

# Judleys Thatch, Ingleigh Green, Winkleigh, Devon

## Brief Heritage Assessment

---

By E. Wapshott, MCifA  
Approved by Dr. S. Walls, MCifA  
Report Version: FINAL  
Draft Issued: 08<sup>th</sup> April 2022  
Report Finalised: 12<sup>th</sup> April 2022

Work undertaken by SWARCH for a private client (The Client)

### SUMMARY

---

*This report presents the results of a brief heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for Judleys Thatch, Ingleigh Green, Winkleigh, Devon. Judleys Thatch is a Grade II Listed medieval house, and this brief assessment has been undertaken to determine the feasibility and help inform the design process for a proposed programme of renovation works.*

---



April 2022

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith based on professional judgement and information available at the time of production.

## 1.0 INTRODUCTION

---

<b>LOCATION:</b>	JUDLEYS THATCH, INGLEIGH GREEN
<b>PARISH:</b>	WINKLEIGH (BROADWOODKELLY)
<b>COUNTY:</b>	DEVON
<b>CENTROID NGR:</b>	SS 60664 07079
<b>PLANNING REF:</b>	PRE-APPLICATION
<b>SWARCH REF:</b>	WIGJ22
<b>OASIS REF:</b>	SOUTHWES1-507725

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake a brief heritage assessment for Judleys Thatch, a Grade II Listed house in Ingleigh Green a hamlet west of Winkleigh, Devon, but lying historically within Broadwoodkelly parish. This work was undertaken in accordance with ClfA and Historic England guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The house is located on the north-western edge of the village of Ingleigh Green, framed by a 19<sup>th</sup> century farmhouse to the north, rear and a modern house and stables to the south-west, to the east there are at least two other thatched cottages of traditional Devonshire form and to the south and south-west there are a few bungalows of 20<sup>th</sup> century date. The hamlet is small and clusters around a road junction. There is a large historic farmstead with modern yards and barns to the south-east. Winkleigh lies 2.5km to the east and Broadwoodkelly lies 1.48km to the south-south-east (see Figure 1). The site lies on a slightly sloped plot, just above the break of slope of a valley to the west at an altitude of approximately 135m AOD. The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983) overlying the mudstones, siltstones and sandstones of the Bude Formation (BGS 2019).

### 1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

Ingleigh Green and Lower Ingleigh are recorded in the Domesday Survey of 1086, as ‘Genelee’ At this point several households are noted, making it a small rural hamlet or village for the period. There were four villagers, four smallholders and one slave recorded; there were six ploughlands and one plough team, eight acres of meadow, 10 acres of pasture and eight acres of woods. The land is recorded as belonging to Godric in 1066 and had been given to Alfred the Breton in 1086. The estate was valued at one pound in 1086.

The Historic Landscape Characterisation (HLC) for this area erroneously classifies the village as a ‘Postmedieval historic settlement’, based on evidence recorded on the 1<sup>st</sup> edition OS mapping, with 19<sup>th</sup> and 20<sup>th</sup> century orchards but enclosed by a landscape of ‘medieval enclosures based on strip fields’ laid out in the late medieval period. Considering there are three traditional thatched cottages in the hamlet of 17<sup>th</sup> century or earlier date and two cottages and a farmhouse which appear on the tithe map and first 1804 surveyors draft this small settlement seems to have slipped through the net and has been classified for its current appearance with several modern bungalows and later cottages.

### 1.4 METHODOLOGY

A site visit was made by Emily Wapshott MCIfA in March 2022. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA’s *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England’s

*Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: SITE LOCATION (THE SITE IS ARROWED).

## 2.0 HERITAGE FEASIBILITY-SENSITIVITIES ASSESSMENT

---

### 2.1 HISTORIC ENGLAND LIST ENTRY

Judleys Thatch was previously called Judleys Cottage and is Listed as such. It is Grade II Listed (UID: 1146668) and its official listing text is below:

