

BATSON HALL FARM

BATSON

SALCOMBE

DEVON

Updated - Heritage Impact Assessment – House and Cottage 2022



South West Archaeology Ltd. report no. 220614



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Batson Hall Farm, Batson, Salcombe, Devon

Updated - Heritage Impact Assessment – House and Cottage 2022

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SUMMARY

South West Archaeology Ltd. was commissioned in 2019 to undertake a historic building appraisal and produce a heritage impact assessment for Batson Hall Farm, Batson, Salcombe, Devon. The site has since changed ownership and a new set of designs have been produced and this report addresses these new proposals and reassesses the site based upon additional assessment of the buildings. The buildings at Batson Hall Farm are listed as a group, with three distinct buildings and a number of ruined structures and linking walls all noted under one entry, at Grade II status. The buildings lie on the site of a former manor/mansion house and have a group value as cumulatively they are worthy of protection but individually have each been compromised. The building range was completely stripped out and modernised in the later 20th century and has recently undergone a comprehensive phase of further modernisation, some of which is unsympathetic. Almost all historic details have been removed during these phases of works.

The general design response to the project is considered to reflect a modern farmhouse aesthetic which is felt to be appropriate and could benefit the future understanding of the building in its 17th century phase, when first constructed out of the ruins. The use of vernacular materials no doubt echoes the earlier medieval phase well, as the quality and level of detail reflects the sites former high status. There is a lack of post medieval character or referencing of those phases in the current design however, and the cottage would be the perfect location to emphasise this.

*Ultimately the plans do reflect further loss and change to historic fabric in a building already made vulnerable by considerable modernisations. An overall impact of **moderate/adverse** is applied to the scheme considering the cumulative impact of all the separate areas of work, but this results in a finding of **less than substantial harm** and the scheme is therefore considered **workable and allowable**, some elements even beneficial or potentially enhancing to the building.*



June 2022

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THE CLIENT (FOR ACCESS)
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DEVON HERITAGE CENTRE (DHC)

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1.0 INTRODUCTION

LOCATION:	BATSON HALL FARM
PARISH:	SALCOMBE
DISTRICT:	SOUTH HAMS
COUNTY:	DEVON
NGR:	SX 73384 39607
PLANNING REF:	PRE-APP
SWARCH REF:	SBH22

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by the Workshop Collaborative (the Agent) on behalf of a Private Client (the Client) to produce a heritage impact assessment for the Grade II Listed Batson Hall Farmhouse and Cottage, Batson, Salcombe, Devon. This work was undertaken in order to assess the significance and historical development of the building prior to a further final programme of updated refurbishment works.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located at a height of c.28m AOD, at the foot of a steep north-facing slope of Batson Creek, an inlet of the Kingsbridge Estuary. The soils of this area are the well-drained fine loamy soils of the Trusham Association (Soil Survey of England and Wales 1983), overlying the Start Schists (BGS 2019).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Batson Hall Farmhouse and Cottage lie adjacent to the remains of the historic Batson Hall. Historically, Batson was located within the ancient parish of Malborough, now in the civil parish of Salcombe. *Badestana* (*Bada's Stone*) is first recorded in 1066 as the holding of the Anglo-Saxon thane Wulfric, held in 1086 by one Hugh from the Count of Mortain (Thorn & Thorn 1985). It is recorded as a separate tithing in 1478 (Gover *et al.* 1931, 311). Lysons (1822) records that the manor was held by the eponymous *de Boddestane* family in the 13th century. A co-heiress delivered the holding to the Davils family and latterly it passed to the Harris family by marriage. By 1821 it was by purchase the property of Edmund Pollexfen-Bastard Esq. M.P., of Kitley House, Yealmpton.

The farm at Batson Hall is laid out around a small courtyard, with the remains of a detached kitchen and smoking chamber. The shell of the Hall, formerly a 'mansion' (Hoskins 1978, 471), forms the walls of the garden of Batson Hall Cottage. The fireplace set in the north wall of the garden has been dated to the 14th century (Waterhouse *pers. comm.*), while the cottage appears to date from the 17th century. Local assizes are said to have been held at the site, with the remains of an associated prison or lock-up in the garden.

The small hamlet of Batson is, according to the Devon Historic Landscape Characterisation, set within gardens surrounded by modern enclosures adapting post-medieval fields. Limited archaeological investigations have taken place in the immediate area, although a number of the local buildings are listed and appear to date to the 17th-18th centuries.

1.4 METHODOLOGY

A series of building appraisals and site visits have been conducted by archaeologist Emily Wapshott between June 2019 and August 2022. The work has been 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 setting buildings on the approaches outlined in the appropriate guidance (DMRB guidance and Historic England 2015). The heritage impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013).

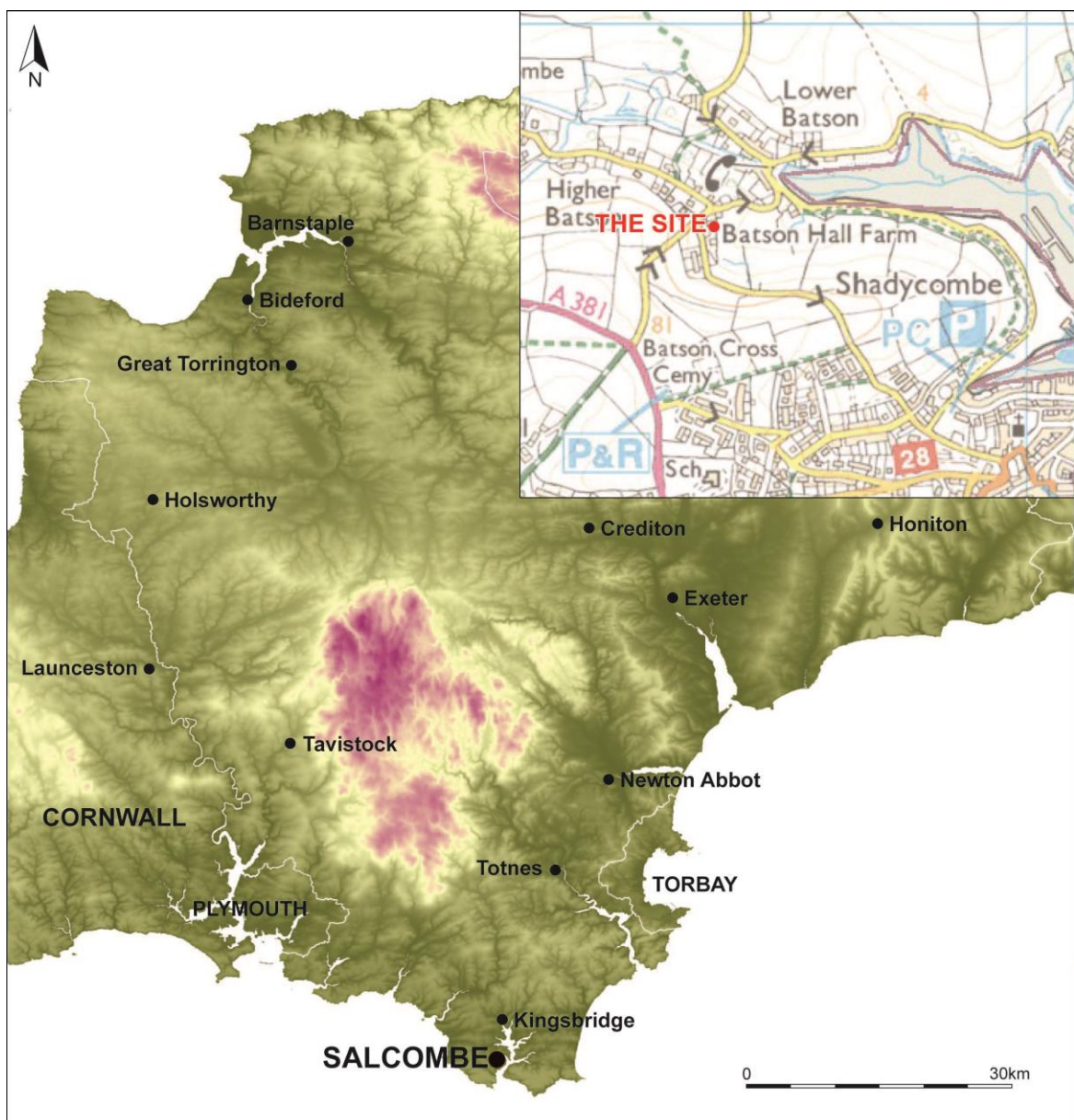


FIGURE 1: LOCATION MAP.

2.0 CARTOGRAPHIC SOURCES (SECTION FROM 2020 SWARCH REPORT)

The earliest accessible map for this study is the 1821 Pollexfen-Bastard estate map. This documents Batson Hall Farm as having a main L-shaped range, with both the cyder pound-house and bakehouse also being roofed and in use, marked 'pink'. This indicates that the north-east range, containing a stack and blocked openings which now survives as the L-shaped walls enclosing the courtyard garden to the front of Batson Hall farmhouse was fully occupied and roofed in the early 19th century. The presence of the stack has led previous interpretations of this range as the former hall of the manorial complex; a hypothesis which is supported by the proximity of the detached bakehouse/kitchen.



FIGURE 2: EXTRACT FROM THE 1821 ESTATE MAP COMPILED ON BEHALF OF THE POLLEXFEN-BASTARD FAMILY. NOTE THE EXTENSIVE SURROUNDING ORCHARDS. THE FARMHOUSE IS INDICATED (DHC).

The main range is also shown to be longer on its east end, abutting at a perpendicular angle the north-east range. A wall also projects to the south, on the same alignment and can then be seen to crank to the south-east further away from the farmhouse, linking to a set of barns. It is tempting to speculate that this wall may have stood as a garden wall but in fact have been further standing remains of another wing of the former manor house recorded on the site, forming a T-plan manor house/mansion. The small projection, now a lobby rear porch, but hypothesised as a stair turret can also be seen to the south rear elevation of the main range at the west end. Batson Hall Cottage has not yet been built, the main range ending parallel with the bakehouse to the north-west, linked by a wall.

A small courtyard of barns lies to the south across the slope, addressing the main range within the walled area, likely a yard (it is not shown not to be orchards, as the rest of the fields are marked). The cyder pound-house is clearly in the same form as it is today, suggesting an established agricultural and functional status for the site, no longer of minor gentry status.



FIGURE 3: EXTRACT FROM THE 1841 TITHE MAP FOR MALBOROUGH. THE FARMHOUSE IS INDICATED (DHC).

By the tithe map of the mid-19th century the east end of the main range appears to have been truncated, as it now steps back from the wall line of the north-east range, which is still shown as stippled and therefore occupied and roofed. The walled yard running out to the south away from the main range and linking to the barns is retained, but a section of the open yard area beyond the barns is now also converted to orchards. The cyder pound-house is shown at a marked oblique angle on this map which is a mistake by the cartographer.

The projection is no longer shown on the south elevation of the main range, which may then have been derelict and roofless, as it only survives to low single storey height in stone at present. If this is a stair turret it would most likely have been superseded at this stage by an internal conventional stair. The diagonal stone wall forming a small triangular yard to the south-east corner of the farmhouse can be seen on this map, creating a small separate yard space, possibly a livestock pen. To the west end the range appears to have been extended as it projects far beyond the west yard wall, which is presumably the evidence of the construction of Batson Hall cottage, supporting a date range of 1821-1841 for this structure.

We do not gain much further detail from the tithe apportionment, which merely states that parcels 233, 234 and 235 are buildings, yard and garden in the ownership of Edmund Pollexfen-Bastard Esq and occupied by James Lakeman.

TABLE 1: TRANSCRIPTION OF THE MARLBOROUGH TITHE APPORTIONMENT.

