concrete legs (Plate 29). The gable walls are not tied into the rear wall and the rear wall has a break in build at the east end. The roof structure is of the same form as in the eastern room (Plate 30).

7. DEVELOPMENT OF THE SITE (Fig. 4)

- 7.1** The site survey has identified that the two ranges of the L-shaped agricultural building appear to be broadly contemporary. Although there are breaks between the two ranges of the building and within the north range, this appears to represent evidence for (?later 19th-century) rebuilding rather than the two ranges being of separate date. This correlates with the historic map evidence with the First Edition Ordnance Survey map of 1887 showing a different layout of barns at the east end of the farmyard to the Beaford tithe map of 1840. The present barns are depicted on the former. This is borne out by the architecture, with no evidence for significant historic external alterations or rebuilding. Additionally, there are no datable features earlier than the 19th century. The roof structures are typical of this period, and the roof structure is contemporary with the external walls; there is no evidence that they replace earlier

structures. A date in the middle half of the 19th century, perhaps soon after 1840, is therefore put forward for the construction of the building.

- 7.2** The design of building is distinctly agricultural, with the south end of the south range intended for use as a threshing barn, with hand threshing taking place. The northern part of the south range appears to have had a dual function. Although altered, the large yard opening to the central room appears to be original, and this may have been a cart shed. This space was probably open to the roof to allow for a tall cart. The northern room was a cow house. The full height stone partition wall between the central room and the threshing barn was probably built to prevent contamination of store grain, whilst the full height partition wall between the northern rooms would have allowed for a hayloft over the cow house. The north range was multi-functional and would have changed over time. Originally it probably housed livestock and later in its history has been used for storage, and possibly also as a stable.
- 7.3** By 1887 the map evidence seems to indicate that Brealeys had been combined with Scriggins Farm (located directly to the north of the farmstead). There does not appear to have been an engine house added to the Brealeys' threshing barn, and this can be accounted for by the now acquired Scriggins having a working threshing barn, with horse-powered threshing. Brealeys threshing barn is likely to have fallen out of use as a threshing barn and was perhaps utilised purely for corn or threshed grain storage.
- 7.4** There appears to be little change to the building until the second half of the 20th century, although the presence of the Victorian Thomas Corbett winnowing machine may indicate that some specialised cereal processing took place. The 1955-1956 Ordnance Survey map depicts two staggered rectangular buildings located to the east of the barn. Their use is unknown. However, the stationary paraffin engine powering the threshing machinery in the former Scriggins Farm threshing barn was moved to Brealeys Farm next door c.1947, and was probably housed in the building adjacent to the barn. Power was transferred to the first floor, presumably via a belt drive to a lineshaft situated in the central granary. Further belt drives and lineshafts would have transferred power to the winnowing machine situated on the first floor above the cow house. In addition to the creation of the power supply, this necessitated the replacement/creation of the first floor, along with alterations to the partition walls to provide openings between the rooms. The fittings including the spindle appear to indicate that corn was stored in the former threshing barn before being transferred to the first floor for winnowing with the grain then being stored here before passing down the chute and bagged on the ground floor.
- 7.5** During this period the lean-to on the southwest side of the north range was constructed, and the cow house stalls were also upgraded, a common practice in Devon farms, which followed Government advice of the era.

8. STATEMENT OF SIGNIFICANCE

Evidential, architectural, aesthetic and artistic values

- 8.1** Evidential value derives from the potential of a place to yield evidence about past human activity.
- 8.2** There are five Historic Environment Record entries which relate to the site (discussed in the introduction). The potential for below-ground evidence is unknown. The present L-shaped agricultural building replaced earlier structures but is situated on similar

footprints, so it is possible that extensive truncation of any below-ground remains associated with these buildings may have occurred.

8.3 The L-shaped agricultural building provides evidence of past farming activity, including both historic use and changes, and more recent adaptations, as well as changing agricultural practices and the adaptation of technology in the threshing process. The extent of this architectural value has been reduced by the conversion of the south range, although the evidence described above has been documented in the 2016 report and this heritage statement.

8.4 The history and development of the building has been outlined in Section 7 above and there is limited further potential for understanding the architecture of the building.

8.5 The building was designed as a functional agricultural structure, and as such has limited aesthetic value. The aesthetic value it does have is derived from its rustic nature and layout which gives the feel of a traditional farm, and from the use of brick arches in the south elevation of the north range. However this value is also diminished by the late 20th century lean-to which blocks views of the building and is constructed of materials with no aesthetic appeal.

