

LAND at COOMBE FARM IDDESLEIGH DEVON

Results of a Desk-Based Assessment
Walkover Survey
&
Visual Impact Assessment



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For

Mr Colin Illman

By



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Summary

This report presents the results of a desk-based assessment, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Coombe Farm, Iddesleigh, Devon, in advance of the construction of a single small wind turbine.

The site lies to the south of Coombe Farm, within an area of land probably enclosed in the later medieval period. On the basis of the available cartographic evidence, the farm itself was established between 1827 and 1843, probably as a sub-division of an earlier estate. The antiquity of the field boundaries and the character of some of the field names would, however, suggest earlier origins, so there may be an abandoned medieval settlement somewhere on the farm.

There are a relatively large number of Grade II Listed buildings in the local area, most of which are Listed farmhouses and associated structures. Under normal circumstances farmhouses are not considerable particularly sensitive to the visual intrusion of a turbine; however, given that much of the local fieldscape appears to be derived from late medieval enclosures, the significance of setting to both elements is enhanced.

*On this basis the impact of the proposed development is assessed as **negative/minor** to **negative/moderate**, despite the relatively small size of the proposed turbine.*

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Acknowledgements

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Mr Colin Illman (the Client) for access
The Staff of the Devon Heritage Centre
The Staff of the Devon Historic Environment Team

1.0 Introduction

Location: Coombe Farm
Parish: Iddesleigh
County: Devon
NGR: SS5787109077

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Coombe Farm, Iddesleigh, a small parish to the west of Winkleigh, Devon (Figure 1). The work was commissioned by Mr Colin Illman (the Client) in order to identify any archaeological features or sites that might be affected by the installation of a 30m wind turbine and associated access and cable run.

1.2 Topographical and Geological Background

The location of the proposed turbine is in a field immediately to the south of Coombe Farm (see Figure 1). It sits on a gentle north-west facing slope, situated just below the top of the hill at about 130m AOD.

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983), overlying the sandstones of the Bude Formation (BGS 2013).

1.3 Historical Background

The site lies on the northern edge of the parish of Iddesleigh, a parish in the Hundred of Shebbear and the deanery of Torridge. The manor was held by Britric before 1066, and came to Queen Matilda following the Conquest. It passed to the Honour of Gloucester and was held by the *de Reigny* family in the 13th century. It passed to the family of Sully, and successively to the families of Vowel, Smith and Bingham, coming by purchase to Sir Stafford Northcote.

The area in which the site is situated is classified as *medieval enclosures based on strip fields* on the Devon Historic Landscape Characterisation (HLC). This is defined as land first enclosed with hedgebanks during the later Middle Ages (Devon Council 2013).

1.4 Archaeological Background

Very few archaeological investigations have taken place in the parish. Some monitoring work took place at Ash House in advance of the redevelopment of that property (HER 5166 and 68000), and a watching brief at Dowland Church (HER 4585). Most of the recorded heritage assets in the immediate area are Grade II Listed farmhouses, outbuildings and cottages, often occurring in clusters. A small number of cropmark enclosures and ring ditches have been identified (e.g. HER 49514, 49516, 68222), implying that this landscape was partly or fully utilised in the Prehistoric and Roman-British periods.

1.5 Methodology

The desk-based assessment, walkover survey and visual impact assessment were carried out in accordance with a Project Design (PD) drawn up in consultation with Bill Horner of Devon County Historic Environment Team (see Appendix 1).

The desk-based assessment was undertaken in order to place the proposed turbine development in its historical and archaeological context. The assessment was based on the cartographic material held at the Devon Heritage Centre. This work was carried out in March 2013 by Dr B Morris. The walkover survey and visual impact assessment was carried out by E. Wapshott in April 2013. The ZTV maps were generated by Amalgam Landscapes.



Figure 1: Site location (the field containing the proposed turbine is indicated).