*House. Circa late C15 or early C16 with C17 alterations and circa late C17 addition, modernised in mid C20. Rendered cob and rubble walls. Thatched roof, half-hipped to left, hipped to right. 2 brick axial stacks. Plan: Originally 3-room-and-through-passage plan, higher end to the right, which almost certainly had an open hall with central hearth. Floored over in C17 when axial hall stack was also inserted backing onto the passage. Inner room remained unheated until circa late C17 when wing was added behind with a stack axial to it heating both rooms. In the mid C20 the house was considerably modernised internally and re-fenestrated. At an indeterminate stage the lower end was demolished below the passage. Exterior: 2 storeys. Asymmetrical 3 window front of mid C20 leaded-light casements - 2 light to the 1st floor, 4-light to the ground floor of which the left-hand window is a canted bay. Thatch is raised in eyebrows over 1st floor windows. To the left is original, pointed 4-centred, chamfered wooden doorway with C20 arched plank and glazed door. In front of it is a rustic open-fronted thatched porch. Wide wing projects at rear of right-hand end of house. Interior: Substantial chamfered longitudinal beams in hall and inner room. Room behind inner room has fireplace with high chamfered wooden lintel. Hall fireplace has high cambered chamfered wooden lintel resting on corbel and granite jamb to the right. Roof: 2 original pairs of side-pegged jointed crucks survive but varnish obscures any evidence of smoke-blackening. Both have morticed cranked collars, threaded purlins and diagonal ridge. They differ however in their apex construction: the hall truss has a triangular strengthening block whereas the truss at the lower side of the passage has a curved saddle into which the top of the cruck blades are morticed and on which the ridge rests.*

### 2.2 BRIEF DESCRIPTION OF THE HOUSE

The site visit in March 2022 confirmed the house is indeed an unusual survival from the 15<sup>th</sup> century but the heritage of the building may be slightly more nuanced than was first appreciated. The narrative and detailed phasing would require more study but it appears there is a medieval Hall house at its core, which now survives represented as the entrance hall and sitting room; built open to the roof, with two jointed crucks surviving, defining the former footprint of this building as a simple rectangular block.



FIGURE 2: DRONE PHOTOGRAPH OF HOUSE AND EXTENSIONS (FROM STAGS SALES BROCHURE).

This Hall house had a thick cob end gable to the south-east, which had louvred-vents to let out the smoke in the apex, as represented by the surviving collar and king post timber framing above the cob wall seen exposed in the main bedroom (former hall space). This confirms that the inner room is in fact an extension to this first phase of the house, although still early in date itself. The jointed cruck exposed in the main bedroom would have sat over the middle of the hall, it is very fine and has a cranked collar with chamfered detailing with yoke at the ridge; the Hall would have had a central hearth or brazier. The jointed cruck to the 'west' between the hall, landing and garden room is not finished to the same standard and also has a slightly more archaic saddle joint at the ridge. This appears functional in form and would likely have carried a partition dividing the hall from the cross passage, or domestic part of the house from an animal house. Below this cruck the rest of the range, has been lost and the wall heavily underbuilt in brick, possibly with some stone and cob, hence its current width, although it is also boarded out.

The current front door enters the entrance hallway which is now a 'cross passage' of sorts, however, this is a later arrangement of the space connected to the insertion of the stack in the 16<sup>th</sup> century or early 1600s; heating the sitting room, built in the middle of the former two-bay hall, creating two new spaces. The fine shallow pointed arched door may be contemporary, the arch being of 'Tudor' character, however, the door is currently set within loose rubble mortared in cement and sits on concrete piers, one side of the door is widely splayed, the other side is straight, so whilst the doorframe is likely from the house it may not be in its original position. A chunky chamfered beam and square-headed chamfered doorframe north of the stack would suggest the cross passage was formed at the same time as the stack. Next to the stack there is evidence of a possible jettied first floor chamber over the newly formed cross passage space, with short heavy joists carried on another beam set into the side of the stack; indeed, in comparison, the lightweight beam across the Hall would suggest a late closing of the space.

The inner room is a thick cob structure, with heavy purlins carrying its roof between the former end gable of the hall and its new end wall. It was not heated when first built; the change in

thickness of the cob wall between the Hall and inner room probably indicates a blocked doorway between the two rooms. The size of the beam over the inner room would suggest it was built with a floor in situ, likely accessed via a ladder. The parlour to the rear right behind the inner room was added in the later 17<sup>th</sup> century, with a chamber above, heated by a massive stack, which also served the inner room and associated winder stair to east accessing both spaces; a door was forced in the corner of the Hall creating a small lobby which linked all the rooms. A further service space was added to the west of the parlour extension in the later 18<sup>th</sup> or early 19<sup>th</sup> century; a blocked door may link this back to the former Hall (sitting room).

In the early-mid 20<sup>th</sup> century a significant phase of reworking began, remodelling the surviving structure and possibly demolishing sections which were in poor condition. The front porch and bay window, both staircases and all the fireplace inserts in brick to the sitting room, inner room, former parlour and main bedroom, all relate to this phase and are broadly Arts and Crafts in design stylistically dating to the early 1900s or 1910s but likely later in date, also appearing to be mixed with a 1930s style 'Tudorbethan' interior design scheme, such as the false timber framing details to the walls in the entrance hall and sitting room and overall style of the rear stair hall.

