

BARTONBURY FARM, DOWN ST MARY, DEVON

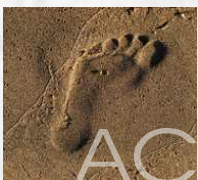
(NGR SS 73898 03465)

Historic Building Appraisal

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Document No: ACD2346/1/0

Date: January 2021



archaeology

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Client	Private owner
Report Number	ACD2346/1/0
Date	15 January 2021
Status	Version 1
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Contributions	-
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Acknowledgements

The document was commissioned by the private owner, and managed on their behalf by David Bridges of Jonathan Rhind Architects, and for AC archaeology by Andrew Passmore. The site visit was undertaken by Andrew Passmore and Stella De-Villiers; the latter also prepared the report illustrations. Thanks are due to Marrina Neophytou, Devon County Historic Environment Team, for discussing the contents of the Devon Historic Environment Record entries for the property, and to Paul Rainbird for providing additional reference material.

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

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Summary

An historic building appraisal was prepared by AC archaeology, on behalf of the private owner, between November 2020 and January 2021 to inform proposals for renovations at Bartonbury Farm, Down St Mary, Devon (NGR SS 73898 03465).

The farmhouse is a Grade II Listed Building and was constructed as a small open-halled house in the mid to late 16th century. It was updated in the early-17th century with the flooring over of the hall and parlour to create new first-floor chambers. It was extended in the mid-17th century, and was extended again (and partially rebuilt) during the late 17th or early 18th-century.*

The linhay was constructed in the early 19th century (along with a threshing barn that does not form part of the current proposals), and a further extension added to the house. Alterations to both the farmhouse and linhay dating to the later 20th century have been identified, along with those that gained consent in 2003.

*The significance of the farmhouse is largely drawn from its architectural and aesthetic values, as well as its artistic and historical values and elements of its setting. It is a designated heritage asset of **high significance**.*

*The linhay draws its significance from its historical value along with its architectural value and elements of its setting. It is considered to be a non-designated heritage asset of **low significance**.*

1. INTRODUCTION (Fig. 1)

1.1 This historic building appraisal has been prepared by AC archaeology between November 2020 and January 2021 to inform proposals for renovations at Bartonbury Farm, Down St Mary, Devon (NGR SS 73898 03465). The document has been commissioned by the private owner through their agent Jonathan Rhind Architects.

1.2 The farm is located approximately 0.9km to the southwest of the village of Down St Mary and 0.75km to the north of the A3072 between Coplestone and Bow. It is situated at a height of approximately 134m above Ordnance Datum on generally flat ground within a slight coombe (whose sloping sides are less pronounced on the ground than they appear on maps) on the east side of a tributary of the River Yeo. The underlying geology comprises Carboniferous sandstone of the Bude formation (British Geological Survey online viewer 2020).

1.3 The farm complex comprises a small number of buildings dominated by the farmhouse. It is approached via an access track from a highway to the east. A former threshing barn defines the west side of the access track and car parking area, with the farmhouse along its south side. There is a narrow strip of gardens to the south of the house. To the west of the house and south of the threshing barn is a linhay. It faces north onto a yard with modern agricultural sheds on the north side of this yard, and also located further to the north.

Designation

1.4 The farmhouse is a Grade II* Listed Building (National Heritage List for England entry 1242518; Devon Historic Environment Record (HER) no. MDV93991). It was designated in 1965 when the following description was produced:

Farmhouse. Mid-late C16 with C17 improvements and extensions. Plastered cob on rubble footings; stone rubble stacks with ashlar chimney shafts, one enlarged with C20 brick; corrugated asbestos roof (formerly thatch) and slate to outshot. Farmhouse facing north with unusual plan. Originally the front door led into an entrance lobby with small service roan or buttery to rear. To the left (east) is the hall and the inner room beyond. Hall has projecting rear lateral stack and a newel stair turret alongside and inner room has a former end stack, now axial. To left C17 1-room extension and a further late C17-early C18 cider store extension on the end. Front outshot, former dairy, converted to kitchen circa 1950. The shippon at right (west) end was formerly stables with access from the entrance lobby and was built in late C17-early C18, maybe an enlargement of the original. 2 storeys. Irregular 4-window front to main house comprising a variety of mid-late C16, C17 and C20 windows. Rebuilt outshot towards left end has circa 1950 iron-framed casements with glazing bars and contemporary doors. First floor window to C17 extension (over monopitch roof of outshot) is a half dormer with gable over and contains C17 oak 2-light window with ovolo-moulded mullion but lower part has been cut away. The main door right of centre has the partly-restored original oak door frame, a flat Tudor arch with chamfered surround, carved foliate spandrels and delicately-moulded architrave. It contains a possibly C17 studded plank door with coverstrips and hung on C19 strap hinges. Door is flanked by C20 windows that to the hall on left inserted circa 1950. Main hall window further left is C16 or C17 with an unusual form. It is oak and now 3 lights (originally 6 and missing alternate mullions) with moulded mullions which are boxed in internally. The frame has a moulded surround in which the central ogee mould is enriched with a series of incisions with splayed ends. The head includes more of the same and rosettes. It has been cut back to accommodate C19 casements and may once have been inscribed with initials or date. 3 first floor windows over hall and lobby/service room are C16 or C17 oak chamfered-mullion windows of different size with some lights enlarged by removal of mullions. Shippon at right end has doors either side of an unglazed framed window with hayloft loading hatch over with pair of pigeon holes under eaves to left. Roof is gable-ended to left and hipped to right: Rear elevation is also irregular with hall and inner room broken forward from service end and C17 extension. Late C17-early C18 extension also broken forward. Most windows are C20 casements with glazing bars, those on first floor enlarging the original embrasures. C20 glass-fronted porch to inner room and C20 door to service room. Stair turret has small original oak-framed light and service end chamber has original 3-light oak window with chamfered mullions. 2 bee-boles to left of C20 door and towards left end door to shippon. Gable end of late C17- early C18 extension has plank door with blocked window over. Both chimney shafts are ashlar with chamfered coping. Hall shaft plastered. Inner room shaft has second C20 brick flue added for first floor fireplace. Excellent and well-preserved interior. Screen between entrance hall and service roan/buttery removed within living memory and said to have been an oak plank-and- muntin screen. Lower end of hall had an oak plank-and-muntin screen of which the headbeam only now survives. Hall is exquisite. Rear fireplace has volcanic ashlar jambs and an oak lintel with a soffit broad bead moulding and front containing a shallow recessed panel with horizontal fluted moulding. Fireplace includes inserted C19 brick oven. Alongside to right an oak flat Tudor arched doorway with mended plank door leads to newel stair. At upper end of hall is an oak plank-and-muntin screen. It has an elaborately moulded frieze including bands of carved wreathed foliage, series of incised simple shapes and an arcade. The muntins have broad chaqers with diagonal step stops above level of oak bench, most of which survives in situ. Rear hall window has an oak window seat and an C18 bible cupboard under the window with a panelled door on H-hinges. Embrasure has a small niche to left. To right of front window is cream oven alcove, probably C18. Hall floored in early C17 with a richly-moulded crossbeam with runout stops. Inner room crossbeam has soffit hacked back. Reverse of hall plank-and-muntin screen is plain compared with front. Fireplace has volcanic sides and massive granite lintel and chamfered surround. Oven in rear is now hidden by C20 stove. C19 stairs to right of fireplace occupy site of former newel whose former presence shown by curved recess in wall. Small service room behind in C17 extension has plain soffit chamfered axial bean. Full height cob crosswall to late C17-early C18 cider store which is open to 2-bay roof carried on A-frame truss with pegged lap-jointed collar and X-apex. On first floor plain roof between solid crosswalls and back of inner wall stack shows weathered off-sets proving that it was once external. Hall has full height large-framed crosswalls over the plank-and-muntin screens. They are closed side- pegged jointed cruck trusses and there is an open side-pegged jointed cruck truss over the hall. Roofspace over service end and inner room is not smoke-blackened but roofspace over hall is inaccessible.

Evidence for some remodelling in upper end crosswall where roof raised in C17 leaving empty mortices in principals from earlier roof. Lower end crosswall includes small window (now blocked) overlooking hall. Newel from hall has solid oak treads and includes rare survival of original blind balustrade at top. Early C17 oak door frames with chamfered surround to 2 chambers off the first floor landing. Some early wide floorboards in hall chamber. Full height cob crosswall between service roan/buttery and shippon. Shippon has plain waney beams to ground floor and 3-bay roof carried on A-frame trusses with pegged lap-jointed collars. Bartonbury is a very well-preserved farmhouse which includes a number of features of surprisingly high quality relative to the size and status of the house. By any criteria of judgement this is an important Devon farmhouse.

- 1.5 The above description is in part – mainly internally – out of date due to subsequent and more recent alterations to the building, but is nether the less a good point in time record that provides a mid 20th-century description of the farmhouse.

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 property are summarised below.

Statutory

- 2.2 Listed Buildings and Conservation Areas 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 2018). 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.

2.5 Local authority planning policies

Policies for the management and protection of the historic environment of Mid Devon are set out in the *Mid Devon Local Plan 2013-2033* (adopted in July 2020). The relevant policy relating to the historic environment is outlined below:

Policy S9: Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

- a) *High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;*
- b) *The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;*
- c) *The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) *Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;*
- e) *The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*
- f) *The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) *The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

Policy DM25 Development affecting heritage assets

Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:

- a) *Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;*
- b) *Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;*
- c) *Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;*
- d) *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 securing its optimum viable use; and*
- e) *Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).*

3. AIM

- 3.1** The aim of the document is to provide information on the historic development and significance of two of the historic buildings within the farm – the farmhouse and the lincay – through an appraisal of their history and fabric.