8.6 The building does not have any specific artistic value.

Historical and communal values

8.7 Historical value tends to be illustrative or associative. The building has illustrative value in that it can be read as an agricultural building, and its historic functions identified from its architecture.

8.8 As far as has been determined, there are no specific historical associations attached to the farm. The building is one of the structures associated with the historic farm complex and wider hamlet, and therefore has a local connection with the agricultural history of Brealeys Farm as set out in Sections 5 and 7 above. This local historic association is fundamental to the development and use of the barn.

8.9 The building does not have any specific communal value.

Setting

8.10 Farms and individual farm buildings can have different settings. The setting of the barn can be considered to be its immediate environs, in this instance the associated yard, farmhouse and garden, and surrounding field from which it could be historically accessed. The relationship of Brealeys with Scriggins Farm extends the setting to this holding. These are also the areas in which its significance, through visualisation of its architectural value and associated values can be appreciated.

Assessment of significance

8.11 In summary, it is considered that the significance of the building is drawn mainly from its architectural and historical values, with lesser contributions from aesthetic value and its setting. The building is considered to be a heritage asset of **low-medium significance**.

9. IMPACT ASSESSMENT

9.1 The changes to the building are minimal, comprising a single escape window in the south elevation of the south range, a single window in the west elevation (along with change to a design of one set of doors) and a group of small rooflights, on both

pitches, set towards the north end of the building. These changes have negligible impact on historic fabric, and none of the changes alter any architectural element contributing to the significance of the building. In relation to the threshing barn part of the building, the key external architectural elements – the opposing doorways and porches – have been retained, and the windows are of small proportions that do not dominate the elevations or existing historic openings in a way that could harm appreciation of the building’s significance.

- 9.2** The patio is located to the rear of the barn, in part of a field that was historically connected to the building through the opening in the threshing barn, and later by attached (now demolished) structures. A garden feature in this location maintains this relationship of the barn with the surrounding land.
- 9.3** Similarly, the construction of stone walls both to the garden of the converted south range, and within the yard to the west, reinforce the associations of different buildings with parcels of land; there are existing boundaries to the garden of the farmhouse, and between various parts of the yard/s between the house and former farm buildings.
- 9.4** The lean-to to be demolished is of 20th-century date, and of no historical significance. Its removal would not result in the loss of any historic material, and would improve the aesthetic value of the building by opening up views of the north range of the barn, along with the historic range to the west.
- 9.5** In conclusion, the changes to the L-shaped barn and its curtilage are minimal. There are no harmful elements to the scheme. Some elements such as the boundaries are in keeping with the historical associations of buildings and land at Brealeys, and with the existing stone boundary walls. The removal of the 20th-century lean-to to the north range will be a visual improvement to the barn enhancing its appearance and character. Overall, it is concluded that there will be **no change** to the significance of the building.

10. SOURCES CONSULTED

Primary Sources

Beaford tithe map and apportionment (both 1840)