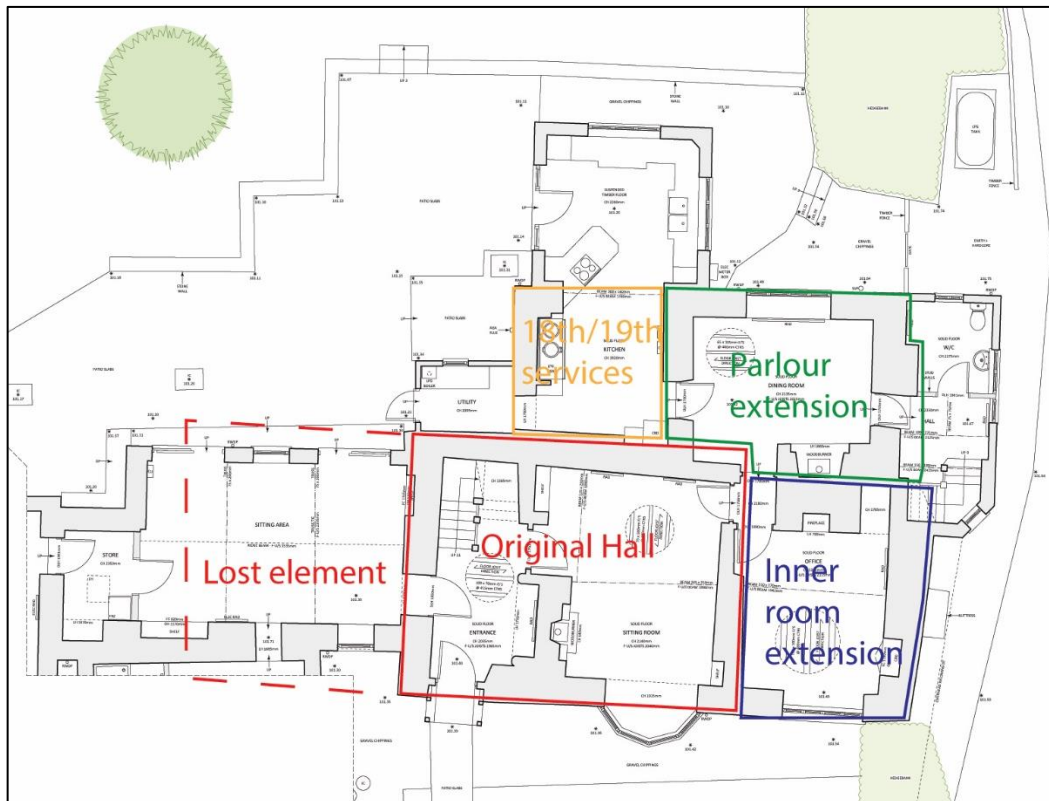


FIGURE 3: BRIEF DIAGRAM OF THE NARRATIVE OF THE HOUSE; ANNOTATED BY SWARCH BASED ON ARCHITECTS PLANS 2022.

### 2.3 SENSITIVITY OF SPACES IN THE HOUSE

The house is Grade II Listed, which includes both the exterior architecture, historic layout and interior features; all structures attached to the building and within its immediate curtilage. Will also be considered as included under protections. The house was Listed at Grade II in the 1980s, so is considered as of 'medium value' level by Historic England, however, it is noted that it contains some fine medieval features which might nowadays lead to it being assessed as of

Grade II\* listed status, despite its truncation; detailed Listed planning consent will be required alongside planning permission and the conservation officer should be consulted at all stages of the project, as the building contains many elements requiring care and consideration.

The below table is not exhaustive but illustrates where the burden of historic features survive in the building. The plans and discussion which follows focuses upon the sensitivity of spaces to further change.