2.0 Results of the Cartographic Assessment

2.1 Ordnance Survey ‘Old Series’

The early 19th century ‘Old Series’ Ordnance Survey map of the area (Figure 3) shows that this landscape is largely enclosed, but with some areas of unenclosed waste. The most obvious point to make is that Coombe Farm is not depicted on this map, and nor does it appear on the slightly later and more detailed 1827 Greenwood map. This would suggest Coombe Farm was a mid 19th century foundation, but the clear antiquity of the hedge boundaries would argue otherwise. Given that Whitemoor was unenclosed at this time, and in any case would probably have originated as a squatter settlement, it is not at all obvious where this land would have been farmed from. On that basis, it may well be the case there is an abandoned medieval settlement somewhere on the property.

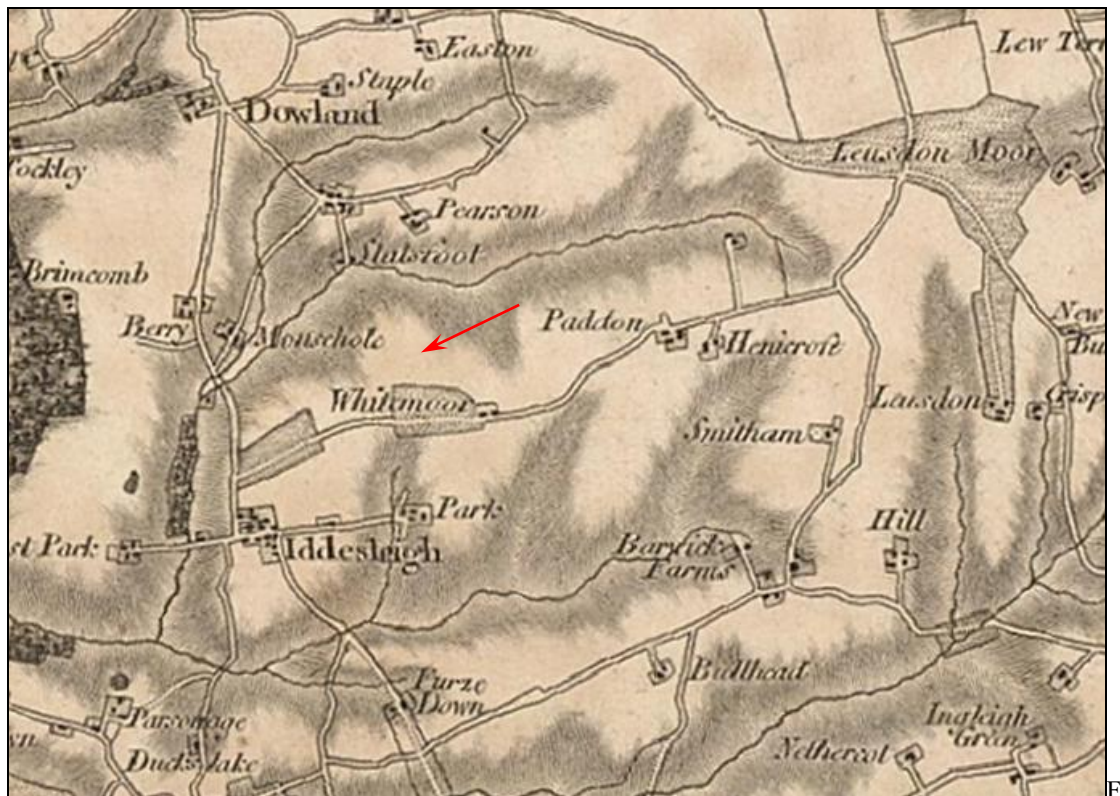


Figure 2: Ordnance Survey 1" scale map, sheet 26, 1809 (DHC), the location of the site is indicated.

2.2 The 1843 Iddesleigh Tithe Map

The 1843 tithe map for Iddesleigh (Figure 3) is the first detailed cartographic source of the site available to this study. The pattern of fields visible today is much the same as it was in 1843, although there has been some limited boundary loss. As stated in the Devon HLC, the curving nature of the hedge boundaries is suggestive of medieval strip cultivation, implying this part of the landscape was enclosed towards the end of the medieval period. The proposed turbine site lies in field no. 257 *Lower Stonehill*.