4. METHODOLOGY

- 4.1** A desk-based appraisal was undertaken. This comprised an assessment of the relevant historic maps and other data held online. The document was prepared at a time of national lockdown, as directed by the UK Government during the Covid-19 pandemic, and access to national and local repositories (such as the Devon Heritage Centre) was extremely limited.
- 4.2** The preparation of the document has been guided by the methodologies set out in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).
- 4.3** A site visit was carried out on 13th November 2020 and included:
- A written description of the farmhouse and lincay noting the plan forms and presence and date of historic *in situ* or reused architectural fixtures and fittings;
 - Annotation of as existing floor plans; and
 - A photographic record including the overall character of the buildings, their settings, and significant fixtures and fittings, as necessary to illustrate the document.

Assessment of significance

- 4.4** 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).

- 4.5** 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.
- 4.6** 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, 193, 194, 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 Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
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 Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
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 Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
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

5. HISTORICAL BACKGROUND (Figs 2-3)

Historical background

- 5.1** A detailed history of the property has not been researched. Some information is contained within Roger Steer's (undated) *View from Down St Mary*, although some caution has been exercised since this document is not referenced.
- 5.2** Steer (undated, 4-5) states that the manor of *Downe* was acquired by Humphrey Colles in 1544 and that he built Bartonbury, on land called Barton. The building was reportedly extended 75 years later. There is no further reference to Bartonbury until 1797 when the properties of Humphrey Sturt were auctioned (*ibid.*, 12). John Stone purchased Barkabury's Home Tenement (Bartonbury) for £548.
- 5.3** The farmhouse is depicted on the Ordnance Survey two-inch to one-mile map of 1805 (not illustrated) as a rectangular structure, but no other buildings are shown. However, the access track from the road passes west to the north of the farmhouse to a group of three buildings within a yard or plot separate from surrounding fields. The name *Aller Park* is annotated between the farmhouse and these other buildings.

- 5.4** The Down St Mary tithe map of 1843 (Fig. 2) provides a greater level of detail than the 1805 map, with the farm being labelled as *Barton Berry*. The farmhouse is depicted as a narrow rectangular structure aligned northeast-southwest and is wider at its east end. To the west is the lincay set back from the farmhouse. To the north of this building is the threshing barn. This has projections on both its east and north sides. There is a further two small rectangular structures; one to the northwest of the threshing barn, the other to the east and on the boundary of a separate plot (259). The farm is approached from a track leading from the road to the east. To the northeast and northwest two orchards are depicted in plots 259 and 281. The farm itself is within plot 257. The accompanying apportionment of 1842 records the farm as being owned by Benjamin Radford and occupied by Joseph Shobrooke, and describes this plot as a house, court and curtilage. The map also depicts a single building at Merrifield to the west of the stream, which is probably the remnant of the other buildings recorded on the 1805 map. Steer's research (undated, 18) records that in 1857 the farm was one of a number of properties owned by the Cheriton family.
- 5.5** The First Edition 25-inch Ordnance Survey map of 1889 (Fig. 3) records the farm as now being called Bartonbury. The farmhouse is depicted in three parts with an angled corner to the northeast, and with a well to the north. The lincay has been extended at the northeast corner; the remainder of the north side remains open fronted. The threshing barn is now depicted as a regular rectangular structure, perhaps indicating a narrower northern section has been removed since 1843. It has a small square structure attached to its east side that is open fronted to the north, and a larger L-shaped structure attached to its west side. The track leading to the farm is depicted as tree lined, and the two orchards recorded on the tithe map are still shown.
- 5.6** The Second Edition 25-inch Ordnance Survey map of 1905 (not depicted) records no changes at the farm. However, the revision of 1972 (not depicted) shows that the threshing barn has been extended on its west and east sides; the former is also shown on later 1940s aerial photography held by the Devon HER. It also shows a further four structures have been constructed to the northwest of this barn. The map also records a different shape to the east end of the north elevation of the farmhouse, along with a group of pigsties to the north of this building, on the opposite side of the entrance track. The lincay remains unaltered.
- 5.7** Steer's research (undated, 29, 38) records that during the late 19th and 20th centuries Bartonbury was owned and/or lived in by Christian and Ann Dunn, Mary Radford, Henry Mortimer (and descendants), Frank Moon and his wife, and Tom Mortimer.
- 5.8** A search of planning applications for the farm returned three results in 2003. The first two were for the 'Reinstatement of thatched roof, including raising the ridge height and chimney, single storey extension to kitchen and boot room, and internal works' (Mid Devon District Council planning references 03/00433/FULL and 03/00434/LBC). The other was for the 'Formation of new farm entrance and construction of access track' (Mid Devon District Council planning reference 03/00586/FULL). Consent was granted for all three applications.

Archaeological background

- 5.9** There are four Devon HER entries that relate to the farm, of which two (MDV14757 and MDV93991) are for the farmhouse. In addition to references to the Listed Building descriptions, the former entry notes a record made by W. Everett in 1956 of a jointed cruck truss (see also Alcock 1981).

- 5.10** A third record is for a bee bole (MDV64097), which is recorded as ‘Bee bole structure at Bartonbury. International bee research association no.1067’. The current survey had identified that there is a number of bee boles (and/or pigeon next holes) within the fabric of the farmhouse (see also the International Bee Research Association Bee Bole Register website, <https://www.beeboles.org.uk/en/bee-bole/1067>).
- 5.11** The final record relates to the Linhay (MDV4539). Its entry is based on Alcock’s assessment of Devon linhays (Alcock 1963) and is described as ‘Linhay of type 1, timber posts with beams running from front to back’.
- 5.12** There is a number of other investigations into the property that are not recorded on the Devon HER. The earliest is a discussion of the farmhouse by W.G. Hoskins in his book *Devon and its People* (1959; 99-100 and fig. 5). Hoskins included a drawing showing two phases for the house, of c. 1545 and c. 1620 (which probably influenced Steer’s comments on the early development), and the following description:

In the parish of Down St. Mary, north-west of Crediton, there is a farm called Bartonbury. Until very recently this was a perfect specimen of a Devonshire farmhouse built around the year 1550, and enlarged about seventy or so years later. In spite of some recent changes, it still retains many of its interesting original features.

In the house of 1550, there were three rooms on the ground floor, and three rooms above. On the ground floor there were a hall and a parlour, together with a small room opening off the hall called a buttery (see fig. 5). This was really a kind of scullery and storeplace. The hall still has its great open fireplace and was used, as in all Devonshire farmhouses at this period, as a living room and kitchen combined. There was no separate kitchen. This room at Bartonbury has fine ceiling beams, and fine oak panelling all around it. Beyond the hall was a parlour, which also had some good panelling and its own fireplace.

Beside the fireplace in the hall is an ancient doorway leading to a newel stair of thick oak blocks. These are the original stairs of four hundred years ago, and they lead up to the bedrooms. The first bedroom has no ceiling and is open to the rafters. This would obviously have been the bedroom of one or two farm servants of the time. The best bedroom is the one over the hall. The third bedroom is over the parlour and can only be reached by a separate little newel stair from the parlour below. This is very curious. Why should there be a separate stair at the parlour end?

The reason is that this end of the house – the parlour and the room above it – was really a little flat for the old people. When the old farmer gave up farming there was probably no cottage for him and his wife to go into. Very few places except the towns had almshouses for old people. So in most farmhouses the old man and his wife stayed on in the house after they had retired, but occupied a more or less self-contained part of it. At Bartonbury they had the downstairs room as a sitting room, and they probably had their meals in the hall with the younger generation. Then they had their own little stair to go to their bedroom, and so the two generations could live side by side without friction. This the plan of old houses can very often tell us something about the social history of the past, about the way in which people lived, for which we have no other record.

About seventy years after the original Bartonbury was built, the house was lengthened at each end. In all probability the farmer’s family at this time (James I – Charles I) was so much bigger that they needed more rooms. Families at this time often had eight, nine or ten growing children. My own ancestor, George Hoskins, who lived from 1563 to 1625, was a farmer at Axmouth and had five sons and five daughters, all of who grew up and married and had large families of their own. So farmers who could afford to do so enlarged their houses, or else put walls or partitions into big rooms so as to make two or three smaller rooms.

At Bartonbury a kitchen was built on at one end of the old house, with another bedroom above it, and a large barn was built at the other end. All this was done about 1620, as we can tell roughly from the style of the windows.

5.13 In 2002 a pair of test pits was excavated by Exeter Archaeology (Weddell 2002) in advance of the proposed changes that were consented in 2003 (see Section 5.8 above). One test pit was in the hall, the other in the adjacent living room. In the hall the modern concrete was thin and overlaid a thin later deposit containing Victorian china. This directly overlaid natural red clay. In the living room the concrete overlaid a cobbled surface set into a post-medieval soil, which overlaid an earlier undated soil, which itself overlaid the natural clay.

5.14 It is understood that a survey of the farmhouse has been undertaken by Keystone Historic Building Consultants, but a report appears not to have been produced.

6. SITE SURVEY (Figs 4-5; Plates 1-31)

6.1 The following description of the farmhouse and linhay was prepared in November 2020 and for the farmhouse should be considered as an updated description of the entry given in the Listing description, reflecting changes to the building since the 1960s.

The farmhouse

External description

6.2 The farmhouse is a long, two-storeyed structure under a thatched gabled roof. All the external elevations are rendered and painted white. The house faces north onto a tarmacked yard, with landscaping to the access track to the east, narrow gardens to the south, and a path to the west.