Parish	Owner	Occupier	Number of Plot	Name of Holding	Description
Marlborough	Edmund Pollexfen-Bastard Esq	James Lakeman	233	Batson Hall	Buildings and Yard
			234	Batson Hall	
			235	Batson Hall	Garden

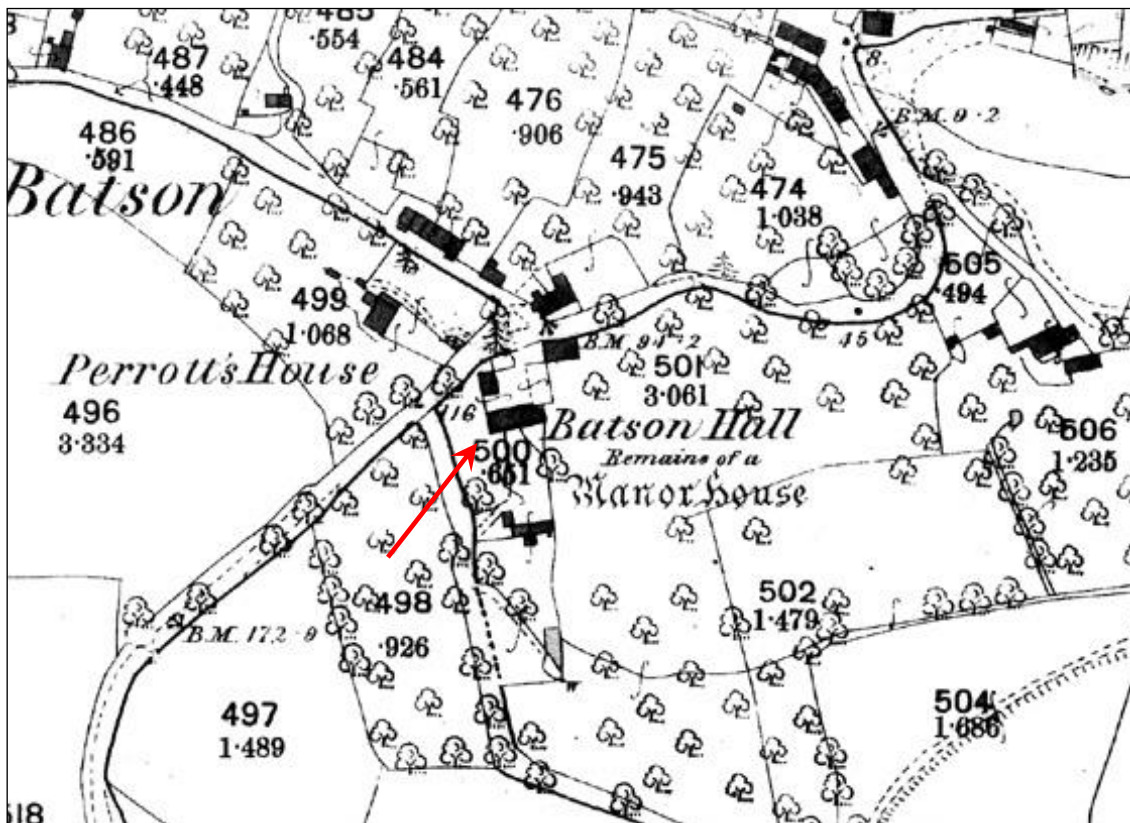


FIGURE 4: THE ORDNANCE SURVEY 1ST EDITION 1:2500 SCALE MAP OF BATSON, SURVEYED 1886. SHEET 136.11 (DHC).

By the first edition OS Map of 1886 the north-east range is shown as roofless, with standing walls and access through the building at its centre, between the north yard and orchard to the east. The bakehouse however and cyder pound-house are still shown as roofed and in use. The main range appears unchanged, but the barns to the south have been considerably extended and modernised with a horse engine added.

The next map, the 2nd Edition OS Map of 1906 records the loss of the west wall of the north-east range, with the front yard assuming the appearance it has today. The outline of the walls here is however more detailed and it can be seen that the front, east wall of this building returns and adjoins the main range, on its north-east corner.

The small projecting 'stair turret' to the rear of the farmhouse does not reappear on the historic mapping until the 1955 edition of the 1:2,500 OS Map, suggesting the brickwork and re-roofing happened between 1936 (the date of a previous series for which it is not marked) and 1955. The bakehouse remains marked as roofed and occupied, or in-use until this 1955 map.



FIGURE 5: THE ORDNANCE SURVEY 2ND EDITION 1:2500 SCALE MAP OF BATSON, PUBLISHED 1906. SHEET 136.11 (DHC).

3.0 SIGNIFICANCE OF THE FARMHOUSE AND COTTAGE (UPDATED 2022)

3.1 SIGNIFICANCE OF THE 'FARMHOUSE'

The farmhouse and cottage, under one contiguous ridge is one of three or four separate buildings or ruins, protected under a single designation as a heritage asset, Listed Grade II. The farmhouse and cottage have therefore already been designated as 'significant' at a national level and consequently afforded protection. The larger part of the range clearly incorporates ruined remains of earlier building(s); presumably elements of the manor/mansion house complex, recorded in the historic mapping, which it is felt adds to the already acknowledged significance as a post medieval farmhouse. The former high status of this site and onsite ruins ascribes local indirect importance to the general location (setting) and to the building directly only via the incorporated remains (asset itself), as well as creating group value between the assets.

In order to clarify the significance of the farmhouse in detail, and in light of proposals, according to the categories outlined in *Conservation Values* (English Heritage 2008) and considered against the 'interest' categories covered under NPPF (revised 2021):

3.1.1 EVIDENTIAL VALUE (ARCHAEOLOGICAL INTEREST NPPF):

High; the building incorporates the ruins of the medieval manor/mansion in its build, represented by fragments/sections in its north and south walls. Modern internal wall treatments to these outer walls and thick outer re-pointing may obscure further details of blocked openings and build lines. The farmhouse footprint will seal further deposits from the early phases of this site and may even retain historic floor surfaces below the poured concrete slab. The immediate setting in and around the house is also be considered of *high archaeological potential* for this reason.

3.1.2 HISTORICAL NARRATIVE VALUE

Medium/High; this is an extension of evidential value in many ways. The piecemeal construction successfully conveys the complex and totally unique history of this site as a ruined medieval mansion/manor and current post medieval farmhouse, through the visible signs of its evidential value, i.e., blocked doorways, medieval fragments of stone build, structural phasing.

3.1.3 HISTORICAL VALUE -ILLUSTRATIVE AND ASSOCIATIVE (HISTORIC INTEREST - NPPF):

Medium/High; as a former manor/mansion house and current the listed farmhouse and ruins are considered to have local and regional value, the associated Pollexfen-Bastard family are notable Gentry from the medieval to the 19th century, several members of which were MP for Dartmouth and current generations continue to be associated with the South Hams today. There is also an important local folklore tale about some of the ruins being reused as a prison in the 17th century English Civil War; this value is more specifically held by the former bakehouse/ruins.

3.1.4 COMMUNAL VALUE:

None. This has always been a private farm and earlier an elite space for the Gentry.

3.1.5 AESTHETIC VALUE (ARCHITECTURAL/ARTISTIC INTEREST – NPPF):

Low; the farmhouse has been visually compromised by later 19th and several 20th century phases of alteration, as well as its comprehensive internal remodel from the 1970s/80s. Its exterior frontage is still quirkily charming, with lots of crude and rustic stonework and clear historic phasing. Architecturally, this building has no value of its own, not having been designed but formed out of a piecemeal series of extensions and remodels within and between the ruins of an earlier medieval house of larger size and higher status. Constructional elements within the post medieval build are largely of functional quality, as a working farmhouse.

3.1.6 AUTHENTICITY/INTEGRITY:

Low; the 1970s/80s internal renovations have stripped out all obvious historic features, with only one 19th century window surviving (as seen in 2019, removed during previous owners 2020 phase of works) and one much altered fire grate; all other fireplaces have been removed, doors and fittings lost and even the layout completely altered but for one brick and stone noggin and timber-frame partition. Internally, the house is not authentic in appearance, with no historic character surviving. Externally however, it does have plenty of historic character, with clear phasing, as well as enjoying cumulative authenticity value with the extensive ruins of several medieval buildings, which successfully convey the narrative of the site and provide sense of place and context to the farmhouse building, which would otherwise be hard to interpret.

3.1.7 SYMBOLIC/ICONIC VALUE

Medium; the farmhouse and its stone buildings/ruins are a gateway building-complex to the conservation area, framing the steep approach from the main road. Whilst otherwise very tucked away and visually in its current farmhouse iteration, quite visually recessive, this site was once chosen for its elevated position providing views to and from the creek, dominating the immediate historic setting. The site also plays a role in local folklore about the Civil War and is of interest to local residents and keen local historians.

3.1.8 SETTING

The farmhouse's individual significance is exponentially increased being part of a group, flanked by (Grade II) ruined walls of a former medieval Manor/Mansion House and two ruined buildings. The setting conveys narrative, illustrative historical and associative historical value and enhances the value of an otherwise much altered farmhouse, which would otherwise be hard to interpret, due to its unique construction circumstances.

3.1.9 SIGNIFICANT FEATURES: FARMHOUSE

The only historic feature viewed in the building was the rear window which lit the former kitchen, a three light 19th century casement with a plank boarded window seat beneath. The north and south walls to the centre, where they contain the medieval fragmentary remains of an earlier range, are significant. There was a much-altered fire grate to the east of the window, with a post medieval stack. In the 2022 works the wall between former kitchen and sitting room was highlighted as a brick/stone rubble partition with timber framing – typical of post medieval alterations, suggestive of changes to layout in this period.



FIGURE 6: THE SHORT LENGTH OF GOOD DRESSED AND FACED MEDIEVAL STONEMWORK, WITH ABUTTING HEAVY SLATESTONE RUBBLE AROUND OPENING AND PUTLOG HOLES, REWORKED AS DOVE HOLES, WITHIN THE PROJECTION ON THE SOUTH ELEVATION OF THE FARMHOUSE, NOW ENCLOSED WITHIN THE OUTSHUT; FROM THE SOUTH-WEST.

3.2 SIGNIFICANCE OF THE COTTAGE

Following the site visit in February 2022, the significance of this cottage has been reconsidered. When considering age and architectural merit the cottage is very much secondary within the linear range to the attached farmhouse; clearly built up against the west gable, both extending the main farmhouse but seemingly incorporating some ruined walling from the earlier medieval phase. The cottage is built of stonework of a strong post medieval character to first floor, but considerable elements of the building have been raised at the eaves in 19th century brickwork in a clay and lime mortar. The historic cartographic evidence suggests it is mid-19th century in date. It is its overall contribution to the narrative of the surviving farmhouse and wider site which is most 'significant' about this cottage. It holds little to no direct value of its own, although it is important to acknowledge that it is also Listed, being under a contiguous ridge with the attached farmhouse and so officially is recorded as significant and of medium value heritage asset.

In order to clarify the significance of the cottage in detail, the elements have been broken down according to the categories outlined in *Conservation Values* (English Heritage 2008) and equivalent NPPF 'interest' is considered:

3.2.1 EVIDENTIAL VALUE (ARCHAEOLOGICAL INTEREST – NPPF)

Medium; this is the most significant conservation value for the structure of the cottage, as in the south wall it exhibits some fragments of medieval built form where it adjoins the farmhouse and there are several blocked doorways and windows in the south wall, a blocked loading door in the north wall and a blocked doorway between the farmhouse and cottage.

3.2.2 NARRATIVE VALUE

Medium; this is an extension of evidential value in many ways. The asset, the piecemeal building successfully conveys the complex and totally unique history of this site as a ruined medieval mansion/manor and current post medieval farmhouse, through the visible signs of its evidential value, i.e., blocked doorways, medieval fragments of stone build, structural phasing.

3.2.3 HISTORICAL VALUE - ILLUSTRATIVE AND ASSOCIATIVE (HISTORIC INTEREST – NPPF)

Low; the cottage is representative/illustrative of the 18th and 19th century phases of active farming at this site and the presence of trained farmworkers and the social changes that required farmers to provide housing for such workers. Such historical value is restricted to local narratives and agricultural social history which may have regional but very limited relevance. The wider site is important as the location of an early manor/mansion house but is better represented by the ruins and farmhouse as this is a post-medieval structure; not present when the site was of local importance.

3.2.4 AESTHETIC VALUE (ARCHITECTURAL AND ARTISTIC INTEREST-NPPF)

Low; the building has been compromised visually by 20th century alterations, as well as a fairly recent and comprehensive internal remodel in the 21st century.

3.2.5 COMMUNAL VALUE

None; the building has no known communal value.

3.2.6 AUTHENTICITY & INTEGRITY

Low; the 1970s/80s renovations and later more recent modernisations of the kitchen and bathroom, possibly moving some partitions, have stripped out almost all historic features, with only one good 19th century window surviving, which is very similar to that in the farmhouse, two others, in the hallway and on the landing of later 19th century form, but then altered, significant to the cottage itself but not of wider value. The cottage is not now authentic in appearance, with no real historic character left.

3.2.7 SIGNIFICANT FEATURES: COTTAGE

- A thick plank boarded and framed door, with decorative cast iron knocker and hexagonal doorknob and letter box, heavy hinges, thick beaded frame, early 20th century.
- A two-light window, with pegged jointed frame and chamfered mullions, 19th century frame, reset lighter weight beaded 20th century casements with alloy moulded catches.
- A three-light window, with pegged jointed frame and chamfered mullions and beaded casements with coiled catches is a good 19th century feature.
- There is a blocked fireplace feature, within a stack to the east, with bressummer, this is in fact a modern fabrication, the stack being earlier serving the farmhouse to the east. Under the modern brickwork however and into the back of the stack is a forced box

hearth of small scale with a brick segmental arch and areas of brick repair, with brick and stone stack rising in the roof, altered to provide a second flue.

- A massive hacked/relived beam braces the ceiling where an earlier partition may have been removed, there are walls stubs to north and south. This is a piece of architectural salvage.
- A very small low two light window, with pegged jointed frame and chamfered mullions and later lighter weight beaded 20th century casements. Set into the eaves and awkward with the current floor configuration as this within a part blocked loading door.

4.0 HERITAGE IMPACT ASSESSMENT 2022

4.1 PROPOSED PLANS

The farmhouse and cottage had been stripped out and modernised in the previous 2019-2021 phase of works, but it is felt that this work could be improved upon and in some cases has been unsympathetic to the Grade II Listed farmhouse and cottage. A new scheme has been worked up by the new owners and architects. Illustrations of the new plans are included below in Figures 7-9, 22-24 with several relevant sections also included in Appendix 1 & 2. Photographs from 2018-2022 can be found in Appendices 3-5.

4.2 METHODOLOGY

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approaches advocated in *Managing Significance in Decision-Taking in the Historic Environment* [GPA2 Historic England 2015] and *The Setting of Heritage Assets 2ND Edition* [GPA3 Historic England 2017], used in conjunction with the ICOMOS [2011] and National highways [DMRB LA 104 2020] guidance. General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012 revised 2021).