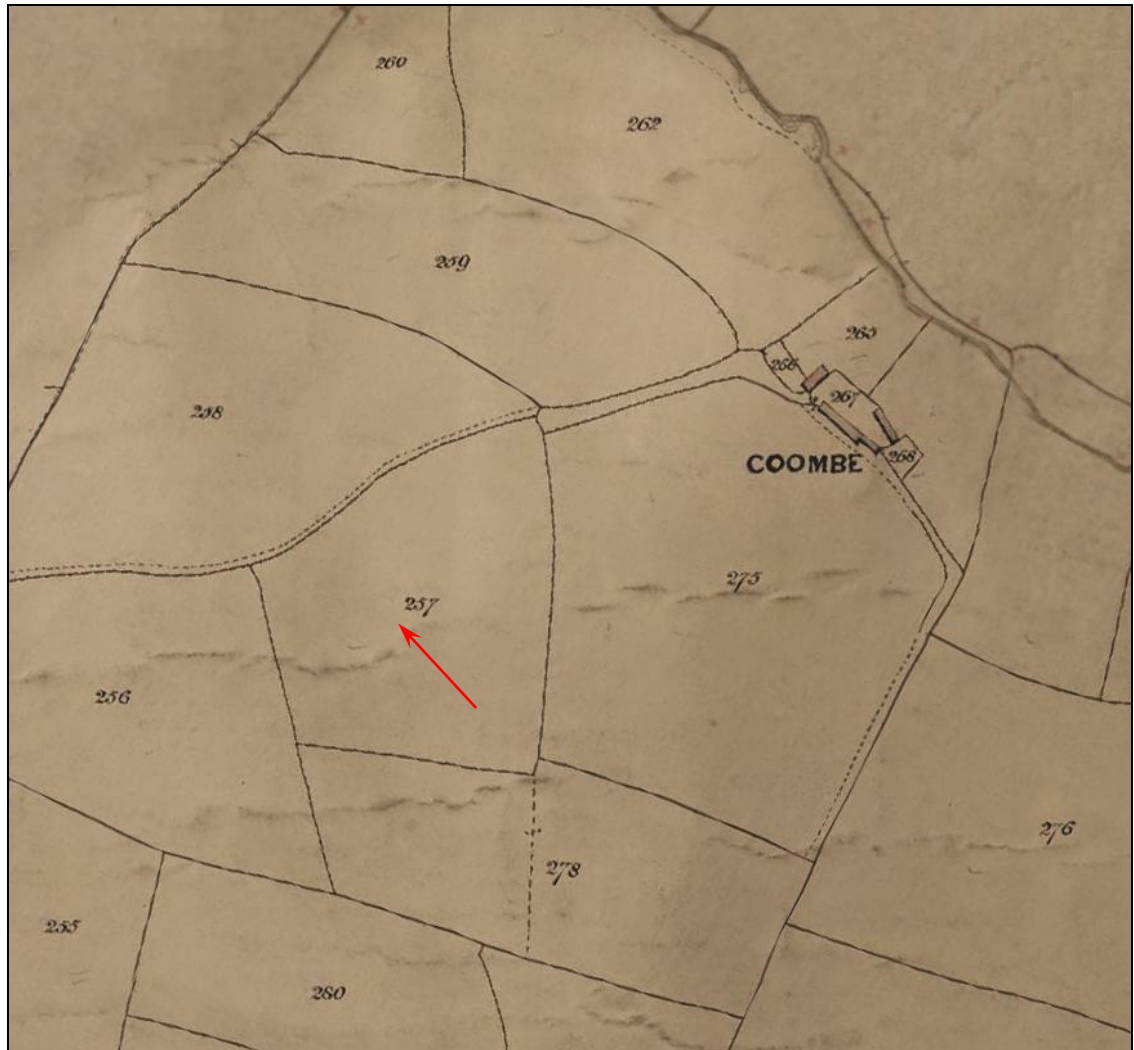


Figure 3: Extract from the 1843 tithe map (DHC) (the site is indicated).