6.3 Attached to the north elevation is a pair of single-storeyed extensions under single pitched slate roofs (Plate 1); these extensions house the kitchen and a bootroom – the current main entrance into the building. These extensions have 21st-century wooden-framed casement windows and a contemporary wooden door. To the east, the northeast corner of the building projects out from the main line of the house. Above the eastern extension is a small wooden-framed, side-opening casement window lighting bedroom 1; this opening is a half dormer, and the current window must have replaced the 17th-century two-light window mentioned in the Listing. To the west of the extensions, the hall is lit by a pair of windows. The eastern window is wooden-framed, and originally of five lights; before 1965 it was reduced to three lights by the removal of three mullions (Plate 2). The present mullions are replacements, and the lights have been fitted with fixed and side-opening casements. The frame is moulded with a series of four bands of hollow, ogee and flat decoration; the inner pair are decorated with full and half-sized 'I' carvings. The other window is an inserted two-light casement with one casement side-opening. Above is a pair of windows, of slightly different proportions, lighting bedroom 3. The windows are wooden-framed and originally of four and three lights, but both have been reduced to two lights. The present mullions are replacements, and the lights have been fitted with fixed and side-opening casements. In the eastern window the sides of the frame remain internally – their exterior faces have been replaced – and incorporate the remains of pintles for a pair of inward-opening shutters. The western fixed casement in this window has leaded glass set diagonally, and attached with wire to a pair of staddle bars.

6.4 The front door to the cross passage is within a wide wooden frame with depressed four-centre arched head with leaf moulded spandrels. The door is constructed of planks with applied external and internal plain fillets and has an external mid-late

17th-century decorative drop handle and plate. Internally, the door is attached by a pair of 20th-century strap hinges replacing earlier strap hinges. It has a lock case with cross decoration, and a latch below. Above this door, there is a first-floor window lighting bedroom 4. The window is wooden-framed and originally of four lights, but has been reduced to two lights. The original central mullion survives, and has chamfered outer faces but a plain inner face. The lower section has been replaced. The lights have been fitted with fixed and side-opening casements. Internally, the frame has pintles for a pair of inward-opening shutters. To the west of this window is a pair of bee boles.

- 6.5** At the western end of the house, within the shippon, there is a pair of doorways and a pair of windows at ground-floor level. The eastern window is small and lights a WC; it has four panes, with the upper pair top-opening. The elevation then steps down to a 20th-century plank and batten door with applied fillers, and wooden pegs. The frame and strap hinges are modern. To the west is a small four-pane fixed 20th-century window. At the west end is a 20th-century plank and batten door with applied fillets, and wooden pegged joints. The frame and strap hinges are modern. Above this frame the upper part of an earlier frame survives. On the first floor there is a single opening – a loading door of plank and batten design with applied fillets, and wooden pegged joints.
- 6.6** The west elevation is plain. In the south elevation there is another pair of bee boles at first-floor level of the shippon (Plate 3). To the east, associated with this space there is a small 20th-century, two-pane fixed window and a doorway; the door is of the same design as the opening opposite in the north elevation, but is attached using round-headed strap hinges. Adjacent to the opening a cob garden wall abuts the house; this wall incorporates an opening with a step up between the different levels of garden. Above the wall is a first-floor window serving a bathroom. This is a 21st-century two-light casement, each of three panes with the left casement being side opening. Beyond the garden wall there is a further pair of bee boles at ground-floor level – one within the masonry of the shippon, the other the masonry of the cross passage.
- 6.7** Beyond the bee boles is a 20th-century replacement glazed door to the rear of the cross passage (Plate 4). Above this opening is a three-light mullioned window to bedroom 4. All the mullions survive, and have chamfered outer faces. There is then a projecting stair turret incorporating a small fixed six-pane leaded window at first-floor level. The adjacent chimney stack for the hall fireplace is flush with the line of the elevation, but rises above the eaves (Plate 5). The hall is lit in this elevation by a replacement 20th-century three-light casement with side and top opening sections. Above is a 20th-century 2-light replacement casement window serving bedroom 3. A 20th-century conservatory, under a pitched ceramic tile roof, extends the length of the living room. Above is a 20th-century 2-light replacement casement window serving bedroom 2. Beyond the conservatory there is a stone buttress at the corner of the living room. The elevation then steps inwards twice; the section of wall between the two steps is exposed stone masonry forming the outside of a staircase rising from the living room (Plate 6). The next section of this elevation incorporates 20th-century three- and two-light windows on the ground and first floors respectively. The end bay projects out slightly from the wall to the west, and has a two-light small ground-floor peg-jointed wooden-framed window fitted with metal casements, and a taller two-light peg-jointed wooden-framed window fitted with metal casements above. The latter is within a deeper opening. All internal edges to the lights are chamfered.
- 6.8** The east elevation has a central ground-floor doorway fitted with a plank and batten door with wooden pegs, a wooden pull handle, and one surviving lozenge shaped

strap hinge; the other is a replacement (Plate 7). The frame is also a replacement, although internally a lintel survives with pegged sockets for posts. A rendered garden wall abuts the south corner, and a short rendered wall abuts the north side terminating in one of two granite gate piers delineating the end of the entrance drive. It has a bench mark on the east face.

Internal description

The ground floor

- 6.9** The cross passage is wide with a flagstone floor that continues into the adjacent rooms (Plate 8). The right-hand side partition is a stone wall with chamfered beam with run-out stop above. There are slender joists supporting the ceiling. The left-hand side partition to the hall has an upper rail representing the remains of a removed screen, with evidence for a muntin where the current doorway leads into the hall. To the west, within the shippon, is a toilet with modern fittings and a flagstone floor.
- 6.10** Within the hall the partition with the cross passage has a bridging beam above the upper rail, which has mixed ogee and roll moulding and run-out stops. The ceiling joists are set into the top of this beam. There is a central bridging beam with more ornate ogee and roll moulding, again with run-out stops (Plate 9). The partition to the living room is a plank and muntin screen. The muntins are chamfered with high angled stepped stops allowing for a bench below; this survives, and is set towards the rear of the room (Plate 10). There is a doorway at the front end of the screen. The upper rail is decorated with strapwork featuring foliage. The bridging beam above features two groups of decoration – a lower band of arcading and an upper band of ‘I’ carvings as found on the window frame in the north elevation, with a pair of roll mouldings above.
- 6.11** The fireplace is in the south elevation and has volcanic stone jambs and a carved wooden lintel with a beaded lower edge and linenfold decoration to the front face (Plate 11). There are some brick repairs to the rear face, where there is an inserted bread oven with a brick arch and a cast-iron door. There is a staircase lobby immediately to the west, with a depressed four-centred arched and chamfered door frame fitted with a plank and batten door attached with spearheaded strap hinges. The stairs have oak treads on stone risers (Plate 12). The staircase terminates in a lobby with doors into bedrooms 3 and 4. Adjacent to the lobby the hall ceiling has trimmers with chamfered and stopped joists. There are also secondary joists above the fireplace. All windows have wooden seats, with the northwest seat bearing the carving *R S*. The northeast window has an inserted cream oven with small stove with grate set into the reveal; adjacent to this oven is a further higher-level recess (Plate 13). Below the south window is a small spice/bible cupboard whose doors are fitted with 18th-century H hinges.
- 6.12** The original inner room or parlour has been divided into a living room and a corridor. The latter has a flagstone floor, and a window and doorway into the kitchen extension; both have modern fittings. The doorway into the living room has a 19th-century frame fitted with a 6-panel door with panels becoming smaller towards the top. It has a lock and flower decorated plate. The room has a central bridging beam with chamfer and stepped stop (Plate 14). The joists are slender replacements. There is a fireplace in the east wall, now offset in the room due to the inserted corridor to the north. It has a massive granite lintel and chamfered sandstone and volcanic stone jambs (Plate 15). To the south is a small niche. The stack is structurally supported by a pair of ornate ties. Adjacent to the fireplace is a 6-panel door to a staircase rising from the southeast corner of the room. It has a latch lock. A wide splayed opening in the south wall leads into a modern conservatory.

- 6.13** The corridor and flagstone floor extends, up a step, into the farm office; there is an opening at the eastern end into the utility rooms. The office has a single east-west aligned chamfered beam with a smaller beam to the northwest (Plate 16). The understairs cupboard is fitted with a 20th-century plank and batten door.
- 6.14** There is a step up to the utility rooms through a 20th-century plank door set into an earlier moulded frame. The spaces have a pair of large bridging beams crudely cut from tree trunks, and in the eastern room there are further beams in the north wall, in the south wall, and sawn off in the east wall. All fittings including services are modern.
- 6.15** The bootroom has a flagstone floor and modern sinks on brick stands. There is a modern doorway into a WC inserted into the utility spaces. Other than the beam against the north wall, all the fittings in the WC are modern. The kitchen has modern fittings and a flagstone floor. The window from the corridor is in a deeper opening, probably a former doorway (Plate 17). The three roof trusses are modern executed as jointed crucks. All fittings are modern, including an aga set within a 'fake' fireplace.