Current name/use of Room	Historic Features of Interest
Entrance Hallway	<ul style="list-style-type: none"> <li>• Late medieval doorframe, <i>reset in current position</i></li> <li>• Remains of screen styles north of stack and top rail, with integral square-headed doorframe below</li> <li>• Arts and Crafts staircase</li> </ul>
Sitting Room	<ul style="list-style-type: none"> <li>• 16<sup>th</sup> century stack with bressummer beam on corbels and granite jamb to right, possible 17<sup>th</sup> century beaded timber detailing to beam and mantle – altered in 20<sup>th</sup> century.</li> <li>• Transverse ceiling beam – surprisingly lightweight and with shallow joist sockets, possibly late 17<sup>th</sup> or even 18<sup>th</sup> century.</li> <li>• Condiment cupboard in south-east corner only survives as an alcove.</li> <li>• Possible evidence of late medieval jettied space over cross passage, chunky joists carried on short stretch of beam between stack and rear wall, set into stack 16<sup>th</sup> century, early 1600s.</li> <li>• Arts and crafts round-headed brick infill to fireplace</li> <li>• Arts and crafts bay window</li> </ul>
Office	<ul style="list-style-type: none"> <li>• Axial back-to-back stack</li> <li>• Arts and crafts brick infill to fireplace and detailing above to overmantle – infilling 17<sup>th</sup> century hearth</li> <li>• Arts and crafts style window to front</li> <li>• Cupboard with panelled doors in blocked window</li> <li>• Door to former winder stair forms deep cupboard by stack</li> <li>• Massive transverse beam with thick square cut sockets, with a phase of recut sockets, showing reuse or floor-level changes</li> </ul>
Dining Room	<ul style="list-style-type: none"> <li>• Axial back-to-back stack</li> <li>• Arts and crafts brick infill to fireplace</li> <li>• Good window to rear</li> <li>• Thick section of altered stonework to east wall – remnants of earlier stair turret?</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Utility	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Sitting Area	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Store	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Landing	<ul style="list-style-type: none"> <li>• Late medieval jointed cruck – unfaced and cruder form, likely intended to be located within a partition</li> <li>• Arts and crafts stairs</li> </ul>
Fourth (small) bedroom/study	<ul style="list-style-type: none"> <li>• N/A</li> <li>• Arts and crafts window</li> </ul>
Main bedroom	<ul style="list-style-type: none"> <li>• Finely finished jointed cruck with cranked collar, for over Hall</li> <li>• Arts and crafts/Tudorbethan fireplace</li> <li>• Arts and crafts window</li> <li>• Door to second bedroom now fashioned as a cupboard</li> </ul>
Second bedroom	<ul style="list-style-type: none"> <li>• Arts and crafts window</li> </ul>

	<ul style="list-style-type: none"> <li>• Late medieval heavy purlins carrying roof</li> <li>• Top of axial stack – possible blocked fireplace</li> <li>• Blocked door to landing and blocked door to main bedroom</li> </ul>
Third bedroom	<ul style="list-style-type: none"> <li>• Blocked window</li> <li>• Good floorboards</li> <li>• Good plank door – rehung but wide uneven width planks</li> </ul>
Bathroom	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Rear Landing	<ul style="list-style-type: none"> <li>• Back of stack which once heated chamber over parlour – so possible first floor fireplace</li> <li>• Late 19<sup>th</sup> century or early 20<sup>th</sup> century dormer window/skylight</li> <li>• Sloping floor so possible historic floorboards beneath floor coverings</li> </ul>
Rear Stairs	<ul style="list-style-type: none"> <li>• Blocked door to second bedroom</li> <li>• Early-mid 20<sup>th</sup> century stairs</li> <li>• Early-mid 20<sup>th</sup> century tiled floor and window details – Arts and Crafts/Tudorbethan</li> <li>• Blocked doorways and thick section of altered wall between former stair turret and inner room and parlour blocks – likely 17<sup>th</sup> century fabric survives here</li> </ul>