Any development within a historic environment has the potential for both *direct* and *indirect* impacts. Direct impacts can be characterised as the physical effect the development may have on heritage assets within, or immediately adjacent to, the redline boundary. These impacts are almost always adverse, i.e., they represent the disturbance or destruction of archaeological features and deposits within the footprint of the Scheme. Indirect impacts can be characterised as the way the development affects the visual, aural, and experiential qualities (i.e., setting) of a designated heritage asset in the wider area, where the significance of that asset is at least partly derived from those qualities. These impacts can be adverse, beneficial, or neutral.

The *designated heritage assets* (see below) potentially impacted by a development are, by definition, a known quantity and, to a greater or lesser extent, their significance is appreciated and understood. Nonetheless, understanding of the value and significance of the designated heritage assets must be achieved via a staged process of identification and assessment in line with the relevant guidance. We can see the significance of the building has already been assessed in previous reports (included and updated here in Section 3), so the Impact Assessment below will quantify how the new proposals may affect those various areas of significance, for both the farmhouse and cottage.

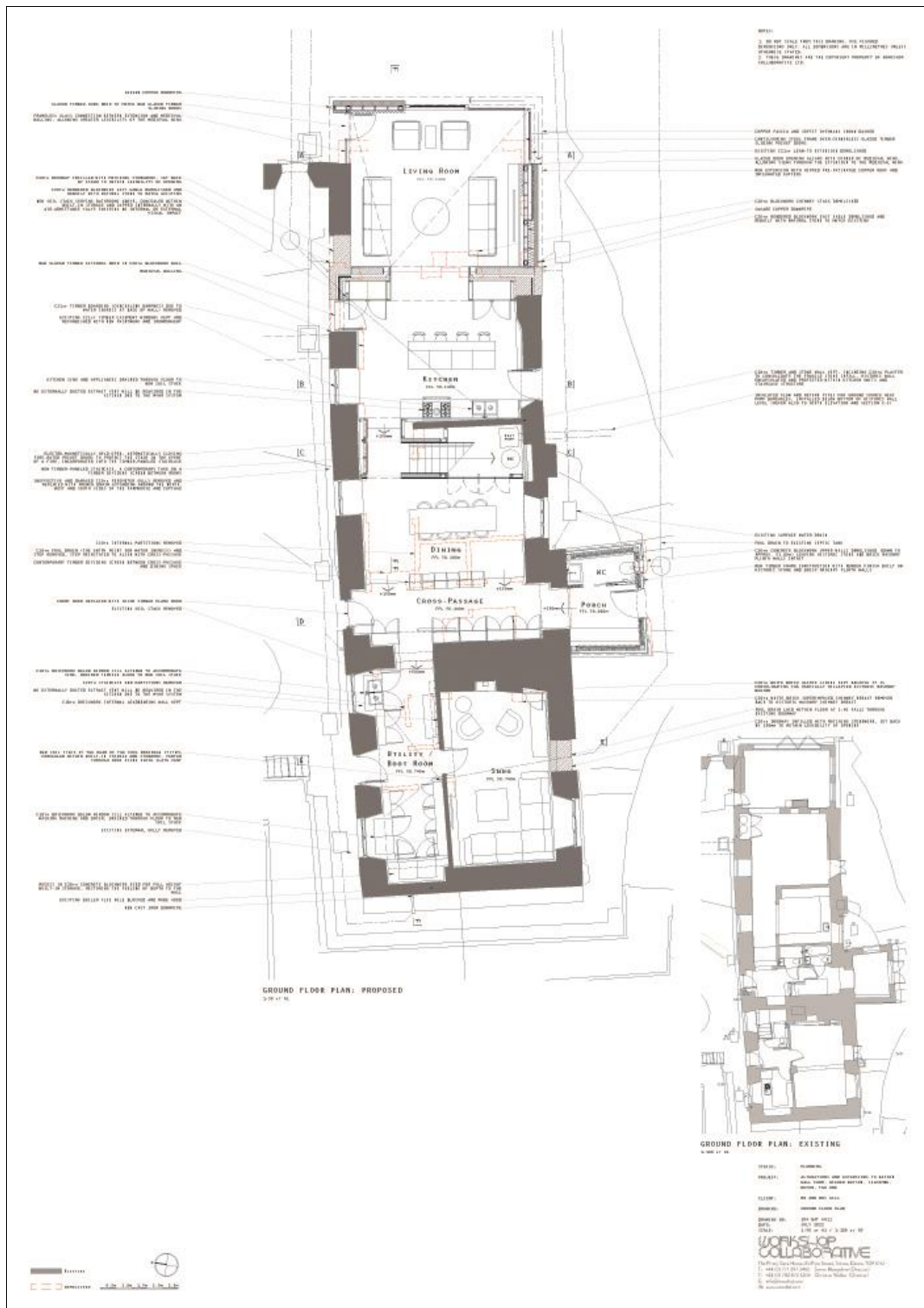


FIGURE 7: GROUND FLOOR PLANS BATSON HALL AND COTTAGE (SUPPLIED BY AGENT AUGUST 2022).

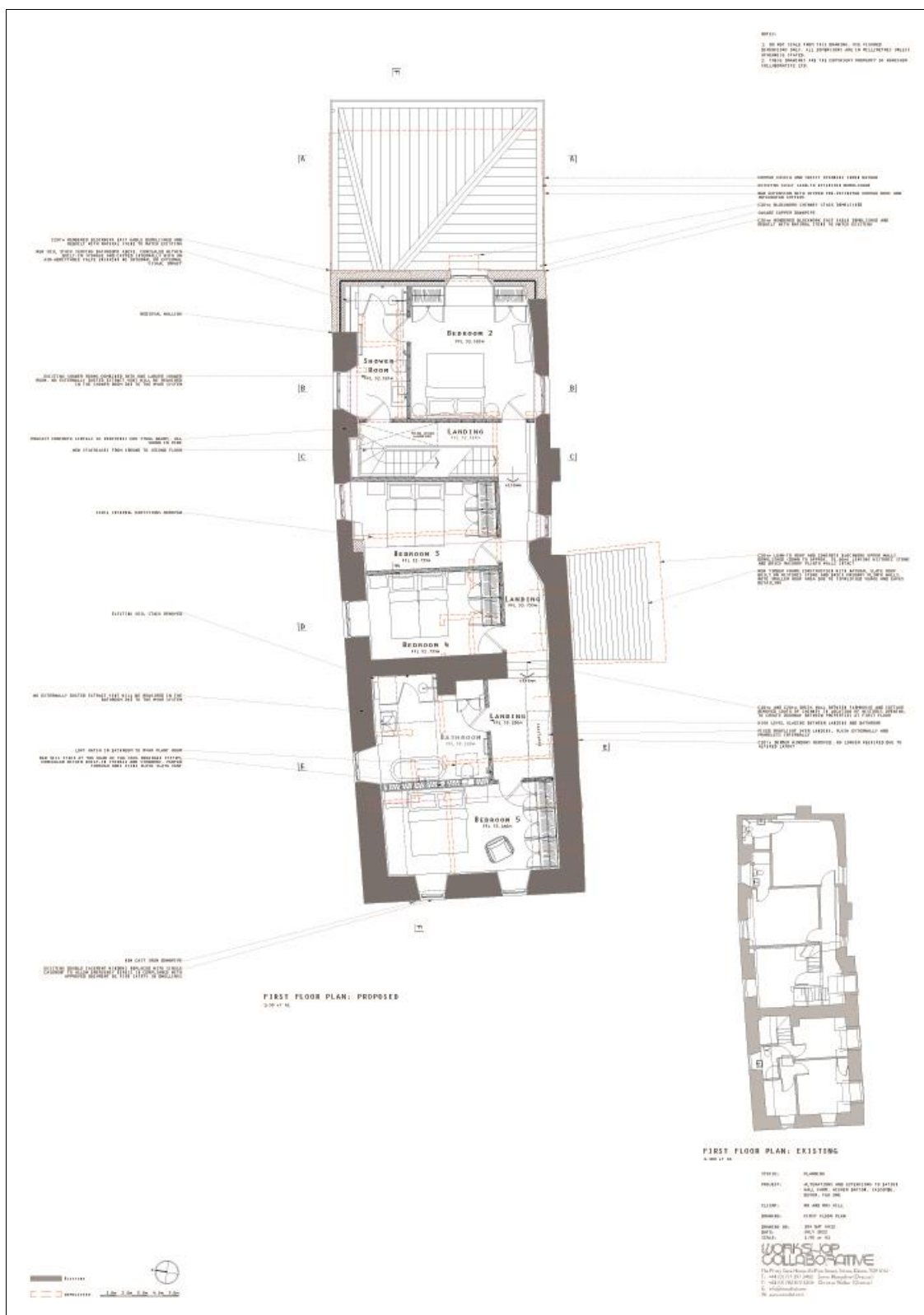


FIGURE 8: FIRST FLOOR PLANS BATSON HALL AND COTTAGE (AS SUPPLIED BY AGENT AUGUST 2022).

4.3 IMPACT ASSESSMENT - FARMHOUSE

4.3.1 REMOVAL AND REBUILD OF EAST GABLE

The east gable of the farmhouse has been subject to several forced openings and significant rebuilding in the past, to allow access to a conservatory. It is a mixture of modern concrete blocks and brickwork, with the remains of a 19th century rubble brick stack to the outer face, serving a defunct fireplace which has been blocked in. Historic mapping shows the range once extended parallel, if not past the adjacent perpendicular north-east ruin, so this gable could only date from at least the 19th century but has largely been rebuilt in the 20th century. It is now proposed to remove all the later phases of poor-quality work and to rationalise this gable, rebuilding it in local stone.

The loss of some very minor phased fabric in the stack does of course pose an inherent threat to evidential and narrative conservation values (archaeological interest) however, this is a very minor level of threat, due to the low value of the fabric. The primary conservation values of this farmhouse building, lies in the important medieval material and this gable is largely modern rebuild. Therefore, whilst this change is considered a major change, it is limited to low value, or even negligible value fabric within the designated building, which is part of a wider medium value heritage asset (group) and whilst we must acknowledge the total loss of this element of the building, overall, its effects will be of less than substantial harm to the building as a whole. The loss of the stack does have an additional slight/adverse effect, as our understanding of the small post medieval 'polite' heated rooms created in this piecemeal building will be changed; it is however contended that this narrative has already been lost by the current considerable alterations in the 1970s/1980s and recent 2021 works.

Impact:

Moderate Adverse effect on narrative and evidential value of the Listed asset (inherent change to the fabric of a listed building); whilst considerable in its immediate location, it is inconsequential to the significance of the asset as a whole. In consideration of the NPPF, there will be total loss of the current wall and stack but that will ultimately result in less than substantial harm to the overall asset.



FIGURE 10: THE GROUND FLOOR, BATSON FARMHOUSE, SOUTH WALL, WITH MEDIEVAL AND POST -MEDIEVAL STONE WALLING AND THE CONCRETE BLOCK AND BRICK EAST GABLE, INNER FACE (1M SCALE); FROM THE NORTH-WEST.



FIGURE 11: THE OUTER FACE OF THE EAST GABLE WITH EARLIER BRICK STACK; FROM THE EAST-SOUTH-EAST.

4.3.2 GROUND FLOOR – BLOCKING OF DOORWAY IN EXTENSION (NORTH WALL OF FARMHOUSE)

A modern door currently leads between the conservatory/extension and the front north yard and both the historic mapping and structural evidence shows us that the current farmhouse abuts and was built around the remains of the north-east wing of the earlier manor/mansion complex. We

cannot rule out an opening here being contemporary to either the medieval or post medieval phase in this position, even if the reveals have been rebuilt. The blocking of this doorway will therefore pose a theoretical risk to the narrative and evidential value of this element of both the standing house and the ruins and historic relationship between these two ranges. It is an inherent minor change to the historic fabric of the heritage asset (group), which would cause less than substantial harm. This effect will, however, only occur if the visible sign of the doorway is lost; therefore, the loss of the doorway could be mitigated by clearly evidencing the blocking and leaving the reveals or build lines, allowing in some regard a visual continuance of the former relationships between the former ranges. This is somewhat achieved by the recessed nature of the proposed stonework which will create a clear visual of a 'blocked doorway'. This will echo the many other blocked openings within the current house – the main significance of which is derived from its evidential value. This could result in a minor/adverse impact, being reduced to negligible/adverse. Archaeological evidential value loss could be mitigated with a programme of archaeological monitoring during the works, considering a section of medieval wall is to be affected, although the fabric around the opening is modern. It is important to note that the north elevation is the primary façade which now conveys this building narrative value and at present it has two main doors, which lead into the two separate elements of the range, plus this visually recessive secondary door to the east end, which presents as a modern alteration despite its possible historic nature. The primacy of the relationships between the two elements, the yard and each other is communicated via the 'two front doors'; there would therefore be minor element of cumulative impact from multiple additions or moving of doors creating changes in this key aspect of this façade.

Impact:

Slight/adverse effect on narrative and evidential value (archaeological interest) of the assets (inherent change to historic fabric) and the total loss of a doorway, but retention of medieval walling. This would have a limited but real effect on the narrative that the standing house and ruin were once formerly attached. Mitigations could be considered which would reduce this impact to negligible.