The shippon

- 6.16** The ground floor of the shippon is a single open space with a concrete floor (Plate 18). In the west wall is a mid-level timber, possibly for an infilled fireplace. The wall below is slightly bowed. There is also a small niche at the northwest corner of this wall. The east end of the room has a slate floor between the opposing modern doorways. To the east of this is a utility area raised up a step and fitted with tongue and grooved board finishes to the walls. The south end contains kitchen fittings, and there is a central WC. To the north, the WC in the main house projects into the room.
- 6.17** The first floor of the shippon is carried on a pair of bridging beams. The east beam is undecorated but the west beam has crude chamfer with run-out stops. Joists rest on the eastern beam, and to the east supporting the bathroom in the house there are poles carrying the floor boards. In the middle bay the joists are mostly rectangular and sawn, with some slenderer replacements. They are set into the top of the western beam. Some of the former are reused purlins with pegholes for secondary rafters. A modern staircase, incorporating reused wooden elements and wavy boards, gives access to a space over the central bay. Other than the structural elements described above, all the fittings in the shippon are modern.

The first floor

- 6.18** The eastern flight of stairs are carpeted and there are two handrails; the southern rail is round with the northern rail being rectangular with rounded edges. A small portion of the wall at the bottom of the stairs has wooden panelling and there is a further section on the landing where the stairs split into bedrooms 1 and 2. There are two further handrails from the landing; both are round but the western rail is supported on stick balusters.
- 6.19** The eastern bathroom is open to the roof, and is dominated by a single A-frame truss with an applied collar (Plate 19). This has pegged joints as does the apex of the rafters. The two rows of purlins are trenched into the back of the rafters, with the secondary rafters pegged to their back faces. On the southern truss there is a further purlin at a lower level. This is only present on its east side with an empty socket beneath for a further purlin that has been removed but would have continued to the west. The fittings including the door from bedroom 1 date to the early-21st century. There is a door in the east wall that accesses a space beneath the rafters. Within this space a lower set of roof timbers forming the hip of the roof are visible. These are all roughly hewn. The current roof is at a higher level than this and is of early 21st-

century date. The east wall is cob with a blocked window filled with concrete blocks. The wall has been heightened with 21st-century cob blocks, which have also been used in the north wall.

- 6.20** Bedroom 1 has a simple plank door with wooden latch from the stair lobby. The northwest corner of the western partition steps out into the room, and this area forms a cupboard fitted with a plank door with pointed strap hinges. There are pintles on the other side of the frame indicating that the door has been rehung to open the other way (Plate 20).
- 6.21** Bedroom 2 has two 19th-century four-panel doors connecting with the stair lobby and bedroom 3; the eastern door has a wooden latch and the western door a metal latch. There is a fireplace in the east wall, and a cupboard in the north wall fitted with a pair of 19th-century panelled doors (Plate 21). A ceiling obscures the roof structure above this room, but there is a central timber crossing the ceiling from east to west that has simple chamfered edges.
- 6.22** Bedroom 3 is entered from the western staircase through a 20th-century plank door set within an early 17th-century pegged frame with chamfered edges and stops on the exterior face. The floor is formed from wide planks. The majority are aligned north-south except in the southwest corner where they are set at right angles to the others and with those to the south being 20th-century replacements. The top of the bridging beam within the ground-floor hall has empty sockets for a former north-south aligned partition that was removed in 2003 (Plate 22). The arrangement of sockets indicates that there was a doorway at its south end. The east wall is a timber-frame with pegged joints (Plate 23). Within this partition, on its south side, the base of a jointed cruck truss is visible, whilst on its north side both the top and bottom of the truss is visible. In this truss there are through purlins, extending into the roof space over bedroom 2. The roof over this room has been raised, and a pair of later purlins are set into trenches in the back of the original jointed cruck; they are supported by an applied timber nailed to the truss that obscures parts of the jointing. Drawings prepared for the 2003 applications record a third higher row of purlins along with a collar above the current ceiling. The doorway into bedroom 2 has been inserted into the timber frame. The frame displays evidence for a removed primary lower rail (matching those that survive to either side), along with other pegholes, perhaps indicating that the current door replaces an earlier (but secondary), slightly lower door.
- 6.23** Towards the west end of the room there is a further jointed cruck truss, which is partially exposed. The arrangement of purlins matches those in the north rafter of the truss to the east (described above), and indicates that the truss is a replacement contemporary with the raising of the roof. The west partition with bedroom 4, is also a peg-jointed timber frame (Plate 24); it is described further below. There is a lintel over the southern window that has a stop on its west end but the edge is not chamfered.
- 6.24** Bedroom 4 is entered through an early 17th-century doorway set within a pegged frame with chamfered edges and stops on the exterior face, fitted with a plank door with strap hinges of two designs (Plate 25). The top hinge has an expanded end and the bottom hinge has a spearhead shaped end. It is also fitted with an early metal latch and a late 20th century latch. The window in the south elevation has an internal plank and batten wooden shutter constructed using nails, and attached with strap hinges with expanded ends (Plate 26). The other side of the timber frame partition with bedroom 3 is also exposed within this room. On the lower horizontal beam is a number of scorch marks that may be of a ritual nature (Plate 27). Within the northern central panel there is a small blocked window into bedroom 3. At ceiling height three

purlins are visible on each pitch of the roof, with the rafters resting on their backs. No trusses are exposed.

- 6.25** The western bathroom is entered through an early 21st-century plank door and above this the lintel is reused displaying empty sockets. Parts of a roughly hewn truss are visible along with a single purlin. Otherwise, all the fittings and the ceiling are of 21st-century date.
- 6.26** The first floor of the shippon has a modern boarded floor, and the fittings at this level are all modern. The current thatch rests on new battens and closely spaced rafters that are independent of the historic roof structure. The earlier structure comprises a single A-frame truss with a second truss incorporated into the eastern wall. These are A-frames with lapped notched collars and halved apexes. The northern rafter has broken and an applied collar has been added for additional support (Plate 28). The principal rafters have been reused, and set back to front as they display (set towards their current outside faces) sockets and pegholes for lapped collars. All joints are pegged and nailed. There are two slightly trenched rows of purlins, which have been partially removed from the west bay. They are scarfed and peg jointed behind the trusses. The secondary rafters only survive in the west bay on the south side below the lower purlin.

The linhay

External description

- 6.27** The linhay was constructed with a rear, south wall of cob laid on a low plinth of rubble mudstone that continues eastwards beyond the current gable to the line of the western gable of the farmhouse. The west gable, and a short length of the east end of the north wall at ground-floor level, along with a pier at the northeast corner, are built using concrete blocks. The building has a gabled roof covered with corrugated metal sheets. The first floor remains open to the front (north), and the remainder of the ground floor is enclosed with three large doors formed from corrugated sheeting with the same material used to infill the gaps between the openings (Plate 29). The first-floor west gable is enclosed with corrugated sheeting. Abutting the northeast corner of the building is a wall constructed of rubble mudstone blocks laid in rough courses and bonded with a pinkish lime mortar with frequent gravel inclusions. This corresponds with an extension to the linhay recorded on the 1889 First Edition Ordnance Survey 25-inch map.
- 6.28** The east end of the cob rear wall has been rebuilt in brick and concrete blocks that extend slightly north forming the corner of an extension (Plate 30). At ground level beyond this masonry is the scar of the removed eastern wall of the extension. The current east gable of the linhay is open apart from a very low rubble partial ground-floor wall and some corrugated sheeting in the upper part of the gable.

Internal description

- 6.29** The ground floor has a concrete floor, and the inside face of the south elevation has been faced in concrete blocks. The area is divided into five stalls (Plate 31), with the eastern stall retaining a manger. The stall partitions are formed by timber planks nailed to horizontal timbers that are attached to vertical posts suspended from the beams supporting the first floor. These and the floor joists are largely of roughly hewn or unhewn timbers.
- 6.30** The first floor was not accessible but no fixtures or fittings were visible from an external inspection. The roof is supported on six simple trusses (Plate 32). These are nailed at the apexes and four have applied collars. The western truss is a late 20th-

century replacement. It has a central vertical post and incorporates a frame of timbers supporting the corrugated sheets in this elevation. The rears of the trusses are set into the top of the cob wall with vertical posts providing additional support. The feet of the front rafters rest on or are attached to replacement vertical posts; none of the original posts survive. These posts also support the fronts of the bridging beams supporting the first floor.

7. DEVELOPMENT OF THE FARMHOUSE AND LINHAY (Figs 4-6)

Phase 1 – the mid 16th-century original house

- 7.1 At present there are two different interpretations of the development of the building – that presented by Hoskins (quoted in Section 5.12 above), and the Listed Building description (quoted in Section 1.4 above) which provides some hints at the early development. Both sources give a mid 16th-century date for the construction of Bartonbury, with a phase of early 17th-century alterations, but differ on the original form of the building.
- 7.2 The current survey indicates that Bartonbury has its origins as a small farmhouse with a pair of rooms on the ground floor – the hall and a parlour or inner room – with a cross passage/service room at the west end. Although the traditional three-room and cross-passage house typically dominates the Devon landscape, smaller houses are common (Alcock 2015, 27), and many published (surveyed and excavated) examples have two-room plan forms. Rooms without a cross passage appear in the 16th and 17th centuries (*ibid.*, 29) and there are rare examples of buildings with an end cross passage but without a lower service room beyond (*ibid.*, 23, fig. 1.16). Some later medieval (and pre-1600) houses, such as Hatherleigh Farm, Bovey Tracey (Brown and Pidgeon 1986) had very narrow service rooms. Bartonbury seems to have had a combined service room/passage, and it is possible that the passage was not a true cross passage. The layout given within the Listed Building description, and illustrated by Hoskins, indicates that formerly the current passage had a dual role. Whilst rare in domestic houses, similar arrangements can be found in other buildings such as church houses.
- 7.3 The possibility of a ‘lost’ lower room should not be discounted. Against such an interpretation is the solid, thick wall between the current passage and shippon (and between the first-floor rooms above). However, the presence of a beam in the passage – not aligned on this wall – supporting the ceiling joists could be evidence for an earlier partition, although could equally represent a later addition added when the first floor was inserted. The roof trusses within the current shippon have also been reused or reset, but whether this is from the current or an earlier structure (or even a different building) is unknown.
- 7.4 Current evidence would appear to indicate that the original house was heated by an open hearth rather than fireplaces. Although no smoke blackened timbers have been identified, very little of the original structure is exposed (or survives – see below), and many timbers have been painted or varnished, or are later additions. The ground-floor rooms were divided by screens, of which only the screen between the hall and parlour survives intact, with its attached bench. The head beam of the screen between the hall and the passage also survives, and a socket in the short length of underside exposed indicates that the current doorway is an insertion.
- 7.5 There is no clear evidence that a first floor was originally provided. The timber-framed partitions are not smoke blackened, and do not appear to be integral to the original trusses. An argument for a partial first floor (over the living room) is the decoration on

the bridging beam over the screen between the hall and parlour, which reflects the detailing on the early window in the north elevation of the hall. Alternatively, both features could be later additions, and still be contemporary.