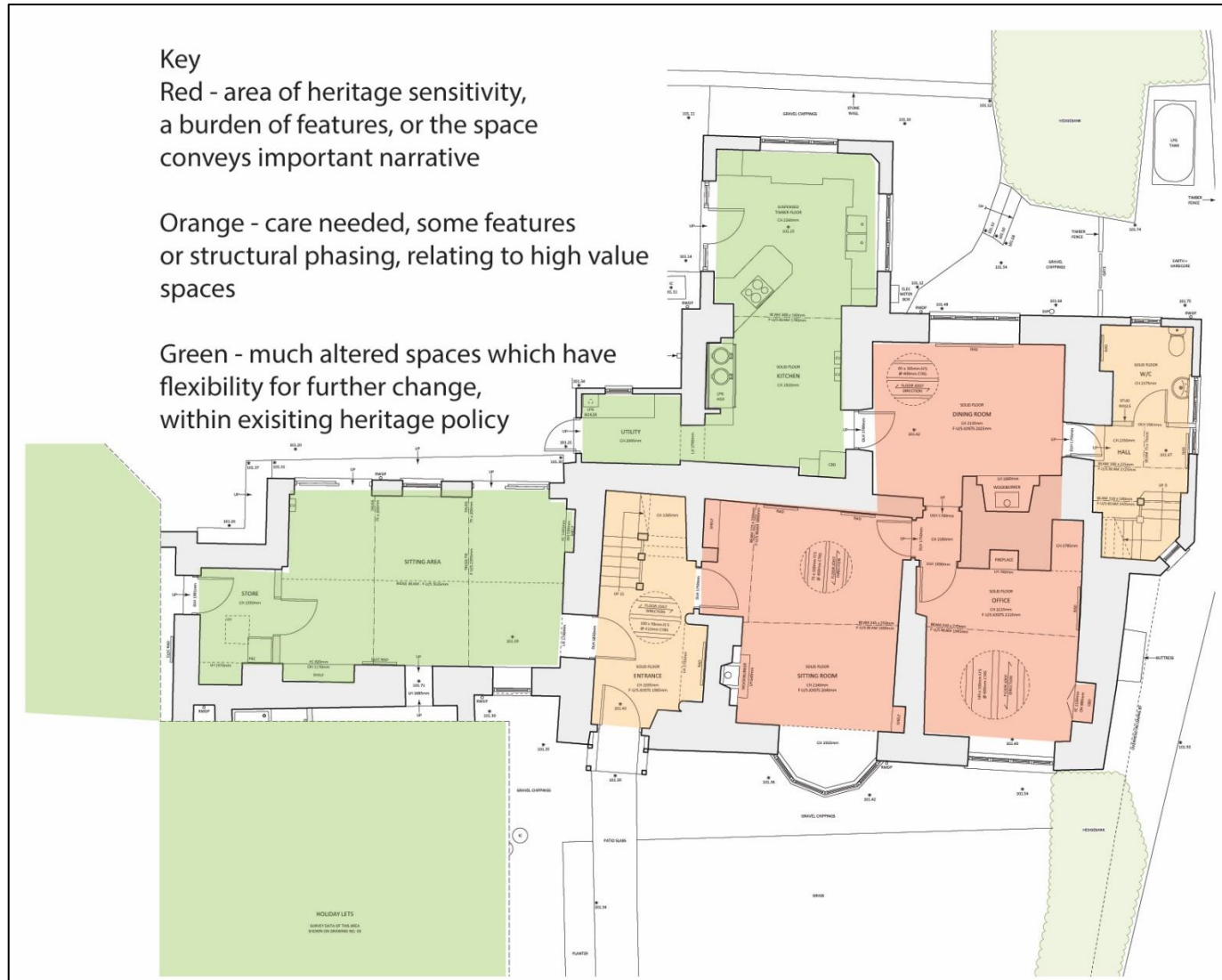


FIGURE 4: GROUND FLOOR PLAN OF JUDLEYS THATCH ANNOTATED WITH THE SCALE OF HERITAGE SENSITIVITY, ON A SPACE-BY-SPACE BASIS; PLAN ANNOTATED BY SWARCH FROM ARCHITECTS DRAWING 2022.