FIGURE 12: THE FRAGMENT OF MEDIEVAL WALLING WITHIN THE CONSERVATORY; 20TH CENTURY BRICK REBUILT REVEALS TO FORCED DOORWAY ARE INDICATED (1M SCALE); FROM THE SOUTH-SOUTH-EAST.

4.3.3 NEW GULLY ALONG THE NORTH WALL AND ARCHAEOLOGICAL POTENTIAL

A new drainage gully will replace the original 20th century concrete and brick structures which attempted to carry water away from the building; the nature of the site being an adapted ruin many areas of external ground are now higher than the interior floor levels. Repairs and remodelling are considered necessary change, as the damp ingress is one of the many issues which would over time threaten the structure of the Listed *standing building* part of the overall asset; addressing this is therefore beneficial to the condition of the overall heritage asset. A test area of excavation, examining the make-up of the ground in the yard, for drainage information gathering purposes, found a well-preserved 17th century cobbled yard surface approximately 0.35m below the modern grass lawn and flower beds. The overburden of soil and most of the landscaping in this area, is therefore of low archaeological interest but the cobbled yard surface and any deposits below will be of high (untested) archaeological interest, presumably undisturbed since the 1600s; the yard defined as an area of *high archaeological potential*. The depth of build-up in this area, also highlighted the need for better drainage. It also clarifies where the archaeological sensitive layers are, within this yard and how the gully may interact with them; any works associated with altering the gully could be practically mitigated through a programme of archaeological monitoring and recording during works and conditioned through the planning system.

Impact:

Slight/adverse effect on evidential/archaeological value (archaeological interest) of the assets when the gully is remodelled and represents the potential total loss of already damaged areas of the cobbles, of likely low value, as a collateral effect of the excavation and replacement of 20th century fabric but associated with a finer widespread floor of archaeological interest. This would have a limited but real effect on conservation values but would also ensure the condition of the building over time (inherently beneficial to the heritage asset) and mitigations could be considered which would reduce this impact to negligible and may even provide public value/interest through information gathering on the important early phases of this site, with a possible outcome of slight/beneficial, after reporting.



FIGURE 13: THE COURTYARD TO THE NORTH OF THE HOUSE FORMED BY THE VARIOUS MEDIEVAL RUINED WALLS, SHOWING 20TH CENTURY CONCRETE-LINED GULLY, EXCAVATED AGAINST THE WALL OF THE HOUSE DUE TO GROUND LEVEL INCREASES, WITHIN THIS SPACE; PHOTO APRIL 2022.



FIGURE 14: HISTORIC GROUND SURFACE IN NORTH YARD OF BATSON FARMHOUSE AND COTTAGE, EXPOSED BY TEST EXCAVATION AND EXPOSURE OF SERVICE LINE, HIGHLIGHTING THE POST MEDIEVAL BUILD UP WITHIN THE COURTYARD, OVER 17TH CENTURY COBBLES (1M SCALE); FROM THE EAST.

4.3.4 ADDING A DOORWAY TO THE NORTH WALL

Technically this area of wall has been substantially altered and rebuilt in places in blockwork, (of no heritage value) rendered externally to hide the inappropriate repair, however it does potentially abut and interact with medieval and post medieval stonework, the render obscuring the relationships. Whilst creating the opening itself will not affect historic fabric, the forcing of the opening and ‘making good’ of any reveals may disturb older fabric. This is a minor change, which is inherently adverse if it risks affecting historic fabric and changing the principal frontage but is considered less than substantial harm. This could be mitigated by a programme of archaeological monitoring to balance any potential effect on the evidential value of the asset (the house), of which evidential value is its most important conservation value. Blocking a door and adding a door next to each other could be seen as unnecessary change, however this would allow for the rationalisation of a much-altered corner and information gathering is seen as a facilitator in such cases, providing a benefit of furthering the record over the inherent impact of change with the likelihood of reducing this to negligible/adverse impact. It is important to note that the north elevation is the primary façade which now conveys this building’s narrative value and at present it has two main doors, which lead into the two separate elements of the range, plus this visually recessive secondary door to the east end, which presents as a modern alteration despite its possible heritage and therefore the primacy of the relationships between the two elements, the yard and each other is communicated via the ‘two front doors’. There would be a cumulative impact from multiple additions or moving of doors creating changes this key aspect of this façade

Impact:

Possibility of some minor fabric loss or alteration, which could be mitigated. Ultimately the visual effect (aesthetic/artistic interest) on the north elevation of a door remaining but moving slightly is negligible – this is a markedly asymmetrical house formed out of remodelled ruins, it has far more

flexibility in its facades than the average post medieval farmhouse of comparable status, its aesthetics ultimately one of its lowest conservation values. **Neutral/slight adverse** effect.

4.3.5 NEW EXTENSION

The current modern extension does not particularly contribute to the setting of the historic house or ruins, collectively Listed Grade II. The current structure has no heritage value and abuts the east gable of low value (within the medium value asset as a whole). The new design introduces a similar but more accomplished design, with larger expanses of glass intended to make the building 'lighter' in views and with an asymmetrical roof of low profile, which better references the pitch of the main house than the current flat roof, but also clearly states the modern date of the new structure. It will also step outside of the line of the ruins and present a further glass panel to the north, so the ruins can be experienced from within the house, creating a specific, focused vista for interacting with the ruin. All the glass will effectively also allow the visitor to 'look-through' the extension.

Replacing one modern extension with another, having mitigated any archaeological risks, from the previous work, will technically have a negligible effect on the significance of the historic farmhouse as its significance is not derived from its eastern gable views (outwards or inwards). Although it is a major physical change, this extension will not interact with the medieval remains in the house, from which it does derive its significance and merely replaces another modern extension, ultimately long term this is a negligible change to the asset. This set of proposed plans is primarily felt to negligibly benefit how the house interacts with the north-east ruins and it is felt to enhance the narrative, aesthetic, setting and views between both indirectly, through improving the experience. The current group of heritage assets feel very disconnected to each other, which has affected the sense of place and likely affected how much care has been taken with the ruins in recent times. This is an opportunity to ensure mutually beneficial relationships between these structures for the future. As for the wider setting, a small replacement extension cannot change the character of the gardens or wider valley landscape-level views and it is considered visually quite recessive.

Impact:

Neutral or Slight/Beneficial effect - Removing the current structure and rebuilding presents no direct risk to historic fabric and also has the potential to improve the experiential aspects of the asset, enhancing the aesthetic, narrative, and historical illustrative value or appreciation of those values for the ruins particularly but also to a lesser extent the house.

4.3.6 GROUND FLOOR – REMOVAL OF MODERN PARTITION WALLS

The walls to be affected between the hallway and current kitchen are all of modern date, likely c.1970s or 1980s. The one historical wall on the ground floor will be retained between the former kitchen and sitting room. This is a stud and noggin wall of typical post medieval internal partition form and build. The plans propose instead a natural timber screen, of a modern farmhouse style and referring to the regional muntin screen vernacular is to be installed east of the cross passage. The removal of the modern partitions (of no heritage value) is unlikely to affect the significance of the wider building (heritage asset) – they are surface mounted and non-structural and even major changes to this modern element of layout will not affect heritage fabric. The clever design approach to the replacement is felt to actually have the potential to enhance the understanding of the cross-passage space in this range and therefore could aid in the 'reading' of the building in the future, which could generously be considered to benefit/enhance the significance of the asset. It is to be noted that the presence of the large, ruined stack, the original hearth of which was seen to be on the farmhouse side of the wall does suggest this cross-passage position is a later creation and the farmhouse, when first adapted into a dwelling likely had an atypical layout closer related to its medieval functions.

Impact:

Slight/Beneficial impact - The clever design approach to the replacement is felt to have the potential to illustrate the former cross-passage space in this range and therefore could aid in the 'reading' of the building in the future. Narrative/evidential/archaeological value is of most importance to this house, so this could have a beneficial minor effect.

4.3.7 GROUND FLOOR – OPENING OF BLOCKED DOOR BETWEEN FARMHOUSE AND COTTAGE

There is a large, low blocked doorway opening between the main house and cottage, within the cross-passage space. This informs the narrative of the Cottage being a 19th century extension, possibly remodelling or incorporating earlier remains, having replaced a service end or barn. This blocked doorway is proposed for reopening, removing the brick infill, which is of 19th century or even early 1900s date. The infill is of limited, low heritage value; its value is derived from its minor contribution to the narrative of the whole range, suggesting connection between the farmhouse and cottage, which was then stopped when the cottage presumably became a separate dwelling. Loss of this division will inherently adversely affect the narrative (loss of phasing and historic fabric), which is a minor/negligible change to the heritage asset as a whole. This is considered less than substantial harm. There is also an opportunity to monitor the removal which may bring dating evidence to light.

Impact:

There isn't expected to be a quantifiable heritage impact here as the nature of the thick medieval fragment of wall between the farmhouse and cottage and the awkwardness of the two spaces within the range will remain, protecting the overall narrative of the asset to some extent: **Slight/adverse** impact.



FIGURE 15: THE BLOCKED DOORWAY BETWEEN THE COTTAGE AND MAIN FARMHOUSE, BLOCKED WITH 19TH CENTURY BRICKWORK (1M SCALE); FROM THE NORTH-EAST.

4.3.8 DEMOLISHING OF RUBBLE PORCH/NEW PORCH

The small porch survives with a mixture of stonework and brickwork, much altered in recent renovation works, raised in modern concrete block and stonework, being a low value element of

the asset as a whole. It is in turn built onto high value medieval fabric, which was altered in the post medieval period when the rear cross passage door was forced into it. This is crucial evidence that the building was not designed but adapted into a farmhouse. The porch does not appear on the OS mapping but may be present on the tithe map, although this could also be an older stair turret. The new proposals aim to retain the stub walls or lower, older stone rubble element of the porch, removing the modern structure above and then merely install a new timberwork, externally rendered element, maintaining the historic floorplan of this structure and some of the earlier fabric which may be recorded on the tithe map. Adapting, rather than removing the porch will not have a particularly adverse impact on the significance of the asset, although it is considered a minor change to heritage fabric and narrative, as the porch relates to the farmyard and may once have been the front door as the focus of the building changed to the south when the barns were built. The removal of part of the porch would result in total loss of that element but less than substantial harm to the asset, as a whole, since that fabric is likely of 20th century date. The style of the new porch is more visually recessive than the current porch and of neutral character with a small rear door and window, visually improving on the current double glass doors which obscure the narrative of this as a historic element of the range. There is some inherent adverse effect/change in the overall narrative in the alteration of an element which is historic, although ultimately not of high significance. It is felt that as this is a small feature, the date of which cannot be clarified and under which archaeological deposits may survive, then a sensible mitigation approach to facilitate building works may be to allow for archaeological monitoring of any associated ground works.

Impact:

The porch is of low value and is proposed for adaption rationalising modern fabric, the new proposals of appropriate recessive style and scale. **Slight/adverse to Neutral** impact for inherent change and possible disturbance to high value stonework in the immediate vicinity, mitigation by record and monitoring could reduce this to neutral.



FIGURE 16: THE EAST WALL OF THE PORCH, SHOWING POST MEDIEVAL STONEMASONRY AND CONCRETE BLOCK MODERN RAISE TO THE WALL, WHICH IS PROPOSED FOR REMOVAL; FROM THE WEST.

4.3.9 STACK BEING CAPPED

The small southern stack is again part of the post medieval rearrangement of this building, dividing larger spaces into small ‘polite rooms’ which were then heated. The fireplace this serves has been blocked within the wall and will survive but will be obscured in the current proposals, so it makes sense to cap the stack but ideally it would retain some level of roofline profile and elevation visibility, so that the evidential and narrative value can easily be interpreted.

Impact:

The current upper shaft is modern, so capping or removing this does not directly impact any historic fabric, being a minor change, **Slight/adverse**, as there is an indirect impact on how the building is ‘read’.

4.3.10 FIRST FLOOR – MOVEMENT OF WINDOW – EAST GABLE

As discussed above (4.3.1) the east gable is 19th century and whilst views to and from the creek were once important, they are now altered by post medieval established gardens around a house below the site, housing developments outside Salcombe on the hill above and the development of the farmhouse’s former farmyard into dwellings. There would be wider inward views from across the creek and the new extension and window would be seen, minimally, at a distance.

Impact:

Moving a window in an asymmetrical 19th century gable of only functional value is a minor change, unlikely to change our understanding of the asset as a whole, as the gable will retain domestic character. **Slight/adverse** impact, collectively it is inherently negative, with the loss of the gable but little direct effect from this specific change.

4.3.11 ALTERING MODERN PARTITIONS – BEDROOM 2, 3 & 4

Unlike the ground floor, the current partitions upstairs largely all date from the recent 2019-2021 building works, apart from those around the staircase which presumably date to the 1970s/1980s phase.

Impact:

The removal of the modern partitions is of negligible impact to the significance of the wider building (heritage asset) and a minor change– they are surface mounted, and non-structural and changes to the layout will not affect historic fabric. **Neutral**.