Phase 2 – early 17th-century upgrading of the farmhouse

- 7.6** In the early 17th century the farmhouse underwent a major phase, or phases, of alteration and upgrading, reflecting the wider traditions in regional architecture. The main change was the addition of a lateral fireplace in the south wall of the hall and an end stack with fireplaces in the east gable wall. Allied with the addition of these stacks was the rebuilding of the south and east walls of the house creating wider rooms. The widening of the house necessitated raising of the roof to accommodate this. This can be seen in bedroom 3 with the new higher purlins, set above the original purlins in the north pitch and significantly above the original jointed cruck in the south pitch. The current truss towards the western end of bedroom 3 was added at this time, presumably replacing an earlier truss in this location or further to the west.
- 7.7** During this phase a first-floor chamber was created over the parlour, served by a newel stair in the location of the current staircase from the living room. The current arrangement is later, but it probably took the form illustrated by Hoskins, albeit within a wider stair turret.
- 7.8** It also seems likely that the first-floor chambers over the hall and passage were added during this phase and were contemporary. The small (now blocked) window in the partition between bedrooms 2 and 3 is odd, and could suggest the chamber over the passage was created earlier, with a window looking down into the hall, but the position of the staircase and arrangement of doors in relation to the partition would suggest otherwise.

Phase 3 – mid 17th-century extension of the farmhouse

- 7.9** Probably soon after the phase 2 alterations were completed the house was extended. Dating (and physical) evidence is not however totally clear. The provision of the current farm office and bedroom 1 above was an early addition. There is currently no dating evidence for this, but the Listed Building description identifies a 17th-century window with ovolo moulded mullion (different to the chamfered mullions in the phase 2 windows) in the front elevation that has since been replaced by a casement.
- 7.10** The Listed Building description suggests that the current shippon is a rebuild of an earlier building, and the reuse of the principal roof timbers supports this theory. Other than these timbers there is no physical evidence for an earlier structure.

Phase 4 – late 17th- or early 18th-century alterations to the farmhouse

- 7.11** In the late 17th or early 18th-century the farmhouse was extended again to the east to create a store. The Listed Building description suggests the room functioned as a cider store and that it was open to the roof. In view of the latter observation, the possibility that it contained a cider press (which would have been too tall for a single-storey room) could be entertained. Probably contemporary with this addition was the rebuild of the western end of the building into the form of the current shippon. Other than having a store or hayloft on the first floor, its original use is unknown. The Listed Building description describes a previous use as stables although the design and fenestration is not typical of stables. The ground floor could have been used as a cow house, with a hayloft over; alternatively, it could also have been used for the production of cider, having sufficient space for the storage (on both floors) of apples and barrels, and height to contain a press.

Phase 5 – 18th-century alterations to the farmhouse

- 7.12 There is limited datable evidence for other 18th-century changes to the farmhouse. The cream oven in the hall is thought to date to this period, and the cupboard under the southern window in the hall is also of this date. It seems likely during this century that the first floor was reconfigured with bedroom 3 subdivided into two rooms. A doorway in the partition between bedrooms 2 and 3 was also probably created during this period (if not a little earlier).

Phase 6 – early 19th-century expansion of the farm

- 7.13 Cartographic evidence indicates that sometime between 1805 and 1843 the farm was enlarged, the context being change in access through the property to another farm to the west of the stream. The threshing barn and the lincay were constructed, with the latter extending further east than present to the southwest corner of the farmhouse. It may have been attached to an existing cob boundary wall.
- 7.14 The farmhouse was again extended with a single-storey addition, perhaps a dairy, on the footprint of the current bootroom and southern part of the kitchen. Associated with this extension as the creation of a corridor within the former parlour creating the current arrangement of smaller living room and front corridor. The staircase rising from this room was also reconfigured during this period.

Phase 7 – mid 19th-century alterations to the farm

- 7.15 The Ordnance Survey First edition 25-inch map of 1889 records alterations to the farm including extensions to the threshing barn, and to the lincay whose eastern bay was extended northwards adjacent to the gable of the farmhouse. Evidence of the latter was recorded as the stone wall currently forming the boundary between a path adjacent to the house and a yard to the west.

Phase 8 – third quarter of the 20th century

- 7.16 The next phase of alterations to the farmhouse took place after the building was Listed in 1965, and in the farmhouse can be identified by either new insertions or the removal of features recorded in the Listing description and by Hoskins. Internal access to the shippon was blocked with the creation of a new WC in its northeast corner. In the adjacent farmhouse passage the buttery was removed, and the entry become a true cross passage. The current kitchen was created by extending the western two-thirds of the earlier extension northwards, and this new space contained three rooms. The conservatory attached to the living room dates to this period. Probably in the later 20th century the roof finish was replaced, and the new covering supported on a new structure, at a higher level than the historic roof. The eaves of the walls were raised in concrete block.
- 7.17 The lincay was upgraded and repaired during this period. It remained in its traditional use, but in line with Government post-war recommendations the floor, walls and stalls were upgraded with concrete improving hygiene within the structure. The building was repaired with new posts supporting the first floor and roof, and the roof covering was replaced.

Phase 9 – 2003 (not illustrated on Fig. 6)

- 7.18 The final phase of alterations represents changes consented in 2003. The thatch roof covering of the farmhouse was renewed, and repairs made to the underlying structure and tops of the walls, with the eaves level lowered slightly reducing the impact of the previous later 20th-century alterations. On the ground floor the current arrangement of the utility rooms, farm office, bootroom and kitchen was created, which involved the removal of some modern partitions, and the creation of new partitions. In the shippon the shape of the WC was altered and a new WC and kitchen facilities added

adjacent to the east wall. On the first floor the bathroom to bedroom 1 was created, and the partition within bedroom 3 removed. A new bathroom serving bedroom 4 was created within the shippon, and a new 'mezzanine' added within the shippon itself.

- 7.19 The east bay of the lincay was removed allowing for the creation of a path around the western side of the farmhouse accessing its rear garden.

8. STATEMENTS OF SIGNIFICANCE

Architectural, aesthetic and artistic values

- 8.1 The significance of Bartonbury farmhouse mainly derives from its architectural value. Although the building has evolved, and been considerably extended, over its c. 450 year lifespan, both the original and early plan forms are identifiable and have been incorporated in the larger building. Importantly, the interior features a number of high-quality timber fittings including the high-end screen with bench, bible cupboard, bridging beams, doors and associated frames, the hall fireplace and hall newel staircase. Early external doors also survive, as do elements of a number of historic windows. Whilst a number of windows have been replaced, and others repaired, the surviving 16th- and 17th-century windows are important as evidence for historic window openings, their form (including internal shutters), and in the hall window for its decoration. Some alterations including replacement windows and the removal of internal partitions have diminished the architectural value of the building.
- 8.2 The evolution and development of the farmhouse also contributes to its architectural value, as there is clear evidence of how the building has been extended over time. Whilst historical contexts for these alterations are currently lacking, as in many Devon farmhouses, the building's evolution demonstrates how small vernacular buildings were upgraded and enlarged over time. At Bartonbury, this is interesting as many of the individual (mainly later) changes were small-scale and do not reflect the introduction of national building styles or any significant upgrading in line with the evolution of architectural styles and fixtures and fittings.
- 8.3 The architectural features noted above, along with the building's overall form including its (modern) thatched roof, also give the farmhouse aesthetic value.
- 8.4 The lincay's architectural value arises from its plan form of a shelter shed beneath an open fronted hay-loft and from its use of a local material in the form of the cob. However, this value has been diminished by the loss of the original eastern bay of the lincay, and the use of corrugated sheets for doors, walls and as a roofing material. This loss also negatively impacts the building's aesthetic value.
- 8.5 The farmhouse can be said to have artistic value due to the level of craftsmanship shown in many of its internal fittings.
- 8.6 However, the lincay is not considered to have any artistic value.
- ### **Historical and communal values**
- 8.7 Historical value tends to be illustrative or associative. The farmhouse has illustrative value as it can easily be read as an historic, vernacular, early post-medieval farmhouse, and that its evolution can be identified through assessment of its structure.

- 8.8 Similarly, the lincay has illustrative value as it can be visually read as a functional building related to the agricultural activity of the farm. Its original use was specific and is reflected in the distinct architectural style.
- 8.9 On the basis of the current evidence the buildings have limited historical associative value. There is a very local connection between these buildings, and the threshing barn, since they all form part of the farm at Bartonbury – an historic and current use of the property. The limited earlier documentary evidence indicates an association with the wider land ownership in the parish of Down St Mary during the post-medieval period.
- 8.10 Neither of the buildings have any communal values relating to their historical value.