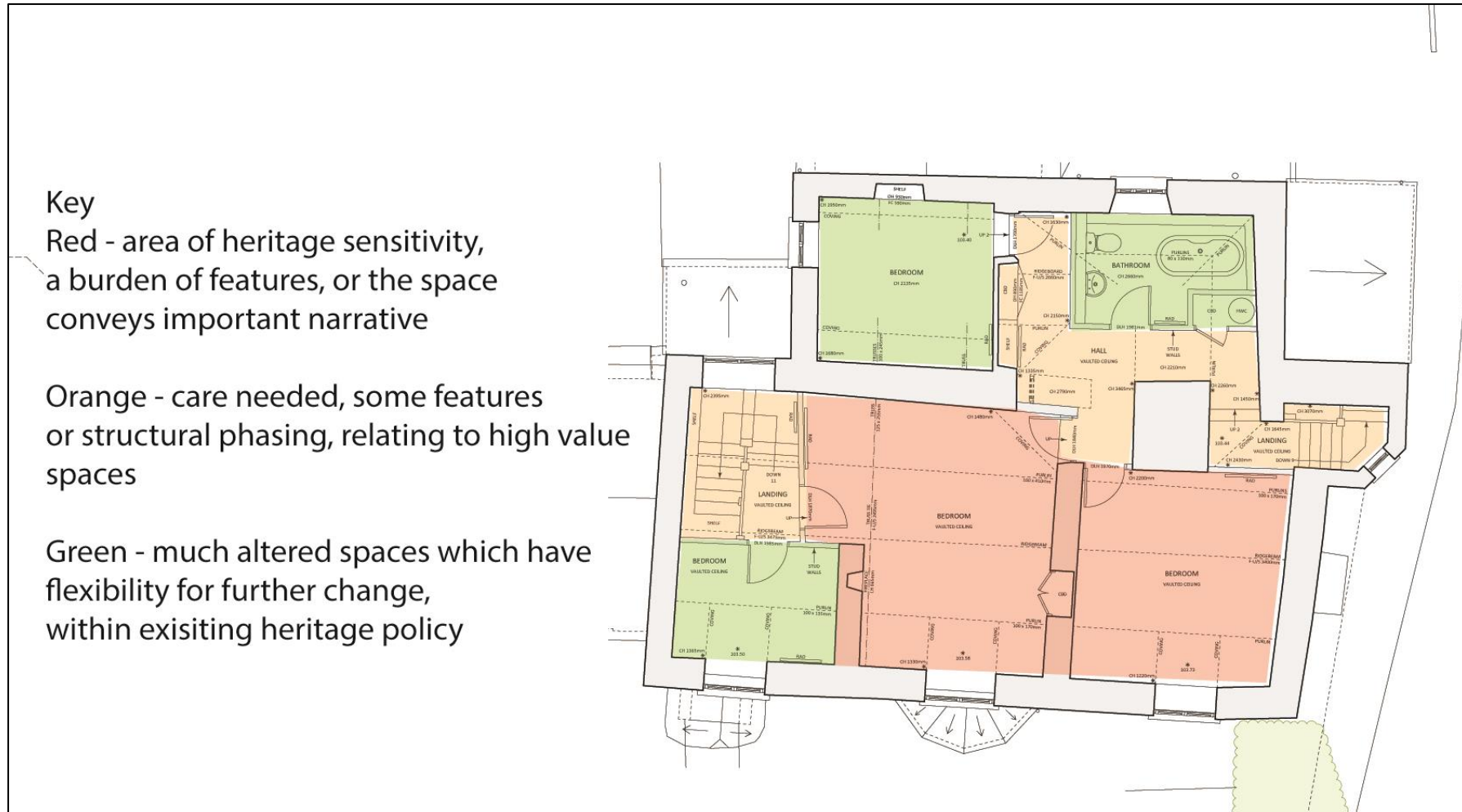


FIGURE 5: FIRST FLOOR PLAN OF JUDLEYS THATCH ANNOTATED WITH THE SCALE OF HERITAGE SENSITIVITY, ON A SPACE-BY-SPACE BASIS; PLAN ANNOTATED BY SWARCH FROM ARCHITECTS DRAWING 2022.

## 2.4 AREAS IN THE HOUSE WITH THE MOST FLEXIBILITY FOR CHANGE – GREEN ON PLAN

These areas have either been heavily altered and modernised, obscuring historic features of character or had their features stripped from them leaving only the structural form which has any value. This is not necessarily carte blanche to make significant changes without justification but allows for further change and possibly some restoration and enhancement which is expected to have either a negligible or even beneficial change and therefore an overall positive effect on the historic character of the house.

On the ground floor these spaces are:

- The sitting area and both holiday cottages – these structures are either wholly modern (post 1950s) or so comprehensively reworked as to not obviously contain historic fabric anymore. Their large expanses of painted rendered walls detract somewhat from the main house's more nuanced historic form, in their impression of mass and scale and a more sympathetic design response would be considered a beneficial change to the aesthetics of the site and setting of the heritage asset (main house). Internally one thick wall between the sitting area and long perpendicular cottage, formerly a barn may contain some 19<sup>th</sup> century barn-fabric but has already been breached several times by openings, the rest of the interiors are all modern and can easily be rearranged without any impact on the heritage value of the main house. In the sitting area, some of the brick and timber effects create confusing and meaningless pastiche and again, a more sympathetic approach would be supported.
- The kitchen and kitchen extension – the large proportion of this is a modern extension of concrete block build but within this articulated space is a small block of late 18<sup>th</sup> or early 19<sup>th</sup> century date, with chunky straight sided walls, likely still of vernacular build. This room was a service space with low ceiling and possibly a blocked door to the former Hall and a surviving plank door to the former parlour. The entire space has been made over in a late 20<sup>th</sup> century aesthetic, country-kitchen style and contains no features of interest. The pastiche character of the kitchen space does not contribute in any reasonable way to the house and if this space could be rationalised in future works it is felt this may be a benefit to the house.