4.3.12 INSERTION OF STAIRS

The current stairs date to the recent 2019-2021 renovations, the earlier stair dated to the 1970s/1980s phase, whilst the adjacent wall contains medieval fabric. Merely removing the stairs therefore does not have a direct impact on the significance of the structure. The ceilings/floors have all been altered, so cutting into joists is also not expected to cause any heritage impact. There is however an indirect, experiential issue of how a visitor would interpret the house once the layout has changed. Stairs are a crucial way archaeologists and historic building specialists analyse houses and stairs have a real capacity to alter narrative, which can obscure evidential value (which is one of the main values contributing to the significance of this asset). Although the stairs here were modern there was most likely access to the first floor from the 18th or 19th century from within the cross passage and the internal stair in turn replaced an earlier stair turret. These changes (and losses) feed into the narrative and help to contextualise the asset; it is a common regional trend to install a post medieval stair in a cross-passage/hallway location. Removing the stairs to a different location will differentiate this house from contemporary structures in that regard and further remove evidence of its rationalisation in the later post medieval period where an attempt was made to make this building conform to the expected regional layout. This does however reflect a real loss of the later phases due to all the recent work on the building and removal of many of the 18th or 19th century elements.

Impact:

Removing the stairs to a central point within the farmhouse ground floor is a major change in layout and will further remove evidence of its rationalisation in the later post medieval period and potentially affect its narrative value. This is inherently a negative indirect effect, although probably reduced on aggregate to minor heritage change, as it doesn't directly affect any historic fabric. On its own this change would be considered **Moderate/Large Adverse**, a less than substantial harm and therefore 'allowable' but this element of the works is cumulatively affected by the changes to the partitions, improving the cross passage and by the loss of the porch.

4.3.13 SECOND FLOOR AND ROOF LIGHTS

The attic was converted and the roof much altered in the 2019-2021 works; having previously been replaced in two earlier phases in the 20th century. There is therefore *no historic fabric* at this level to be directly impacted by any further changes. However, there is the possibility of indirect beneficial effects on the visual perception of the building, from changes in pitch (the current roof being too shallow for the proportions of the range) and adverse effects in any intervention-structural alteration to the upper walls, if further roof changes are required. Intervention in the walls can be mitigated through archaeological monitoring and further, more detailed recording, if thought necessary or if substantial areas of fabric were to be lost. The stripped walls of the building have been recorded photographically and described, as existing, under the current conditioned planning, which may already be considered to have mitigated this work to some extent. Any intervention should be minimised wherever possible however, as the primary conservation value of this asset, is its evidential value, inherent in its complex phased walling. Balancing this will, be an overarching necessity to rationalise and consolidate the roof, which likely no longer conforms to safety standards. Carefully placed conservation rooflights or similar architect-designed roof lights will be visually recessive and carefully placed to maximise light but minimise their visibility. Ultimately, as a farmhouse it does not derive its significance from its inward or outward views, built in a piecemeal fashion for function out of a ruined medieval complex.

Impact:

Neutral Impact: materially the roof would change, and more modern elements would be introduced but are likely to little impact the rest of the structure. The caveat of this is if considerable intervention is required this could rise to moderate/large adverse impact, as the walls and their complex phasing are the primary element by which this structure derives and portrays its significance. Pragmatic responses may be required however, whilst minimising loss wherever possible, as a safe roof is a priority of the continued survival of the structure. In consideration of the rooflights, this is assessed as being of **neutral** impact, with the new roof lights being on the south side of the house, away from the primary north elevation and away from creek views.



FIGURE 17: THE NORTH WALL OF THE FARMHOUSE, SHOWING 20TH CENTURY CONCRETE BLOCK, POST MEDIEVAL RUBBLE AND GOOD MEDIEVAL WALLING, IN THE COMPLEX PHASED REMAINS OF THE BUILDING (1M SCALE); FROM THE WEST-SOUTH-WEST.



FIGURE 18: THE SOUTH WALL OF THE FARMHOUSE, AGAIN ILLUSTRATING THE COMPLEX PHASING OF THE WALLS (1M SCALE); FROM THE NORTH-EAST.

4.4 IMPACT ASSESSMENT – COTTAGE

4.4.1 GROUND FLOOR – REMOVAL OF WALLS AND STAIRS

It is crucial with the reopening of the door to the main house that the Cottage element retains a sense of separateness and retains the narrative of this having been a separate dwelling in the 19th century; this becomes heightened as so much of this post medieval phase has been lost in the farmhouse. The current stair structure is modern, blocking the doorway to the main house and is awkward with the adjacent window, being of no heritage value. The cottage has an atypical layout due to being adapted from both a ruin and post medieval structure; removing the stair is not expected to affect any historic fabric (low value) but does change the narrative of this as a separate dwelling and would be considered a moderate-major change. In the new proposals the wall between the stair hall and heated room is going to be kept, restoring a semblance of the 'original' post medieval layout to this small cottage, removing only the 20th century under stair cupboard/toilet and modern walls to the kitchen. The long brick partition wall may well be of 19th century date, it appears to be brickwork, with elements of more modern timber framing so the new proposals are a considerable improvement and protects to some extent the narrative of the whole. Mitigation cannot really reduce the scale of change in the same way – the cottage has already been thoroughly archaeologically recorded in 2019/2020, however some limited photographic recording of the opening of the blocked doorway, as suggested above (4.3.7) and after stair removal of the stone wall would add to the information on the building and could clarify dates for phases of change in the post medieval period.

Impact:

Major change, severance of access between ground and first floor and complete reorganisation of the layout, although largely removing more modern partitions and walls, retaining the crucial long 19th century partition does result in moderate-major change from the current plan. The cottage is an equally Grade II Listed element of the longer linear range. **Slight/adverse** effect on narrative and evidential value of the asset as a whole (inherent change to heritage fabric) and severance of access between floors. Cumulative impact is exacerbated by the linking of ground and first floor spaces with the main farmhouse, blurring build lines. This changes the narrative of this end to a service end or barn, not formed as a separate dwelling. Impact is assessed as **Moderate to Moderate/Large Adverse** impact on the cottage, which results in less than substantial harm to the asset overall.

4.4.2 REMOVING THE 20TH CENTURY BRICKWORK AND RESTORING THE STACK/FIREPLACE

This is an eminently sensible and sympathetic proposal, as the 20th or 21st century changes to this stack are meaningless pastiche and this will result in a minor change, the removal of modern surface-mounted brickwork and timber lintel and result in the restoration of the historic fabric behind which will be retained as a fireplace and stack. This is if anything either a benefit, due to the restoration of the stack or neutral as this will not affect historic fabric, merely expose it. There may be a consideration of whether any further recording is needed when all of the modern fabric is removed; some limited recording has already taken place. This would round out the record of the cottage, which may be considered a benefit, as so much is proposed to change within the space.

Impact:

This proposal will result in the removal of modern surface-mounted enclosing fabric and the restoration of the historic fabric behind, **Neutral impact**.

4.4.3 DOOR TO BE BLOCKED— SOUTH ELEVATION

Aesthetic and architectural value are not primary conservation values to this asset (as a whole), as it is an ad-hoc structure, created out of a larger ruined complex. On their own the alteration of a door within the south elevation of the cottage is a minor change, with new stone fabric being added to the asset and historic fabric being preserved. Mitigation suggested for this change would

be ensuring a different style of stonework is used, rather than an attempt to ‘match’ and the reveals of the doorway are left, the lintel is left, and the new stonework recessed so that this can easily be read as a doorway; this could potentially reduce the impact to negligible. This will also allow a small section of good medieval stonework to be abutted and supported by introducing additional stonework. It is also acknowledged that the opening being considered for change is that of a forced doorway much altered in the 20th century, the lintel raised and replaced, and it does not include changes to the few 19th century casements which survive here.

Impact:

This is a minor change, with **Slight/adverse** impact in its own right but cumulatively it adds to the changes sustained in the cottage-element of the linear range.



FIGURE 19: THE SOUTH WALL OF THE COTTAGE, WITH MEDIEVAL STONEMWORK, POST MEDIEVAL RUBBLE AND 19TH CENTURY BRICKWORK, INFILLING THE EARLIER WINDOW; FROM THE NORTH-EAST.

4.4.4 FIRST FLOOR OF COTTAGE – REORGANISATION OF MODERN PARTITIONS

The partition by the stairs is of brick and much of the upper walls of the cottage are also of brick, evidence of much 19th century or early 1900s change to this once stone-built element of the longer range. The rest of the partitions however form a landing/hallway and bathroom and are presumed modern. The removal of the modern partitions is of negligible impact to the physical structure but ultimately represents a moderate change (cumulatively) in significance of the wider building (heritage asset) – they are surface mounted, and non-structural and changes to the layout will not affect historic fabric.

Impact:

There is a cumulative consideration here, in light of the layout changes to the ground floor, changes to a door on the south wall and the removal of the dormers on the first floor and access being opened up to the main range. This has the potential to wipe away the ‘story’ of the cottage as a separate dwelling. **Moderate Adverse** impact on the cottage from these proposals.



FIGURE 20: THE FIRST FLOOR, MUCH ALTERED BRICK PARTITIONS ON THE FIRST FLOOR OF THE COTTAGE; FROM THE EAST-NORTH-EAST.

4.4.5 REMOVAL OF DORMERS - COTTAGE

The current dormer structures are modern and although they presumably replace similar windows to light the cottage's first floor their fairly poor style and quality does not positively contribute to the heritage value of the asset. Removing the dormers is a minor change as it will not directly affect heritage fabric as the roof is modern and the walls have been altered. However, there is the possibility of indirect effects on the visuals of the building, as windows are not needed on this side of the building due to the new layout internally, making this wall blind; considered a minor change. Carefully placed conservation rooflights or similar architect-designed roof lights will be visually recessive and carefully placed to maximise light but minimise their visibility.

Impact:

Ultimately, as a cottage attached to a farmhouse, it does not derive its significance from inward or outward views, built in a piecemeal fashion for function out of a ruined medieval complex, but it could lose its visual sense of separateness and even some aspect of domestic character. Materially the roof would change, and more modern elements would be introduced but being on the south side of the house, away from the primary north elevation and creek views the impact of this on setting is considered neutral, neither beneficial nor adverse. **Neutral Impact.**

4.4.6 OPENING LINKING BACK TO MAIN HOUSE

The wall to the south of the stack is built in brick, repairing earlier failed/ruined stonework, or reflective of the 19th century changes, possibly the loss of a stair turret here. Removing this brick will not have a significant effect on the wider asset, being a minor change, but will again reflect the inherent loss of some low value historic fabric. This opening up of the cottage to the main farmhouse will again affect the narrative of the two being separate dwellings, weakening the evidential value the wider asset contains to be able to convey this narrative and once again

somewhat undermining the post medieval phases. The reasoning behind the opening is acknowledged and it is accepted that the architects have focused on the brickwork to the south, rather than the surviving medieval stonework to the north, in an attempt to minimise impact.

Impact:

This is a minor change, with **Slight/adverse** impact in its own right but cumulatively it adds to the heritage fabric losses sustained in the cottage-element of the linear range.



FIGURE 21: THE REBUILT BRICKWORK TO THE SOUTH OF THE CENTRAL PARTITION WALL BETWEEN THE FARMHOUSE AND COTTAGE , OF 19TH CENTURY DATE, (1M SCALE), FROM THE EAST.



FIGURE 22: THE NEWLY PROPOSED NORTH ELEVATION (AS SUPPLIED BY AGENT AUGUST 2022).



FIGURE 23: THE SOUTH ELEVATION OF BATSON HALL, AS PROPOSED (SUPPLIED BY AGENT AUGUST 2022).



FIGURE 24: NEWLY PROPOSED GABLE ENDS OF THE BUILDING (AS SUPPLIED AUGUST 2022 BY THE AGENT).

5.0 CONCLUSIONS-SUMMARY OF IMPACTS

Batson Hall Farmhouse and Cottage are much altered buildings, that derive their value from the interesting remains of a former high-status mansion or manor house on the site. The farmhouse and cottage have undergone considerable change in the 2019-2021 period and now a new scheme aims to rationalise those changes and finish the project, the house having been derelict for a long period in the 2000s. Whilst much of the change is seen as sensible and sympathetic, a considerable burden of change has been placed on the cottage element of the range – whilst in many ways this is seen as sensible, the farmhouse is technically of higher status and importance, the cottage is an intrinsic and vital part of the wider narrative and it is felt that the extent of the changes here probably do represent a level of harm, which could affect one of the main conservation values of narrative significance.

The general design response to the project is considered to reflect a modern farmhouse aesthetic which is felt to be appropriate and could benefit the future understanding of the building in its 17th century phase, when first constructed out of the ruins. The use of vernacular materials no doubt echoes the earlier medieval phase well, as the quality and level of detail reflects the sites former high status. There is a lack of post medieval character or referencing of those phases in the current design however and the cottage would be the perfect location to emphasise this.

Ultimately the plans do reflect further loss and change to heritage fabric in a building already made vulnerable by considerable modernisations. As we can see from the table below, there are some individual elements of the scheme which are considered inherently adverse at quite a high level of effect (moderate/adverse, moderate/large adverse), even if well designed; an overall impact of **Moderate Adverse** is therefore applied to the scheme when measured using planning guidelines and considering the cumulative impact of all the separate areas of work. Whilst this sounds alarming, this results in a finding of **less than substantial harm** (only affected one element of a larger complex heritage assets group) and the scheme is therefore considered **workable and allowable**, some elements even being considered beneficial or potentially enhancing to the significance of this aspect of the asset (the standing building).

Below is a summary table of impacts, evidencing the cumulative impact conclusions from this stage of the works. It is important to note that further landscaping works are proposed in the gardens and some renovations/alterations are also planned to the bakehouse, cider house and ruins. Inevitably these different schemes will have a further cumulative impact on the significance of the asset, in combination with the internal works to the house, as all built-form elements onsite are of equal value.