Setting

- 8.11 The setting of the buildings can be considered to be property surrounding the buildings, including the access track to the farm and parking area, the yard to the west, and the fields surrounding the farm complex. These are surroundings in which the heritage values that contribute to the significance of the buildings can be appreciated, including the physical relation of these and other historic and modern agricultural buildings. Due to the location of the farm away from the highway, and the nature of tall hedgerows along roadside and field boundaries, there are limited views of the buildings in middle- or long-distance vistas.
- 8.12 The farmhouse is unusual in that it faces north. This is not easily explained, particularly given the virtually flat topography that would probably not have influenced its construction and orientation. The presence of a track through the property as recorded on the Ordnance Survey 1805 map may have been a factor. This observation may, however, be skewed by the current architecture including the survival of historic windows, and it is possible that the building could have faced both north (to the access track) and to the south (to receive direct sunlight). This has been recorded by the authors in other farmhouses in this part of Devon. There may also have been other factors, such as the original use of the building. It may not originally have been a farm, and it does not appear to have been designed to overlook any extensive gardens. That said, there are views from the ground floor over the current farm complex and gardens, and from the first floor over fields beyond to the north and south.

Assessment of significance

- 8.13 In summary, the significance of the farmhouse is largely drawn from its architectural and aesthetic values, as well as its artistic and historical values and aspects of its setting. Elements of its architecture, including parts of its plan form and fixtures and fittings are key contributors to its significance. As a Grade II Listed Building the farmhouse is of 'national importance', but for decision making under the *NPPF* is considered to be a designated heritage asset of **high significance**.
- 8.14 The lincay draws its significance from its historical value along with its architectural value and elements of its setting. The ranking of these values is lower than in the farmhouse. The lincay is considered to be a non-designated heritage asset of **low significance**.

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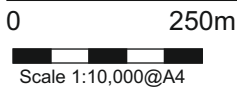
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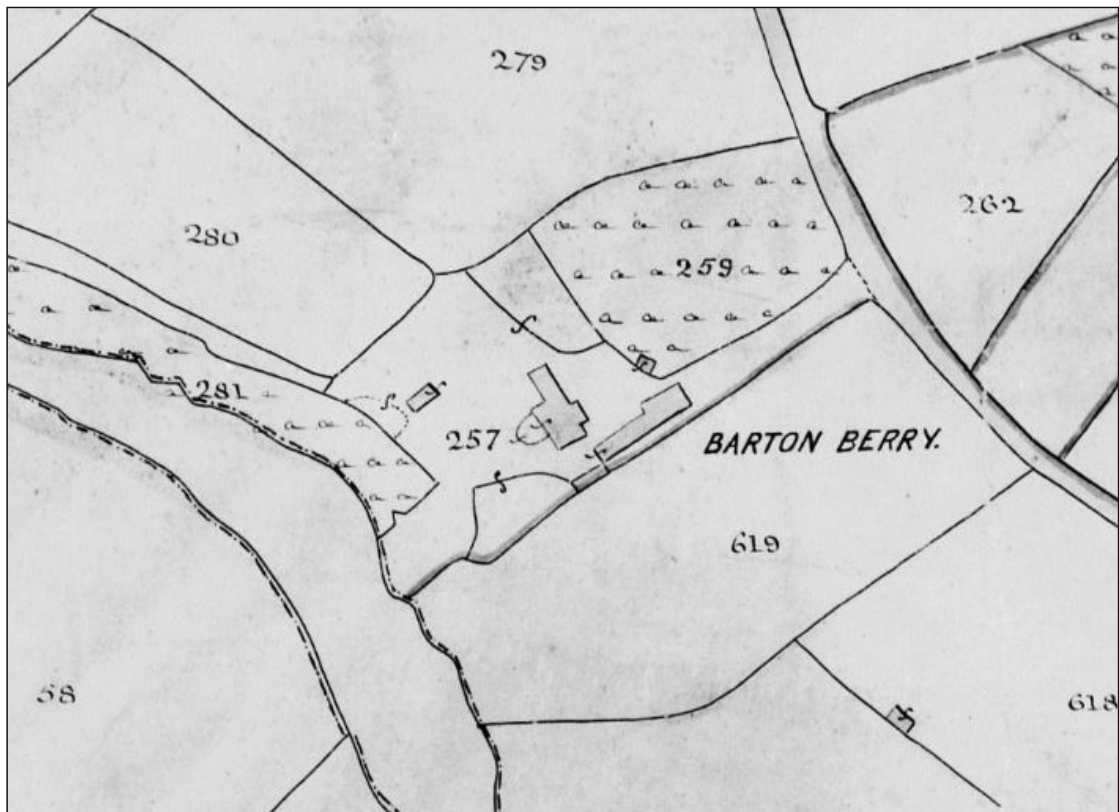
PROJECT

Bartonbury Farm, Down St Mary, Devon

TITLE

Fig. 1: Site location



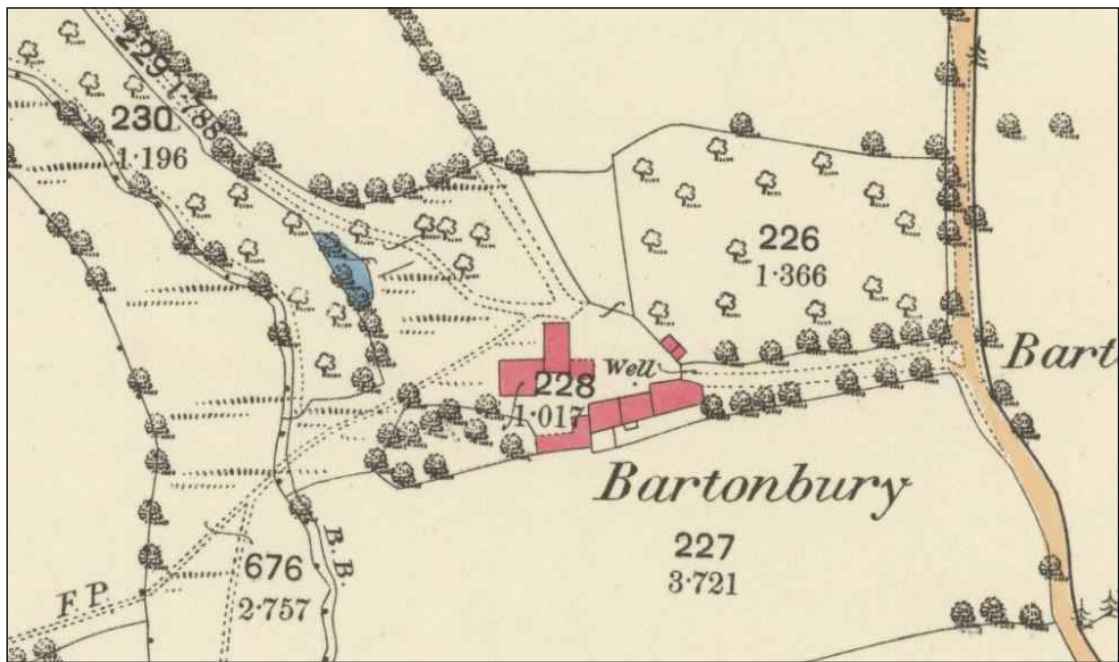


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Bartonbury Farm, Down St Mary, Devon