On the first floor these spaces are:

- The third bedroom – this space is the small first floor bedroom over the service block, possibly, a secondary family bedroom space or even a servant's bedroom. It has been stripped of much character, its original window blocked and a second one forced, it has a good door to the hallway. There is plenty of flexibility to use this space in a more effective way in the house as it is harder to access than many spaces.
- The bathroom – this has been formed by thin modern plasterboard partitions within the first-floor 17<sup>th</sup> century chamber over the former parlour. It has created an awkward hallway space which is impractical, interrupts flow around the house and the weight of introduced partitions and features like a bath appear to be stressing the floor, which may be surviving floorboards of the period judging by the movement and marked slope. Introducing a humid-rich environment into this most sensitive historic area of the house is also not ideal as it is not particularly contained, with doors directly leading into many of the most sensitive spaces. The only features of interest here is a good three light window, the massive stack and possibly floorboards beneath the carpet; however, it is felt this area has the most potential to be reworked to create real beneficial change for this building, both in a condition sense and in its historic legibility.

- The fourth bedroom – this small space has been created by partitioning off the end of the landing, when the main bedroom was itself partitioned from the stair. This arrangement is of later 19<sup>th</sup> or early 20<sup>th</sup> century date and no evidence of any intervening phases survives. It does contain one side of the foot of the jointed cruck but much of the corner of the building has been rebuilt in stone rubble with brick dressings at this point. Whilst its small size precludes many practical uses, it could be re-worked, if necessary, provided the good leaded window is restored and nothing ‘structural’ is undertaken which would effect either the stack to one side or the cruck to the other.

## 2.5 AREAS IN THE HOUSE WHERE SOME CARE IS NEEDED – AMBER ON PLAN

These areas have either received some localised focus of modernisation which may have harmed the historic character of the building or original features seem to have been removed or obscured. Care will be needed here, possibly in negotiating which elements could be further changed or which on balance should remain, as well as considering the impact from changes on other areas of historic value and the potential relationships between spaces, which may be crucial to narrative. The fundamental function of spaces must remain and the level of representation of each phase, across the house, must be considered. This house has received a more recent late 20<sup>th</sup> or early 21<sup>st</sup> century phase of historic pastiche alteration, largely decorative this has done some damage to historic features, such as the main stack for example, which has been forced and rebuilt in brick to the rear; such spaces would benefit from the removal and correction of such changes. Some of the 20<sup>th</sup> century features not mentioned on the Listing directly are now part of the narrative of the house and in themselves almost 100 years old or older and so must now be considered alongside the noted features as of comparable value; although this again, does not preclude managed change.

On the ground floor these spaces are:

- The entrance hallway – this has been much altered the earlier stairs have been removed and wholly replaced with an Arts and Crafts stair with pegged joints and obvious decoratively archaic carpentry details. These later features are now considered to have comparable value to many mentioned specifically in the listing, as they are now 100 years and crucial to the narrative of the property. The stair forms an important group with the rear stair, and neither must be removed but the associated decorative schemes could be considered for alteration as both good architectural structures are considered to speak for themselves and the decorative schemes here consist of boarding which does not allow the historic walls of this property to breathe. There has also been significant damage from a historic pastiche scheme to the rear of the stack, which has altered the remnants of the screen and the stack itself has been hacked to form an alcove and been rebuilt in brick and cement, with rough in the round pine beams. Renovation work here to attempt to rationalise and restore the important stack would be supported, as well as removal of the later inappropriate pastiche elements. This has been marked down as amber as real care will be needed and structural advice as to how to undertake the sensitive restoration of this feature and remedy the potential effects.
- The rear stairs – one of two important early-mid 20<sup>th</sup> century staircases in the property this sits within an. oddly extended stair turret which previously flanked both the inner room and parlour extension, seemingly serving both spaces as part of the later 17<sup>th</sup> century phase of expansion at the house. The decorative scheme which again seems to involve boarding out walls is probably obscuring a complex series of reduced walls and

potentially blocked openings, fragments of the early stair here and so any changes must be considerate of that, and structural forms should not be breached or altered if possible.