5.1.1 SUMMARY TABLE OF IMPACTS

Asset Name	Value/ Designation of Asset	Element being altered/proposal	Scale/severity of change	Impact	Impact after mitigation measures applied	Overall Impact
Batson Hall Farm	Grade II/ Medium	East gable to be demolished	Major change	Moderate adverse impact	N/A	Moderate adverse impact
		Doorway to be blocked	Minor change	Slight/adverse impact	Neutral/slight adverse	Neutral
		New Gully for drainage	Minor change	Slight/adverse impact	Neutral/slight adverse	Neutral
		Doorway to be forced	Minor change	Slight/adverse impact	Neutral/slight adverse	Neutral
		New east extension	Major change	Neutral/slight beneficial	N/A	Neutral/slight beneficial
		Removal of ground floor partitions	Minor change	Slight/beneficial	N/A	Slight/beneficial
		Opening of doorway between farmhouse and cottage	Minor change	Slight/adverse	N/A	Slight/adverse
		Alteration of rear porch	Minor change	Slight/adverse	Neutral	Neutral
		Capping southern stack	Minor change	Slight/adverse	N/A	Slight/adverse
		Moving window – east gable, first floor	Minor change	Slight/adverse	N/A	Slight/adverse
		Removal of first floor partitions	Minor change	Neutral	N/A	Neutral
		Changing position of stairs - layout	Major change	Moderate/Large adverse	N/A	Moderate/Large adverse
Second floor layout and rooflights	Minor change	Neutral	N/A	Neutral		
Batson Hall Cottage	Grade II/ Medium	Removal of stairs/walls in cottage	Moderate-Major change	Moderate Adverse	N/A	Moderate Adverse
		Removal of modern brickwork from stack	Minor change	Neutral	N/A	Neutral
		Moving of doors and windows	Moderate change	Slight/Adverse	N/A	Neutral
		Removal of partitions – first floor	Moderate change	Moderate Adverse	N/A	Moderate Adverse
		Removal of dormers	Minor change	Neutral	N/A	Neutral
		Forcing of door to farmhouse	Minor change	Slight/adverse	N/A	Slight/Adverse

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APPENDIX 1 : LISTING TEXT

SX 73 NW 3/6 Batson Hall Farmhouse.

SX 73 NW 5/6A Ancillary bake-house and former prison to north of Batson Hall Farmhouse.

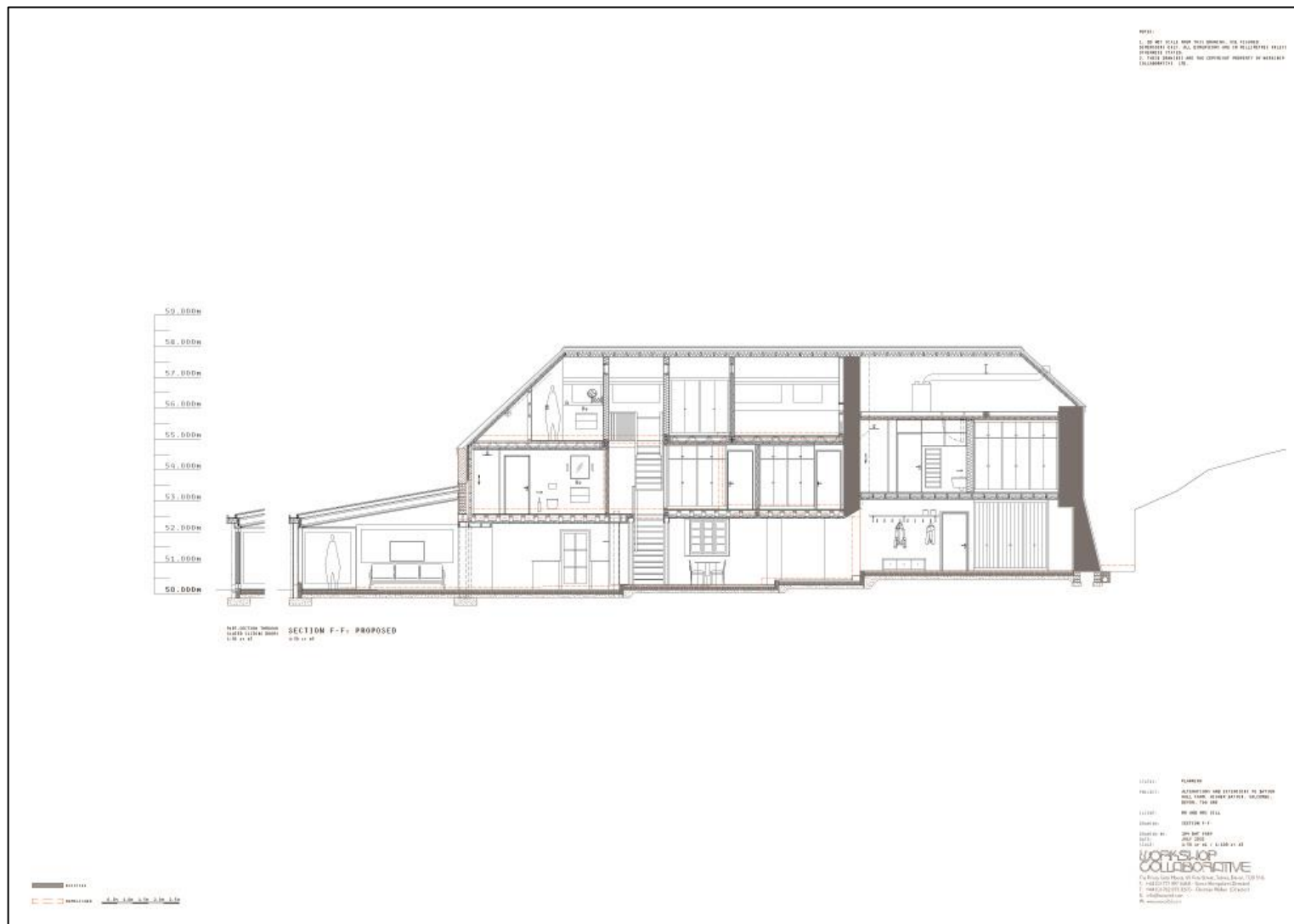
SX 73 NW 3/6B Cyder pound to north-east of Batson Hall Farmhouse.

II

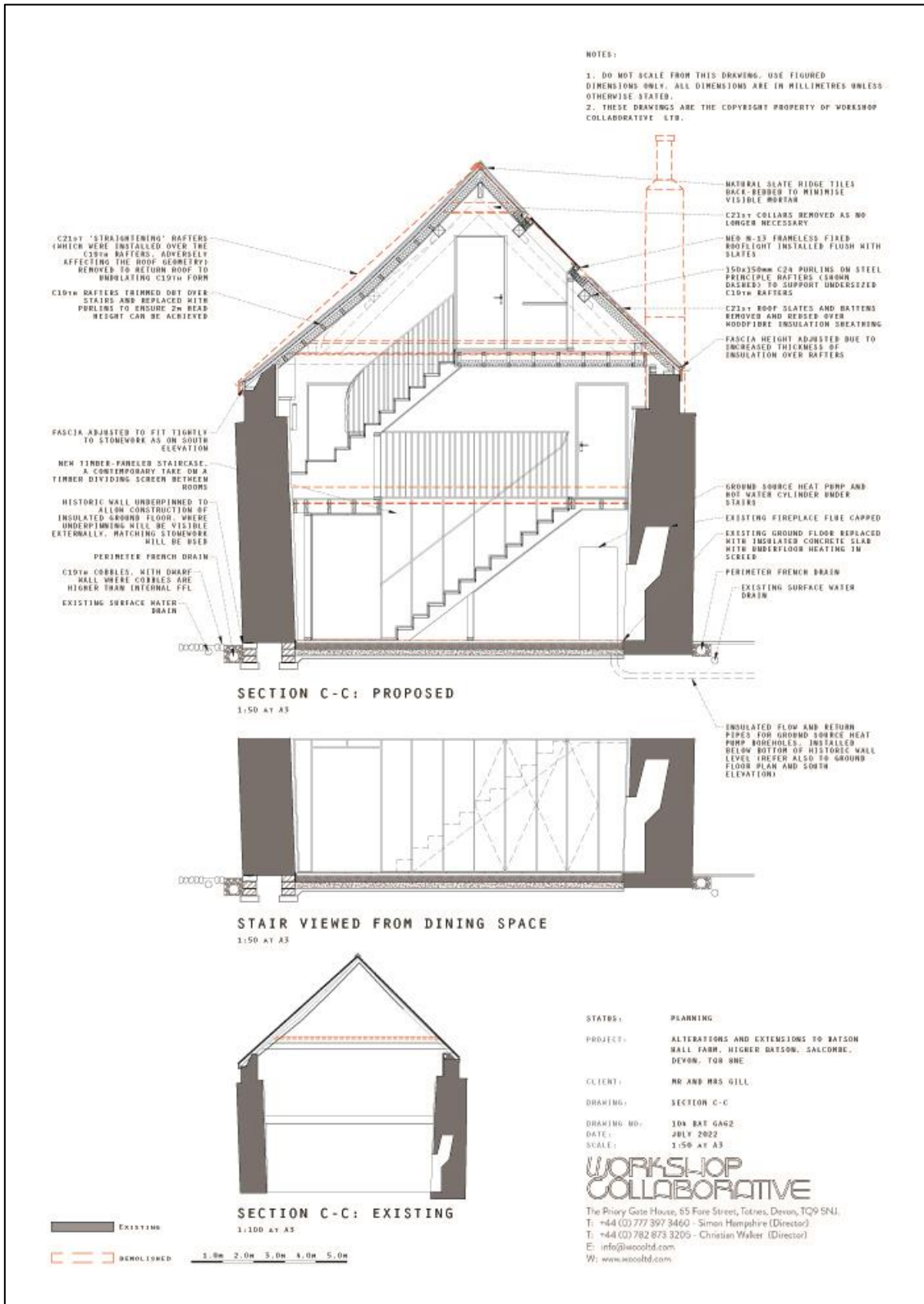
Probably C17 and earlier remains, 2 storey, stone, modern roof and casements without special features apparent. Occupied. Remains of Bakehouse, with domed oven and small side cavity at low level. Remains of disused Cyder-pound, formerly horse-driven, machinery includes wood-cogged wheel, roofless. On site of Manor House Next the bake-house is a former lock-up or prison with rectangular wood barred casement opening, roof destroyed.

Listing NGR: SX7338439607

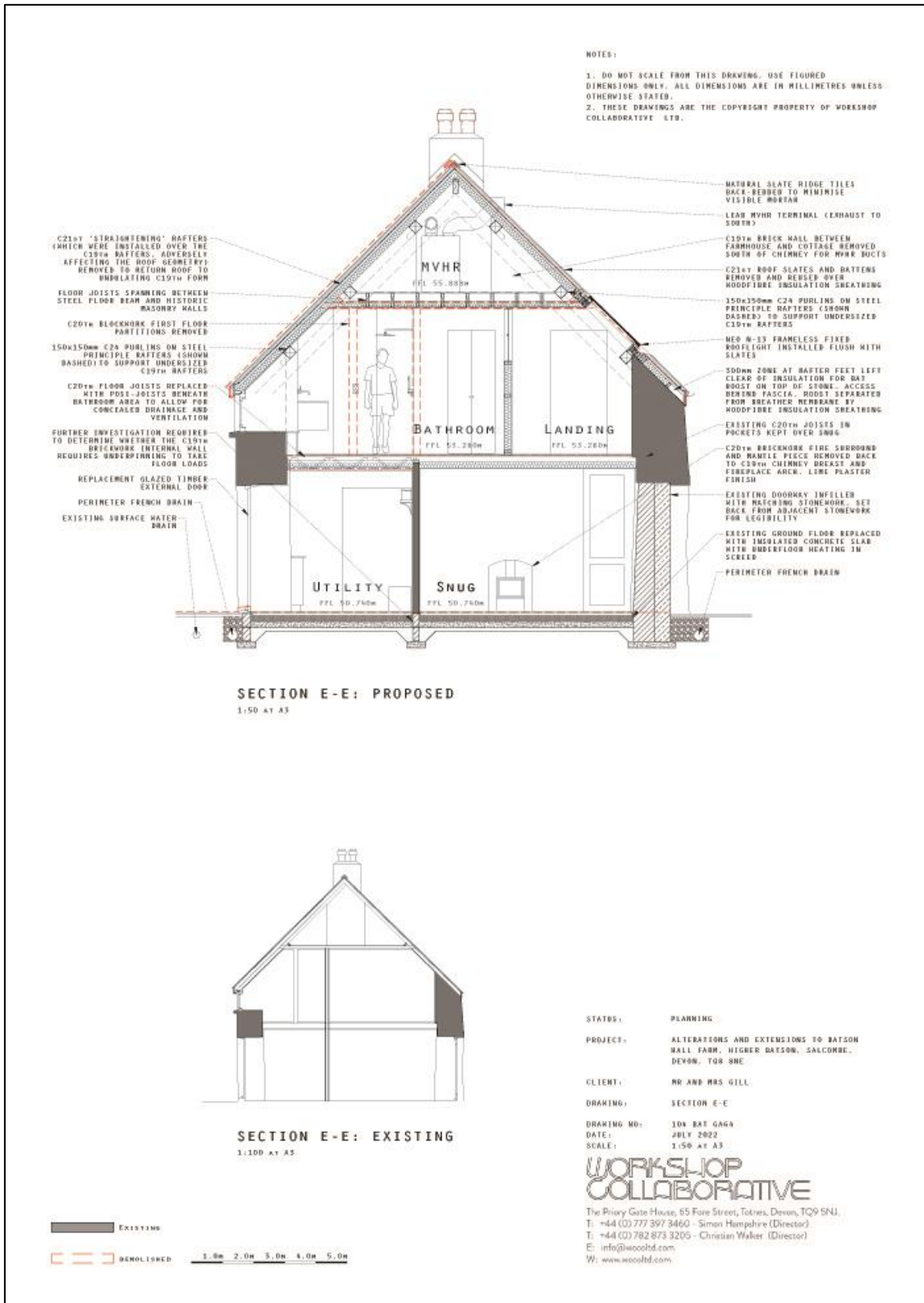
APPENDIX 2: ADDITIONAL SECTIONAL PLANS – SUPPLIED BY AGENT AUGUST 2022



LONG SECTION THROUGH THE BUILDING ON AN EAST-WEST AXIS.