TITLE

Fig. 2: Extract from the Down St Mary tithe map, 1843



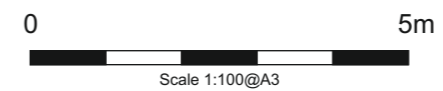
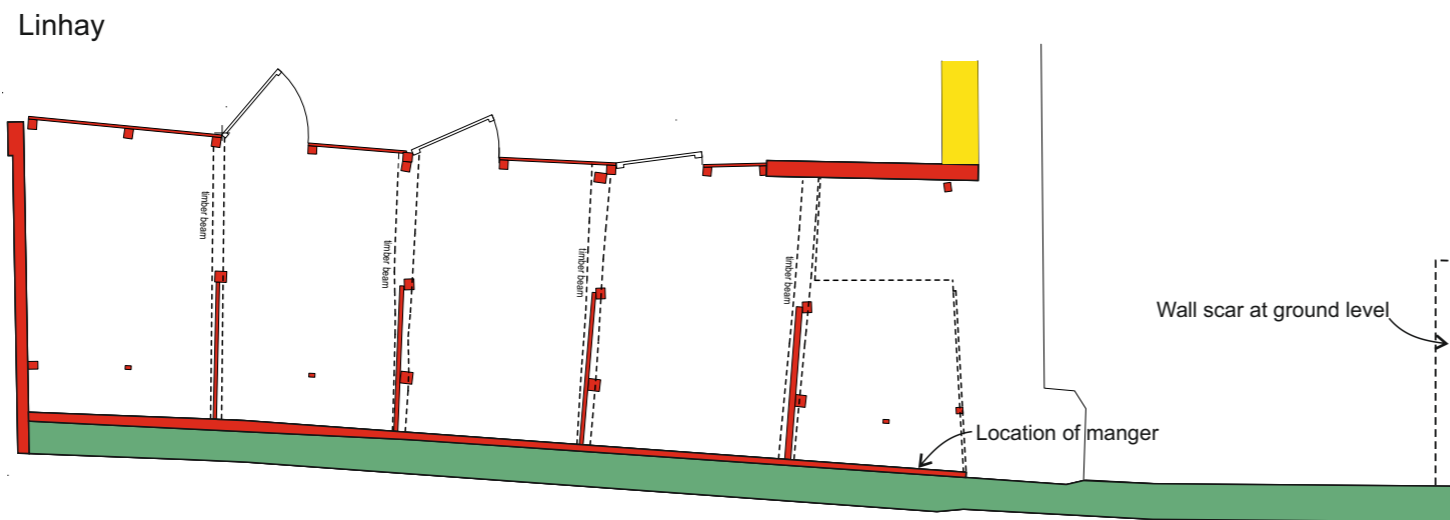
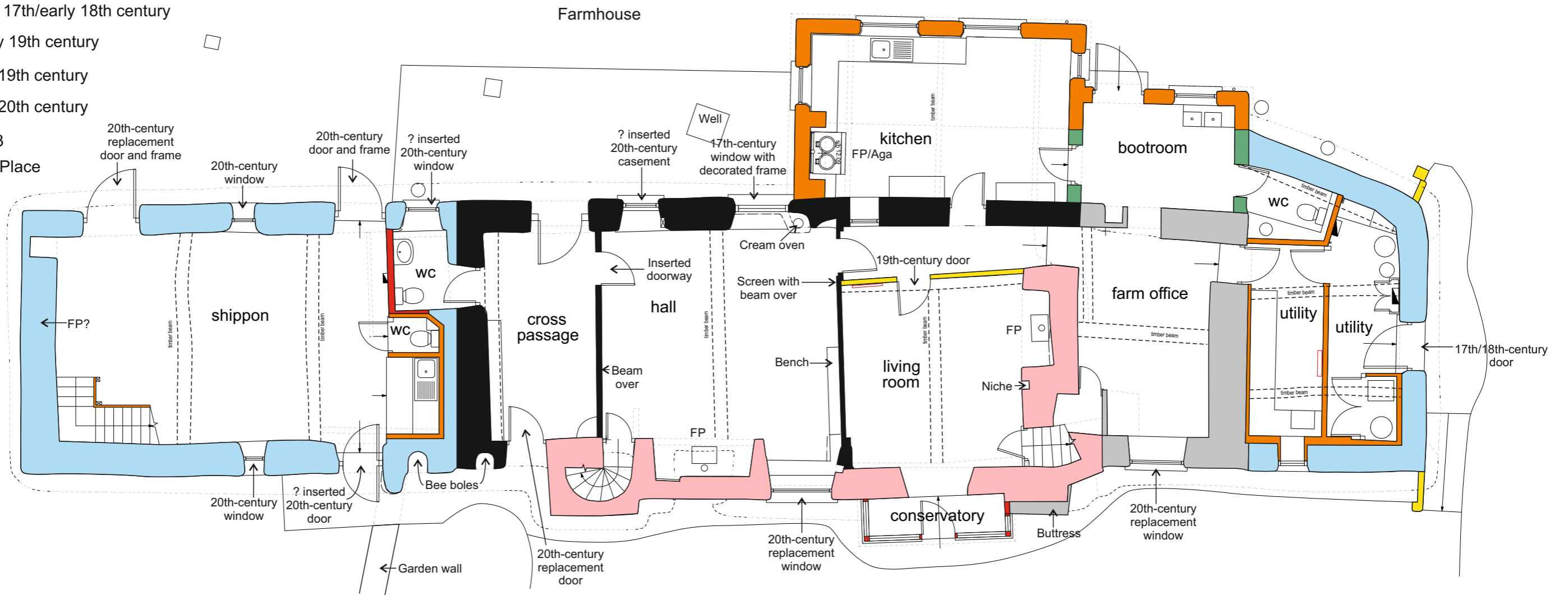
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Bartonbury Farm, Down St Mary, Devon

TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1889

- Mid-late 16th century
- Early 17th century
- Mid 17th century
- Late 17th/early 18th century
- Early 19th century
- Mid 19th century
- Mid 20th century
- 2003
- FP Fire Place

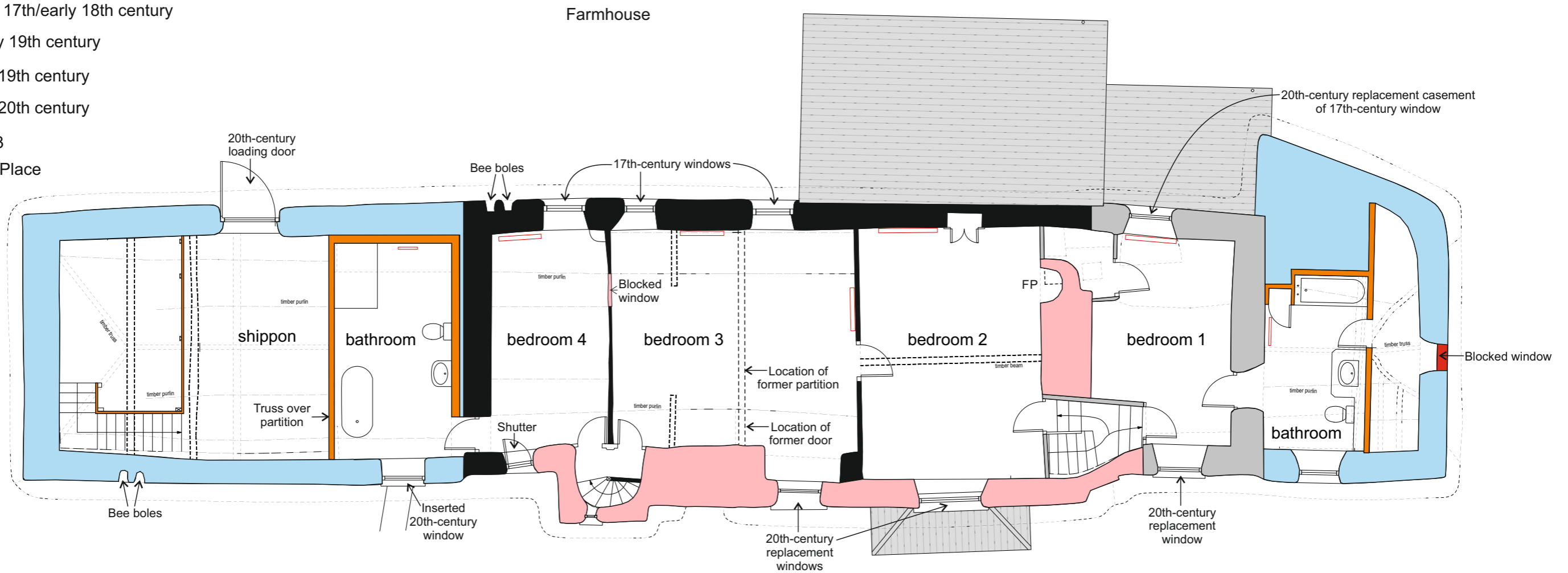


PROJECT
Bartonbury Farm, Down St Mary,
Devon

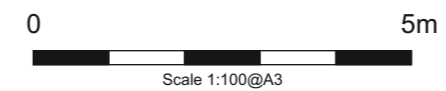
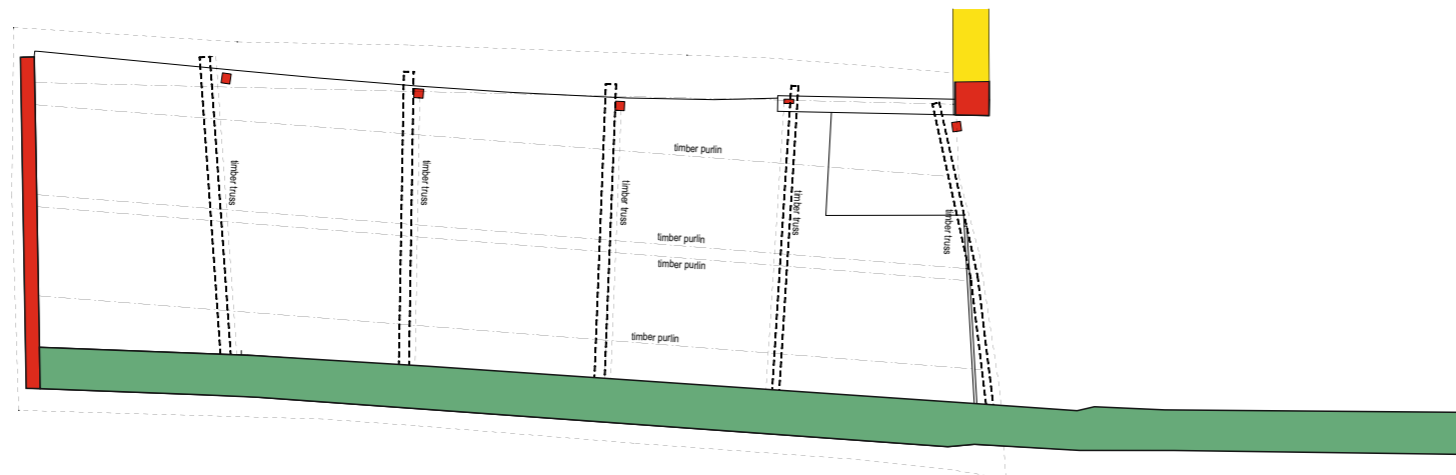
TITLE
Fig. 4: Phased ground-floor
plans



- Mid-late 16th century
- Early 17th century
- Mid 17th century
- Late 17th/early 18th century
- Early 19th century
- Mid 19th century
- Mid 20th century
- 2003
- FP Fire Place