In 1842 the farm at Coombe was owned by Sir Stafford Northcote and leased to Henry Weeks Junior. Several wills belonging to members of the Week family indicate they were from Smythstone (e.g. DHC 1078/IRW/W/463), and before that, from the settlement of Week in Iddesleigh parish.

No.	Field name	Landuse
256	Higher Stonehill	arable
257	Lower Stonehill	arable
258	Middle Park	arable
259	Long Park	arable
260	Castleleys	coarse pasture and arable
262	Coombe Park	arable
265	West Orchard	orchard
266	garden	garden
267	yard, buildings and roads	
268	garden	garden
275	The Ball	arable
278	Flea Park	coarse pasture and arable

In terms of the field names, as recorded in the 1842 apportionment, there are a number of relatively interesting place-name elements. *Stonehill* probably refers to the depth of the topsoil, but might possibly refer to buried stone-built structures. *Castleleys* may refer to a medieval or earlier enclosure, and *The Ball* might refer to a burial mound. However, these field names are suggestive rather than conclusive, and as most of them are listed as being under arable cultivation, any buried archaeological remains will have been truncated by ploughing.

2.3 The Ordnance Survey 1st and 2nd Edition Maps

Subsequent Ordnance Survey maps show very little change. The boundary between field numbers 257 and 275 disappears between 1955 and 1973.

3.0 Site Inspection and Visual Impact Assessment

3.1 Site Inspection

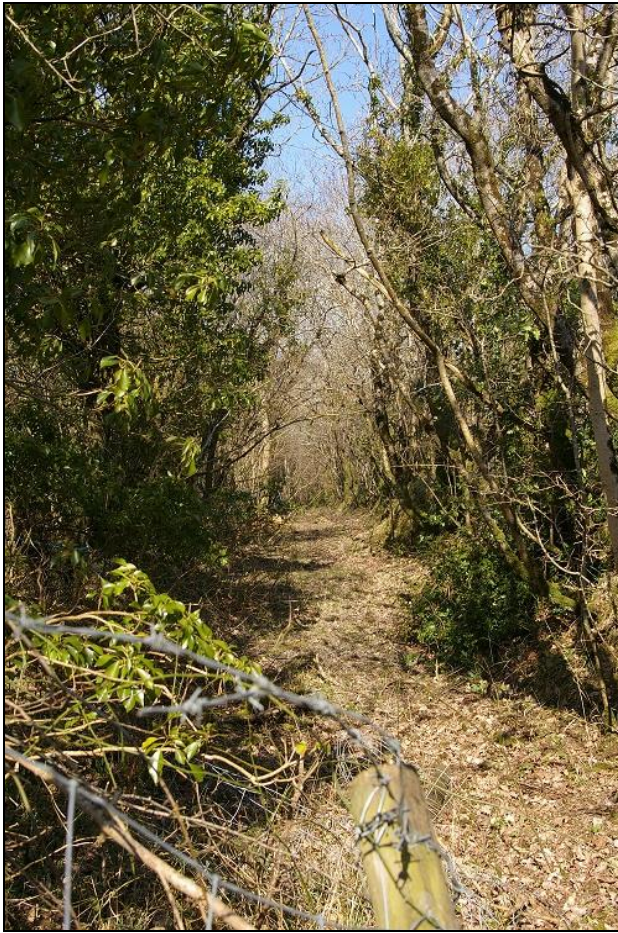
The site of the proposed turbine at Coombe Farm was visited on Wednesday 3rd April 2013 by E. Wapshott, and the weather was fine and sunny, giving clear open views to the surrounding countryside and back towards the proposed site. A walkover survey was conducted to identify any obvious earthworks or potential archaeological features, a series of panoramic photographs were taken from the location of the proposed turbine and intervisibility with heritage assets was noted and recorded. The site is accessed through its western boundary, across the corner of another field from the main farm track, with modern gateways linking it and other fields to the south and east.