Ordnance Survey 25-inch First Edition Devonshire Map Sheet XXX1.14, 1887

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 Scale 1:10,000@A4

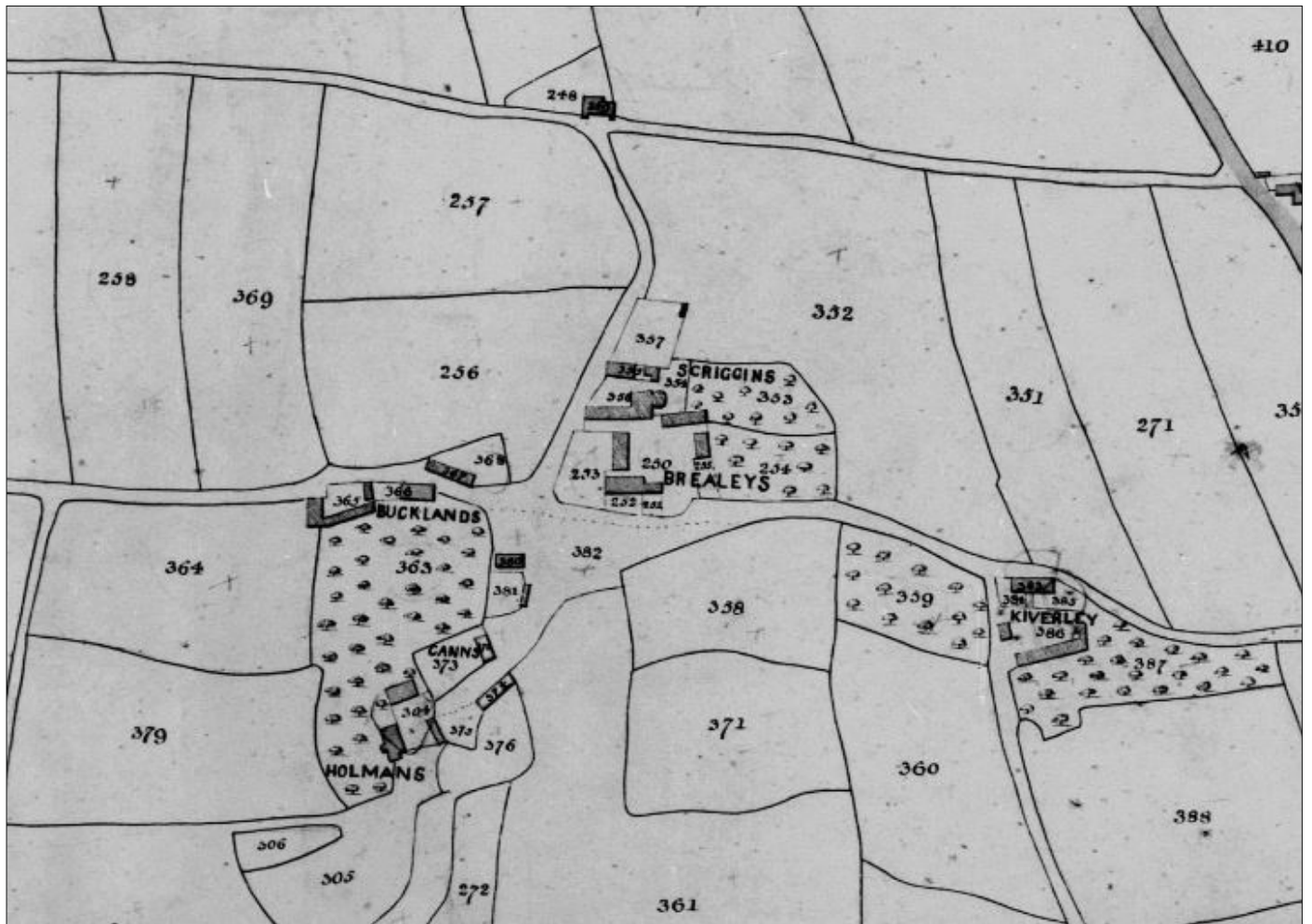
PROJECT

Brealeys Farm, Beaford, Devon

TITLE

Fig. 1: Site location



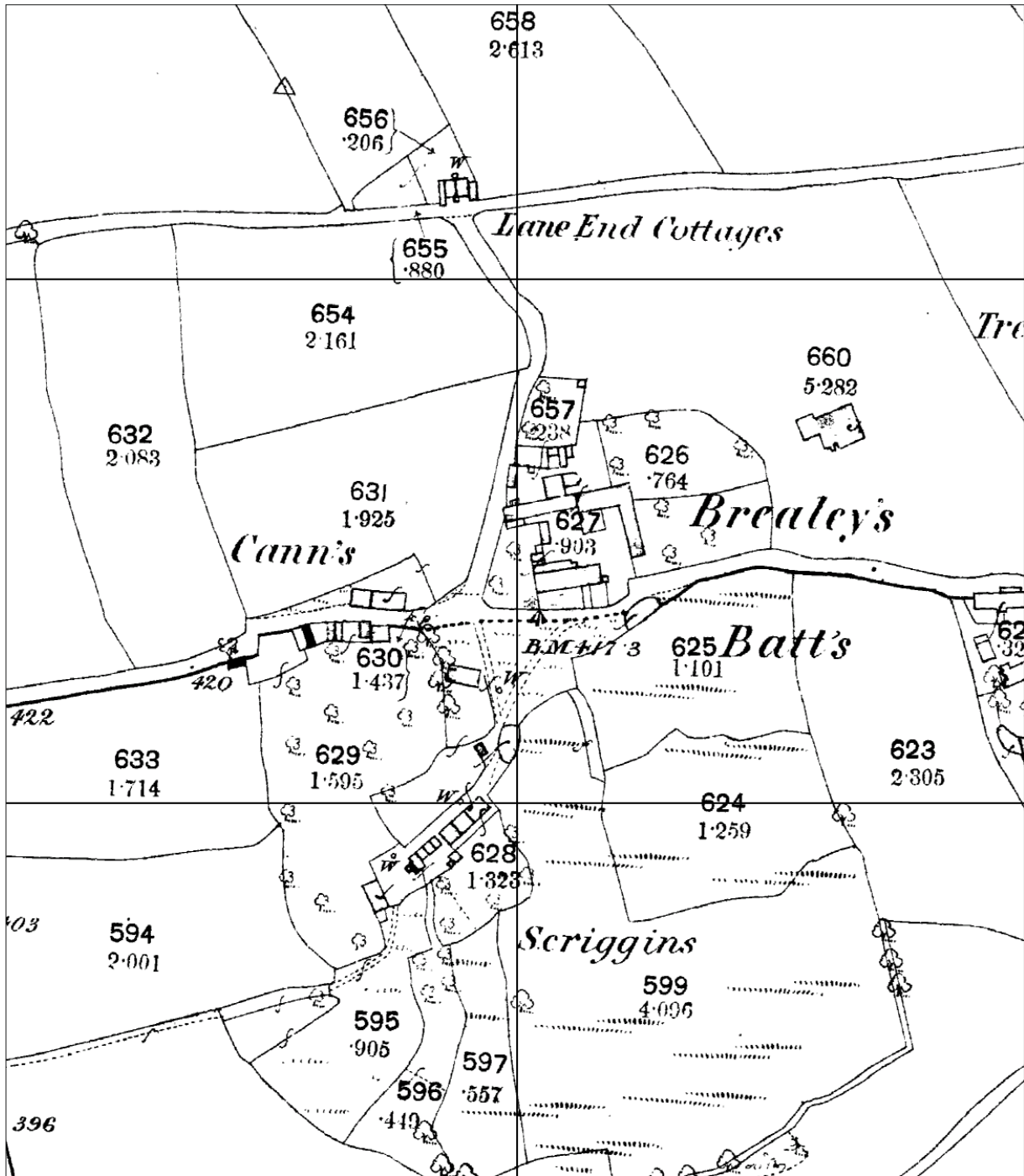


PROJECT

Brealeys Farm, Beaford, Devon

TITLE

Fig. 2: Extract from the Beaford
Tithe map, 1839



County: DEVONSHIRE, Date(s): 1887 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

PROJECT

Brealeys Farm, Beaford, Devon

TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1887







Plate 1: General setting of the L-shaped agricultural building, looking north



Plate 2: West elevation of south range, looking northeast



Plate 3: Northwest end of south range, looking east



Plate 4: South elevation of south range, looking north

Plate 5: East elevation of south range, looking west



Plate 6: Internal view of threshing barn in the south range, looking south



Plate 7: South facing internal elevation of threshing barn, looking north (1m scale)

Plate 8: Detail of inserted opening at north end of threshing barn into granary, view from above, looking south (1m scale)



Plate 9: Sawn-off timbers adjacent to east side threshing barn door, view from above, looking south (1m scale)



Plate 10: Roof trusses within the threshing barn, view from below, looking southeast



Plate 11: Ground-floor granary in the south range, looking east (1m scale)



Plate 12: The cow house in the south range, looking northeast

Plate 13: Detail of window on the south-facing internal elevation of the cow house, looking north