SECTION C, ON A NORTH-SOUTH AXIS THROUGH THE MAIN HOUSE, WHERE THE STAIRS ARE TO BE ALTERED.



SECTION E, WHERE THE COTTAGE IS BEING ALTERED, NORTH-SOUTH AXIS.

APPENDIX 3 - PHOTOGRAPHIC ARCHIVE 2019 VISIT



1. VIEW TO THE FARMHOUSE FROM THE PARKING AREA NEXT TO THE ROAD; FROM THE NORTH-EAST.



2. LONG OBLIQUE VIEW OF THE FARMHOUSE FROM WITHIN THE GARDEN, SHOWING THE MAJORITY OF THE NORTH ELEVATION OF IT AND THE COTTAGE; FROM THE NORTH-EAST.



3. ONE OF THE OLDER SECTIONS OF WALLING INCORPORATED INTO THE FARMHOUSE AT THE EAST END, ATTACHED TO THE GARDEN WALL; FROM THE NORTH-WEST.



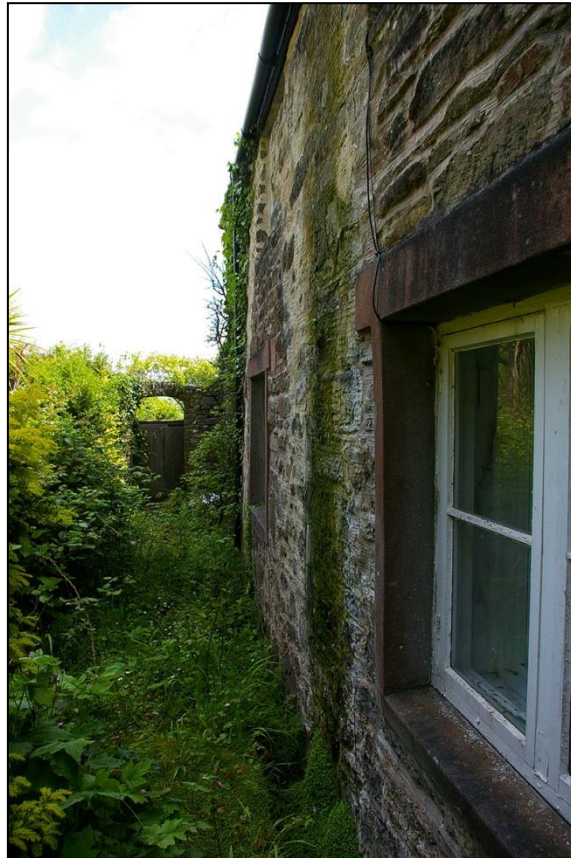
4. LEFT: THE LEAN-TO WITH AN OLD SECTION OF WALLING WHICH THE CONSERVATORY ABUTS FROM THE SOUTH SIDE; FROM THE NORTH, NORTH-WEST. RIGHT: THE RENDERED NORTH-EAST CORNER OF BATSON HALL FARM AND THE BADLY REPOINTED STONERWORK WHICH PARTLY OBSCURES A SET OF QUOINS, AT LEAST 1M INTO THE NORTH ELEVATION; FROM THE NORTH.



5. DETAILED VIEW OF THE THICKER LOWER SECTION OF WALLING WHICH DOMINATES THE NORTH FRONT OF THE FARMHOUSE, AT THE EAST END, THE REMAINS OF A RUINED EARLIER BUILDING; FROM THE NORTH.



6. LEFT: DETAIL WITHIN THE RUINED WALL INCORPORATED INTO THE BUILDING SHOWING A POTENTIAL SET OF RAGGED LARGE SLAB QUOINS AND ALSO A POTENTIAL BLOCKED OPENING AT GROUND FLOOR; FROM THE NORTH. RIGHT: VIEW ALONG THE FRONT OF THE BUILDING, SHOWING HOW THE RUINED SECTION OF WALL IS ANGLING OUTWARDS QUITE CONSIDERABLY AND HOW THE ALIGNMENT OF THE RANGE CHANGES; FROM THE EAST.



7. VIEW BACK ALONG THE INCORPORATED RUINED EARLIER BUILDING SHOWING THE SLIGHT BATTER TO THE WALL AND HOW THE WINDOWS AND RAISED EAVES ARE INSET BEHIND THE EARLIER WALLING, FORMING A LEDGE; FROM THE WEST.



8. WIDER ANGLED VIEW SHOWING THE INCORPORATED RUINS AND FORCED FRONT DOOR, LEADING INTO THE INTERIOR; FROM THE WEST, NORTH-WEST.



9. LEFT: INTO THE ENTRANCE HALLWAY AND STAIRS, ROOM 1, SHOWING HOW THIS DOOR HAS BEEN FORCED UP AGAINST THE PARTY WALL TO THE COTTAGE, WHICH HAS A LARGE BLOCKED DOORWAY WITHIN IT; FROM THE NORTH-EAST. RIGHT: THE HALLWAY, ROOM 1, ENTRANCE AND STAIRS, QUARRY TILED FLOOR, MODERN PARTITIONS DIVIDING THE SPACE AND PLASTER BOARDED CEILING AND MODERN GLAZED DOORS; FROM THE NORTH.



10. VIEW FROM THE HALLWAY INTO THE LOBBY/CORRIDOR CREATED BY ANOTHER MODERN PARTITION AND ARCHWAY, FORMING A FITTED KITCHEN, ALSO SHOWING FURTHER MODERN GLAZED DOORS AND MODERN FITTINGS; FROM THE WEST.



11. THE FITTED KITCHEN, WITH THE THREE LIGHT 19TH CENTURY CASEMENT AND WINDOW SEAT, BLOCKED FIREPLACE ON THE REAR WALL, MODERN QUARRY TILED FLOOR, BOARDED OUT CEILING WHICH OBSCURES A CHANGE IN CEILING HEIGHT; FROM THE NORTH, NORTH-EAST.



12. THE NORTH FRONT OF THE ATTACHED COTTAGE; FROM THE EAST, NORTH-EAST.



13. THE SMALL BLOCKED WINDOW WITH BRICK REVEALS SET INTO A LARGER OPENING, A LOADING DOOR ABOVE THE FORCED DOORWAY TO THE FRONT OF THE ATTACHED COTTAGE; FROM BELOW (NORTH-EAST).



14. LEFT: THE FRONT DOOR TO THE COTTAGE, BRICK PATCHED REVEALS TO THE EAST, CONCRETE RENDER PATCHING TO THE WEST AND RENDERED LINTEL; FROM THE NORTH-EAST.

15. RIGHT: VIEW THROUGH THE FRONT DOOR, INTO THE HALLWAY OF THE COTTAGE CR1 AND THROUGH TO THE SITTING ROOM CR3; FROM THE NORTH.

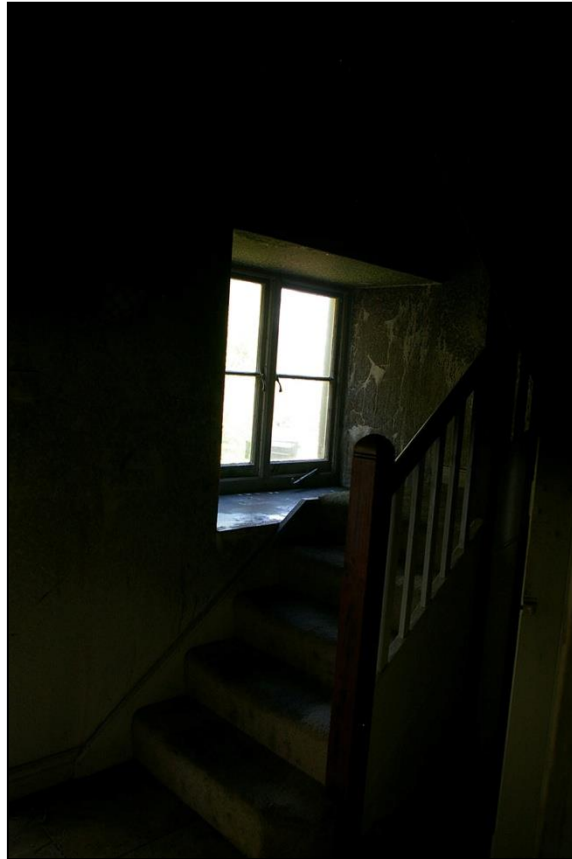


16. VIEW OF THE MODERN STONE TILED FLOOR IN CR1, THE HALLWAY; FROM THE NORTH.



17. LEFT: VIEW OF THE LATE 20TH CENTURY TIMBER STAIRCASE, HEAVILY SMOKE BLACKENED; FROM THE NORTH-WEST.

18. RIGHT: VIEW OF THE FORCED DOORWAY FROM THE INTERIOR OF CR1, SHOWING THE THICKNESS OF THE WALL HERE; FROM THE SOUTH, SOUTH-WEST.



19. VIEW OF HOW THE STAIRCASE, MODERN CUTS THE HISTORIC WINDOW IN THE FRONT WALL OF THE COTTAGE IN CR1; FROM THE SOUTH-WEST.



20. DEEP BEADED OPENING, PLANK SILL AND TWO LIGHT BEADED CASEMENT IN CHAMFERED PEGGED FRAME, A 19TH CENTURY FEATURE CW1; FROM THE SOUTH-WEST.



21. THE RUINED KITCHEN, CR2; FROM THE EAST.



22. THE MODERN PARTITIONS, WITH A STUD OF EARLIER WALL BRACED BY A HACKED BACK BEAM IN CR3, THE SITTING ROOM, ALSO WITH DOOR BACK TO THE HALLWAY; FROM THE SOUTH-EAST.



23. THE BEAM IN MORE DETAIL, BRACING A FORMER PARTITION LINE/WALL LINE; FROM THE SOUTH-EAST.



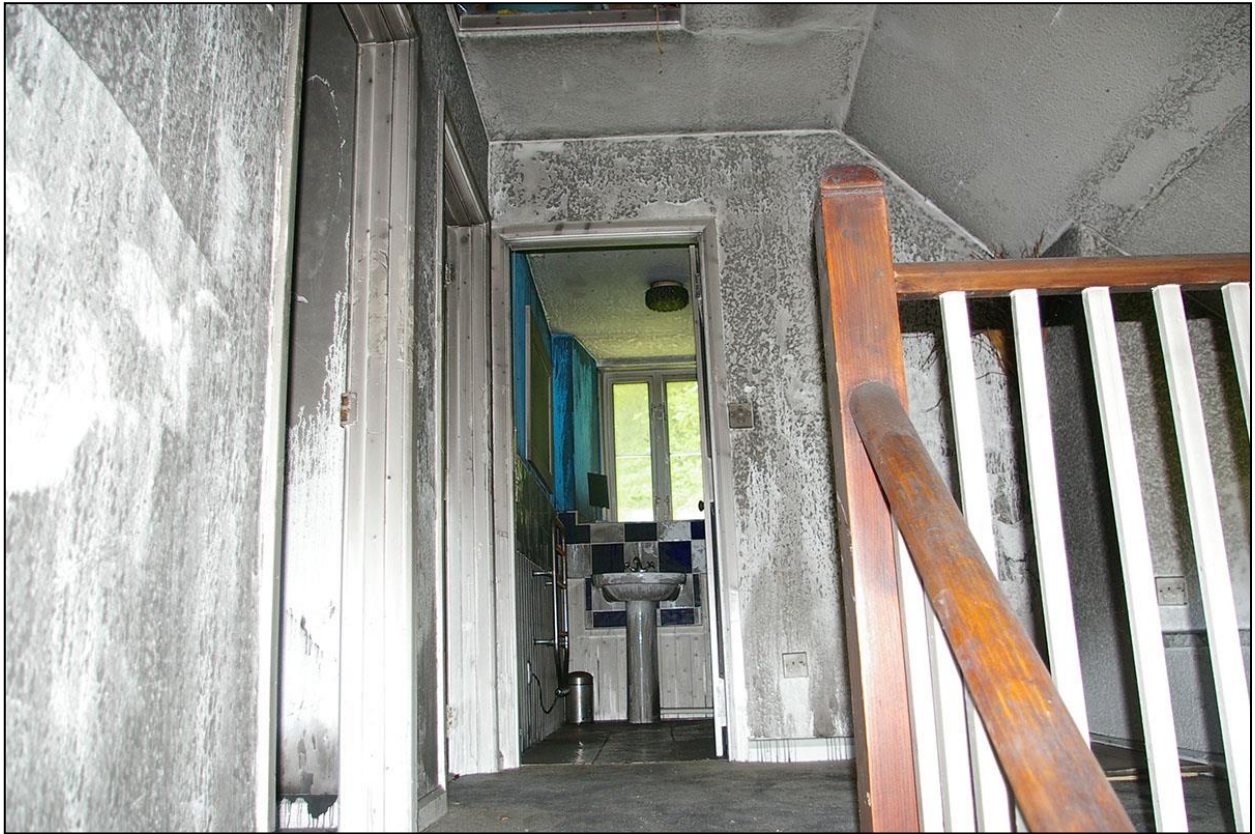
24. THE SOUTH WALL OF CR3, WITH FORCED PATIO DOORS AND 19TH CENTURY WINDOW; FROM THE NORTH-EAST.