Linhay



PROJECT
Bartonbury Farm, Down St Mary,
Devon

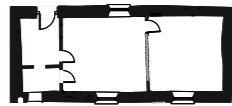
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Fig. 5: Phased first-floor
plans





Phase 1 - mid 16th century

Ground floor

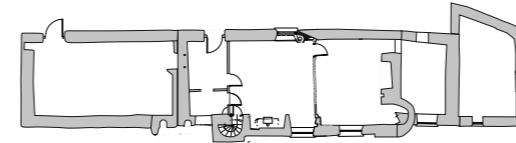


First floor

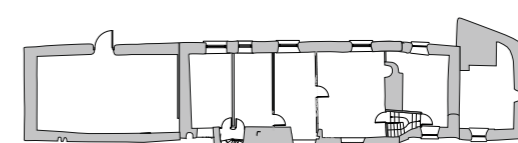


Phase 5 - 18th century

Ground floor

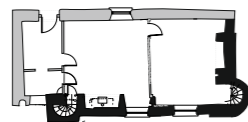


First floor

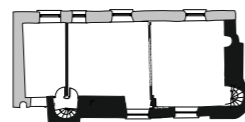


Phase 2 - Early 17th century

Ground floor

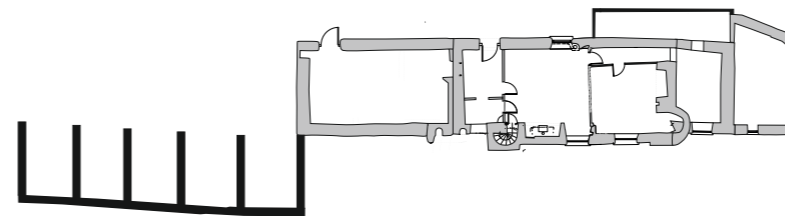


First floor

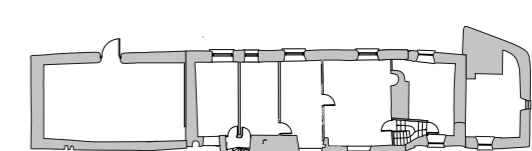


Phase 6 - Early 19th century

Ground floor

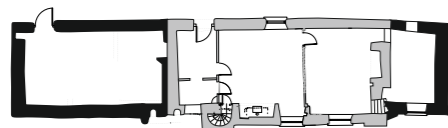


First floor

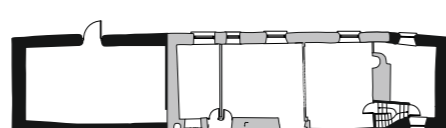


Phase 3 - Mid 17th century

Ground floor

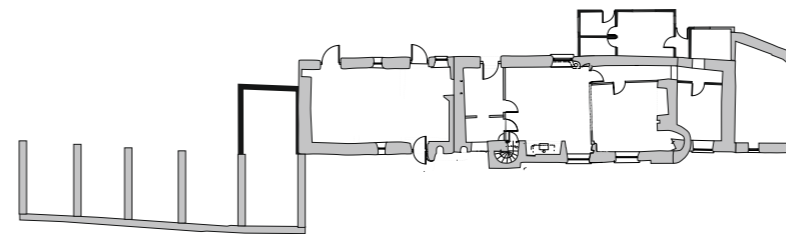


First floor

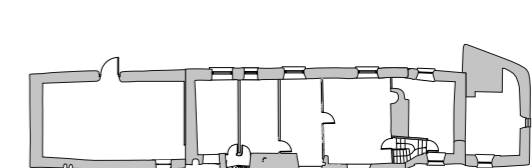


Phase 7 - Mid 19th century

Ground floor

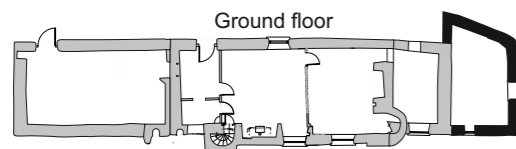


First floor

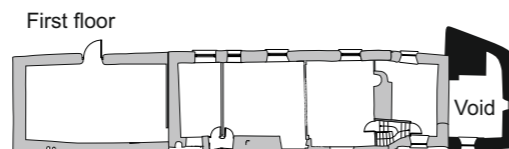


Phase 4 - Late 17th century or early 18th century

Ground floor

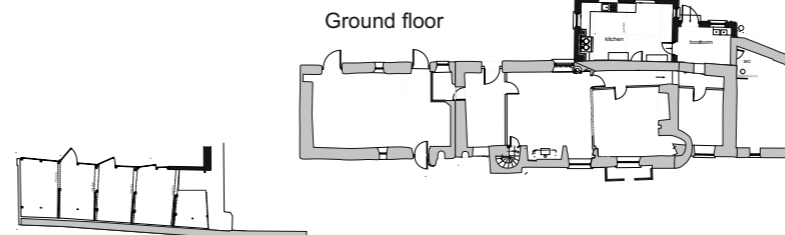


First floor

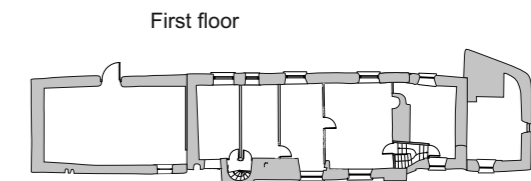


Phase 8 - Later 20th century

Ground floor



First floor



■ New ■ Retained

0 25m
Scale 1:500@A3

PROJECT
Bartonbury Farm, Down St Mary,
Devon

TITLE
Fig. 6: Development of the
house by phase





Plate 1: North elevation of the farmhouse, looking southeast (1m scale)



Plate 2: Hall window with I carvings, looking southeast



Plate 3: South elevation of the shippon, looking northeast (1m scale)



Plate 4: Bee boles in south elevation of the farmhouse, looking northwest, also showing an early window over the cross passage (1m scale)



Plate 5: South elevation of the farmhouse, looking northwest (1m scale)



Plate 6: South elevation of the farmhouse, looking northeast (1m scale)



Plate 7: East elevation of the farmhouse, with the threshing barn in the background, looking west (1m scale)



Plate 8: Cross passage, looking north (1m scale)



Plate 9: Central bridging beam in the hall, looking northwest with the replaced partition to the cross passage in the background



Plate 10: Screen in the hall, looking east (1m scale)



Plate 11: Fireplace in the hall, looking south (1m scale)



Plate 12: Hall staircase and lobby with doorframe, looking south (1m scale)



Plate 13: Northeast window and cream oven in the hall, looking north (1m scale)



Plate 14: Bridging beam in living room, looking north



Plate 15: Fireplace in living room, looking northeast (1m scale)



Plate 16: Farm office, looking south (1m scale)



Plate 17: Window within the western utility room, possibly filling a former doorway, looking south (1m scale)



Plate 18: Shippon, looking southeast



Plate 19: Eastern bathroom, looking northeast (1m scale)

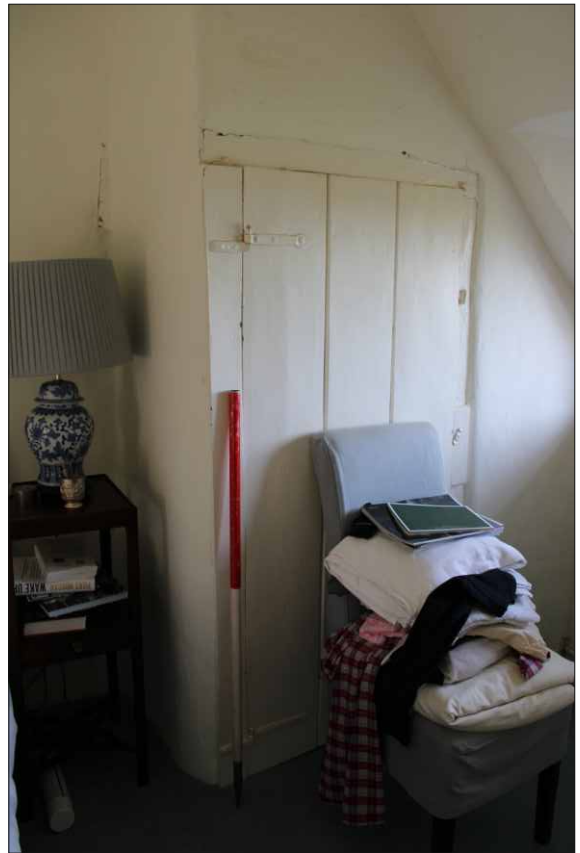


Plate 20: Cupboard in bedroom 1, looking northwest (1m scale)



Plate 21: Bedroom 2, looking northeast (1m scale)



Plate 22: Line of former partition in bedroom 3, looking south (1m scale)



Plate 23: Timber-framed partition between bedrooms 2 and 3, looking east from within bedroom 3 (1m scale)



Plate 24: Timber-framed partition between bedrooms 3 and 4, looking west from within bedroom 3, looking west



Plate 25: Door to bedroom 4, looking east (1m scale)



Plate 26: Window shutter in bedroom 4, looking south (1m scale)



Plate 27: Timber-framed partition between bedrooms 3 and 4, looking west from within bedroom 3, looking northeast from within bedroom 4



Plate 28: Roof structure of the shippon, looking northeast



Plate 29: North elevation of the linhay, looking south (1m scale)



Plate 30: East end of the linhay showing how the south elevation continues beyond the current roof, looking south (1m scale)



Plate 31: Ground floor of the linhay, looking southwest



Plate 32: Roof structure of the linhay, looking west

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