On the first floor these spaces are:

- The stairs and landing – the Arts and Crafts stairs, medieval jointed-cruck frame to the ‘west’ and altered late 19<sup>th</sup> century window provide some historic character to this space. The stairs are a principal feature which most strongly conveys the early-mid 20<sup>th</sup> century phase of the house and is of architectural interest. Some of the boarding and Tudorbethan mock-framing lines historic cob walls and does not allow the building to breathe, as well as being of dated materials which have not aged well. The window has been poorly adapted for the added lean-to below; such structural and condition elements could justify removal or replacement of elements and a balance could be struck between ensuring enough Arts and Crafts/Tudorbethan style character survives to correctly represent the house’s wider narrative whilst allowing some toning down of it stylistically and improving wall breathability. The medieval cruck is boarded in by some of this later wall treatment and its aesthetics obscured by the busy decorative scheme.
- The rear corridor/landing – an odd series of small corridor-like spaces has been created by thin modern partitions enclosing a bathroom over the parlour, within the 17<sup>th</sup> century extension. The spaces are cramped and restrict air, light flow and practical use of the space. A later 19<sup>th</sup> century or early 20<sup>th</sup> century redundant water tank also occupies a large plank boarded cupboard here. The space is considered sensitive as the large stack rises through here and there may be original floorboards and historic features obscured by boarding and wall treatments. The space also exhibits other ‘modern’ changes such as the original doorway to the second bedroom being blocked and a new door being forced at the other side, next to the door to the main bedroom, creating an awkwardly clustered high traffic zone. There is a good historic roof light here and the eaves are multi-faceted at this point, as several extensions meet the main range. Rationalisation of this space will be considered to be beneficial to the legibility of the house and its practical use. Historic builders did not ascribe to regulations so care must always be taken when altering spaces which link original historic properties and historic extensions, as weak points or obscured areas of historic damage can always be exposed.

## 2.6 AREAS IN THE HOUSE OF HERITAGE SENSITIVITY – RED ON PLAN

These areas contain the burden of historic features of value and represent the narrative of the building through structural phasing, unsurprisingly they are the key spaces in the historic building. This does not preclude managed change but significant care and case-by-case consultation with the conservation officer is advised. It may be possible to negotiate the rationalisation or alteration of some elements, whilst considering the impact from changes on other areas of historic value and the potential relationships between spaces, which may be crucial to narrative. The fundamental function of spaces must remain and the level of representation of each phase, across the house, must be considered. For several of these spaces their complexity and obscured features mean we don’t understand the full extent of what may survive – high evidential value is expected.

On the ground floor these spaces are:

- The sitting room and office and dining room - this house has received a more recent late 20<sup>th</sup> or early 21<sup>st</sup> century phase of historic pastiche alteration, largely decorative this has

done some damage to historic character, and this is most immediately felt in the sitting room, the former Hall where the pastiche timber framing and boarding is obscuring genuine features, such as blocked doorways and the shape of the battered medieval walls and sealing in damp, being of dated unbreathable materials. Some elements of later schemes like the three ground floor fireplaces to the sitting room, office and dining room and good set of cohesive plank doors are important and good examples of type, the contribute to the current aesthetics and narrative of the house and any considerations of change must be consulted upon. Removal of several phases of infill from a fireplace can for example significantly damage the feature you are trying to expose, as well as eradicate centuries of narrative change. A balanced approach should be adopted to ensure an element of the character of each phase can be maintained in each space. Removal of historic features or significant change is unlikely to be supported in these spaces. This designation of the space being sensitive to change does not preclude managed future work but significant care and case-by-case consultation with the conservation officer is advised.

On the first floor these spaces are:

- The main and second bedroom – these spaces are closed by the two oldest parts of the roof structure of architectural and historic value in their own right, as well as their collective contribution to the house, dating it as they do to a rare and finite group of heritage assets, buildings constructed before or around 1500AD. Whilst the ceilings are boarded in we don't know the state of the historic thatch and any associated plaster beneath. Changes in ceiling height and form are unlikely to be allowed unless very strong structural justifications can be provided as the potential for damage to important early fabric is sufficiently high to outweigh any potential benefits. The slightly awkward ceiling lines and angles here reflect the stepping out and alteration to allow for the various extensions and stacks, thereby imparting important narrative and to change this would likely not be supported. Wallpapers, texture issues and surface treatments may still be changed or altered as long as changes remain superficial, but everything must be worked through with the conservation officer on a case-by-case basis. This designation of the space being sensitive to change does not preclude managed future work but the importance of the features in these spaces make these the areas in the house that further change is the least likely to be approved.



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH  
01769 573555  
01872 223164  
Email: [mail@swarch.net](mailto:mail@swarch.net)