25. DETAIL OF THE GOOD 19TH CENTURY THREE LIGHT CASEMENT WINDOW CW3; FROM THE NORTH.



26. THE SHALLOW STACK AND BLOCKED FIREPLACE, WITH ALCOVE TO THE SOUTH, WITH TIMBER LINTEL; FROM THE WEST.



27. VIEW UP THE STAIRS TO THE LANDING; FROM THE EAST.



28. THE TWO LIGHT WINDOW SET INTO A BLOCKED LOADING DOOR IN THE FRONT WALL, CW4; FROM THE SOUTH-EAST.



29. THE MODERN BATHROOM, CR5; FROM THE EAST.



30. BEDROOM 1 WITH FORCED WINDOW OPENINGS AND PVC UNITS; FROM THE NORTH-EAST.



31. BEDROOM 2 WITH FORCED DORMER WINDOW TO THE REAR; FROM THE NORTH-WEST.



32. VIEW UP INTO THE LOFT, SHOWING THE MODERN COMMON RAFTER REPLACEMENT ROOF; FROM BELOW (NORTH-WEST).



33. LEFT: THE WEST GABLE END OF THE COTTAGE, SHOWING HEAVY BUTTRESS AND FORCED WINDOWS SET HIGH IN APEX; FROM THE NORTH.

34. RIGHT: VIEW OF THE SOUTH-WEST CORNER OF THE COTTAGE, SHOWING BRICK RENDERED BUTTRESS SUPPORTING THE WEST GABLE; FROM THE SOUTH-EAST.



35. THE COTTAGE AND BATSON HALL FARM SOUTH ELEVATIONS AND ROOFLINE, SHOWING THE OBSCURING FOLIAGE; FROM THE SOUTH-WEST.



36. THE BLOCKED DOORWAY IN THE SOUTH ELEVATION OF THE COTTAGE IN THE SOUTH-EAST CORNER, SHOWING GOOD DRESSED REVEALS; FROM THE SOUTH.



37. THE PROJECTING BLOCK, OF AN OLDER FORM OF PLATEY STONWORK, OFF THE BACK OF THE SOUTH ELEVATION ACROSS THE JOIN BETWEEN COTTAGE AND FARMHOUSE; FROM THE SOUTH-WEST.



38. LEFT: VIEW BACK ALONG THE REAR OF THE FARMHOUSE, SHOWING LOOSE POST MEDIEVAL RUBBLE AT THE EAVES AND A REBUILT BRICK CHIMNEY SHAFT, AS WELL AS A DISTINCT CHANGE IN ALIGNMENT ON THE ROOF; FROM THE WEST, SOUTH-WEST.

39. RIGHT: THE CHIMNEY STACK AND CHANGE IN WALL THICKNESS, ALIGNMENT AND CHARACTER, SUGGESTING FURTHER RUINS HAVE BEEN INCORPORATED; FROM THE SOUTH-EAST.



40. LEFT: VIEW ALONG THE BACK OF THE FARMHOUSE, SHOWING HOW IT IS ALMOST TOTALLY OBSCURED BY OVERGROWTH; FROM THE EAST.

41. RIGHT: VIEW OF THE LARGE PLASTIC AND TIMBER CONSERVATORY WHICH DOMINATES THE EAST GABLE END OF THE FARMHOUSE AND THE GARDENS ON THIS SIDE; FROM THE SOUTH-WEST.



42. THE EAST GABLE END OF THE FARMHOUSE, WITH HIPPED ROOF, BOX STACK AND SHAFT AND LARGE MODERN CONSERVATORY; FROM THE NORTH-EAST.



43. DETAILED VIEW OF THE FINE HEAVY SLATESTONE AND SOME DRESSED BLOCKS AND PUTLOGS, ALL OF WHICH IDENTIFY THESE GARDEN WALLS, AS IN FACT RUINS OF AN EARLIER QUITE FINE BUILDING, LIKELY PART OF THE COMPLEX WHICH SUPPORTED THE MANOR HOUSE WHICH STOOD ON THE SITE; FROM THE WEST.



44. VIEW OF THE RECTANGULAR PLAN WALLS, OF SINGLE STOREY HEIGHT, WHICH ENCLOSE AND FRAME THE NORTH FRONT GARDEN, ACTUALLY MARKING OUT THE FOOTPRINT OF A RUINED MEDIEVAL BUILDING; FROM THE WEST.



45. THE NORTH OUTER FACE OF THE HEAVY SLATESTONE WALL, WHICH IS THE FORMER GABLE END OF AN EARLY BUILDING; FROM THE NORTH-WEST.



46. THE TERRACED AREA, PAVED STONE AND BRICK EDGING, OF MID TO LATE 20TH CENTURY DATE, TO THE NORTH-EAST OF THE MAIN HOUSE, ACCESSED BY THE CONSERVATORY; FROM THE SOUTH.



47. VIEW OF THE OVERGROWN SHRUBBERY AND LARGE CONIFER HEDGE ENCLOSING IT TO THE SOUTH-EAST OF THE BUILDINGS; FROM THE EAST.

APPENDIX 4: PHOTOGRAPHIC ARCHIVE 2020 VISIT



48. THE SOUTH ELEVATION OF THE FARMHOUSE, SHOWING THE PROJECTION TO THE WEST AND SMALL LATERAL STACK BUILT AGAINST THE EARLIER STONework OF THE MEDIEVAL RUIN, WHICH OCCUPIES A SECTION TO THE CENTRE OF THE WALL, FROM THE SOUTH-WEST.



49. THE MODERNISED KITCHEN FIREPLACE AND GOOD 19TH CENTURY WINDOW, ROOM 2B; FROM THE NORTH.



50. ROOM 3, IN THE FARMHOUSE, THE MAIN SITTING ROOM, WITH BOARDED OVER FRENCH-STYLE PATIO DOORS TO THE GARDEN; FROM THE NORTH-EAST.



51. ROOM 3, IN THE FARMHOUSE, THE MAIN SITTING ROOM, FROM THE NORTH-WEST.



52. THE CONSERVATORY, WHICH HAS BEEN BOARDED OUT FOR SECURITY AND DUE TO PARTIAL COLLAPSE; FROM THE WEST-NORTH-WEST.



53. THE MODERN BOXY STACK SERVING THE SITTING ROOM FIREPLACE, ENCLOSED WITHIN THE CONSERVATORY; FROM THE NORTH-EAST.



54. ROOM 9, BEDROOM 1, TO THE SOUTH OF THE BUILDING, SHOWING THE BATTERED AND ANGLED FRAGMENT OF EARLIER WALL TO THE SOUTH-EAST CORNER; FROM THE SOUTH-WEST.



55. LEFT: THE SOUTH WALL OF THE FARMHOUSE, SHOWING THE BATTERED LOWER EARLIER SECTION OF WALL AND THE TALL ANGLED WEST PROJECTION, WITH DISTINCTIVE CURVE; FROM THE WEST-NORTH-WEST.

56. RIGHT: THE WEST PROJECTION, ON THE END OF THE MEDIEVAL WALL; FROM THE EAST.



57. THE WESTERN PROJECTING END OF THE FARMHOUSE, WITH DISTINCTIVE CURVE TO THE WALL, WHERE A TALL BLOCK OF GOOD DRESSED AND FACED MEDIEVAL STONEMASONRY SURVIVES, FROM THE EAST.



58. THE WINDOW WITHIN THE EXTENDED SECTION OF FRONT NORTH WALL, LEADING TO THE GABLE, OF THICK FULL TWO STOREY HEIGHT.



59. VIEW DOWN THE STAIRS IN THE FARMHOUSE, BUILT AGAINST THE THICK SLIGHTLY BATTERED FORMER GABLE WALL, SHOWING IT IS FAR THICKER TO THE GROUND FLOOR, WITH A MARKED LEDGE, WHERE THE MEDIEVAL WALL STOPS, HAVING BEEN RUINED AT SOME STAGE, FROM THE SOUTH.



60. THE STACK TO THE WEST END OF BATSON HALL FARM; WITH FRAGMENTARY REMAINS RISING TO ONE AND A HALF STOREYS, THE STONWORK PATCHED IN BRICKWORK IN LIME MORTAR, THEN IN LATER BRICKWORK IN CEMENT AND IN CONCRETE BLOCK, INDICATING 19TH AND SEVERAL PHASES OF 20TH CENTURY REMODELLING.

APPENDIX 5: PHOTOGRAPHIC ARCHIVE 2022



61. FRONT OF THE HOUSE, NORTH ELEVATION.



62. THE NORTH ELEVATION OF THE COTTAGE AND RETAINED WALLS OF PLANKS AND STEEL GIRDERS.



63. THE SOUTH ELEVATION OF THE HOUSE AND COTTAGE.



64. THE POSSIBLE STAIR TURRET, PORCH AND CENTRAL PART OF THE SOUTH ELEVATION.



65. THE POST-MEDIEVAL STACK ON THE SOUTH ELEVATION OF THE FARMHOUSE.



66. THE SOUTH ELEVATION OF THE FARMHOUSE.



67. THE EAST GABLE OF THE FARMHOUSE AND NEW EXTENSION.



68. BLOCKED DOOR WITHIN FARMHOUSE AND COTTAGE, BLOCKED BY BRICKWORK.



69. POST MEDIEVAL SMALL BOX HEARTH SET INTO THICK MEDIEVAL WALLING, FORMING A SMALL FIREPLACE, COVERED OVER BY MODERN BRICK.



70. BRICK NOGGIN WALL FORMING PARLOUR AND BEDROOM IN THE COTTAGE.



71. BRICK WALLING RAISING THE OLDER RUINED MEDIEVAL WALLS FORMING THE COTTAGE.

AUGUST 2022 PHOTOGRAPHS



72. 19TH CENTURY BRICKWORK RAISING 17TH CENTURY RUBBLE STONEMWORK, WITHIN THE PARTITION THAT SEPARATES THE COTTAGE AND FARMHOUSE; FROM THE SOUTH-EAST.



73. THE APEX OF THE PARTITION BETWEEN THE COTTAGE AND FARMHOUSE, SHOWING 19TH CENTURY BRICK RAISE TO 17TH CENTURY FABRIC; FROM THE EAST.



74. THE 17TH CENTURY PARTITION WHICH IN TURN RAISED A RUINED MEDIEVAL WALL (1M SCALE), THICKER MEDIEVAL WALL ARROWED; FROM THE EAST-NORTH-EAST.



75. THE 17TH CENTURY FABRIC OF A RUBBLE-BUILT STAIR TURRET, INFILLING BETWEEN TWO FRAGMENTS OF EARLIER MEDIEVAL STONework, REMAINS OF DETACHED BLOCKS, PART OF A COMPLEX EARLIER SITE, ALL CONTAINED WITHIN THE SOUTH FIRST FLOOR WALL OF THE FARMHOUSE (1M SCALE); FROM THE NORTH-WEST.



76. THE SOUTH WALL OF THE FARMHOUSE, AT FIRST FLOOR, WITH AT LEAST TWO PHASES OF POST MEDIEVAL FLUE CUT INTO BELOW MEDIEVAL STONework AND ABOVE AN EARLIER, LIKELY 17TH OR 18TH CENTURY RAISE AT THE EAVES (1M SCALE); FROM THE NORTH-EAST.



77. THE SOUTH WALL OF THE FARMHOUSE, WHERE MEDIEVAL WALLING, WITH FINE DRESSED DETAILS CAN BE SEEN TO BE RAISED BY POST MEDIEVAL RUBBLE (1M SCALE); FROM THE SOUTH.



78. THE BLOCKED WINDOW IN THE NORTH WALL OF THE FARMHOUSE, WITHIN THE MEDIEVAL STONEMWORK, BLOCKED BY POST MEDIEVAL RUBBLE (1M SCALE); FROM THE SOUTH-WEST.



79. STEPPED MEDIEVAL FABRIC IN THE SOUTH WALL OF THE FARMHOUSE AT GROUND FLOOR LEVEL (1M SCALE); FROM THE NORTH-EAST.



80. HEAVY MEDIEVAL WALLING TO THE WEST END GABLE OF THE COTTAGE, WITH FINE DRESSED DETAILS, ANOTHER FRAGMENT OF THE EARLIER COMPLEX; FROM THE EAST.



81. DETAILED VIEW OF THE COBBLED YARD TO THE NORTH OF THE FARMHOUSE, UNDER THE RELATIVELY MODERN GRASS LAWN (1M SCALES); FROM THE NORTH.



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