Plate 14: Cobbled floor of feeding passage, view from above, looking south (1m scale)



Plate 15: First-floor granary in the south range, looking east (1m scale)



Plate 16: First-floor granary within partitioned corner, showing shaft to grain chute below, looking east



Plate 17: First-floor granary, detail of driving spindle, view from below, looking northeast



Plate 18: First-floor hayloft/engine house in the south range, looking north



Plate 19: First-floor hayloft/engine house, detail of hayloft door, looking west



Plate 20: First-floor hayloft/engine house, detail of trusses, view from below, looking northeast



Plate 21: First-floor hayloft/engine house, detail of threshing machinery, looking northeast



Plate 22: First-floor hayloft/engine house, detail of lineshaft and wheels, view from below, looking southeast



Plate 23: South elevation of the north range, showing the late 20th century lean-to to the left and south range to the right, looking north (1m scale)



Plate 24: West gable wall of north range showing later phase of stonework to the left, looking west (1m scale)



Plate 25: Internal view of the late 20th century lean-to, looking southwest



Plate 26: Internal view of east room of north range showing the sloping floor and exposed stone floor to the left, looking east (1m scale)



Plate 27: View of exposed stone floor in east room, looking northwest



Plate 28: Roof structure in east room of north range, looking east



Plate 29: Internal view of west room of north range, looking northwest (1m scale)



Plate 30: Roof structure in west room of north range, looking northwest

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