Coombe Farm is set into a wide shallow valley with the farm positioned on the north-facing slope; the grass pasturage is dominated by reeds and wetland grasses. The majority of the fields to the south, adjacent to Coombe Cottage and the parish road, are regular and rectilinear in shape and are divided by Devon hedgebanks topped with mature shrubs and trees that restrict views between the fields and across the farm. However, some of the fields to the west have parallel curving boundaries and, further to both east and west, are larger but more irregular fields. To the north of Coombe Farm, on the south-facing slope and beyond, survive narrow fields with parallel curving boundaries, and there remains some evidence for the removal for hedgerows in the form of lines of mature trees. The morphology of these fields is suggestive of earlier, medieval, strip cultivation. The terrain rises to the south of the farm, and there is a ridge of land between it and the village of Iddesleigh; views are also restricted to the east and west, although the site is quite open to the north.

The field in which the proposed turbine is to be situated is large, with irregular boundaries; it slopes gradually to the north, with one steeper break of slope at the eastern end of the field. At this point and running parallel with the eastern boundary is a historic routeway, a 'green lane'. On the day in question the field was under pasture, bounded by hedgebanks and ditches; these had recently been re-dug and the earth deposited around the edge of the field. The loose re-deposited soil from the ditches was examined for finds but none was apparent. The field is crossed by a line of small telegraph poles, running north-south. One small linear feature was visible as a very slight raised earthwork; this crosses the field north-to-south at an oblique angle. It has a noticeable dog-leg, where it turns to meet the standing hedgebank at the north-west end of the field; it is probably a relict field boundary. Another but very slight linear feature was visible at the eastern end of the field, and is again likely to be a relict field boundary.

3.2 Results of the Viewshed Analysis

Despite the elevated location of the site, the viewshed analysis indicated that the Zone of Theoretical Visibility (ZTV) would not be particularly extensive. The ZTV was mapped to a total distance of 5km and 10km from the turbine site by Amalgam Landscapes (Figure 6). The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements, by individual trees, hedgebanks, woodlands and natural topography to the south-west and west. Theoretical visibility has been assessed as the visibility to the blade tip (44.5m). Up to 3km all HER records and Listed Buildings (of all grades) were considered; at 3-5km only Grade II* and Grade I Listed Buildings and Scheduled Monuments were considered; at 5-15km only Registered Parks and Gardens and Registered Battlefields were considered.



LEFT Figure 4: View down the green lane that runs along the eastern side of the field; viewed from the south-east.



RIGHT Figure 5: View along one of the Devon hedgebanks lining the field, illustrating the local blocking it provides; viewed from the east.

3.3 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed wind turbine and the surrounding landscape out to 3km and then 5km, together with the heritage assets that landscape encompasses. However, some elements of local blocking were found within the inner 3km and especially within 1km of the proposed location of the wind turbine. Intervisibility was confirmed for four Listed properties on the south-facing slope of the valley, most significant of these was Pewson Barton, a Grade II Listed building and thatched Devon 'longhouse' with a courtyard of barns. Direct intervisibility was confirmed for this property and several others at Upcott, which stand directly opposite the turbine site. The impact survey discusses this in more detail.

3.4 Likely Impacts of the Proposed Development

3.4.1 Types and Scale of Impact

Two general types of archaeological impact associated with wind turbine developments have been identified as follows:

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of its mast (34.4m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the areas landscape character. The operational phase impacts are temporary and reversible.

3.4.2 Scale and Duration of Impact

The impacts of a wind turbine on the historic environment may include positive as well as adverse effects. However, turbines of any scale are large, usually white and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of a wind turbine will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and the vast majority of protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the turbine would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the turbine would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity of the turbine; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the turbine would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the turbine in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the turbine is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the turbine i.e. c.25 years.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

3.4.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Visual Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

Scheduled Monuments

In the United Kingdom, a Scheduled Monument, is considered, a historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation etc. are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only

used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

- Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed buildings).
- Grade II** buildings of particular importance, **nationally important**, possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).
- Grade II* buildings that are also **nationally important**, of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have 'group value' or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of 'conservation area', which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

3.5 Assessment of Impact

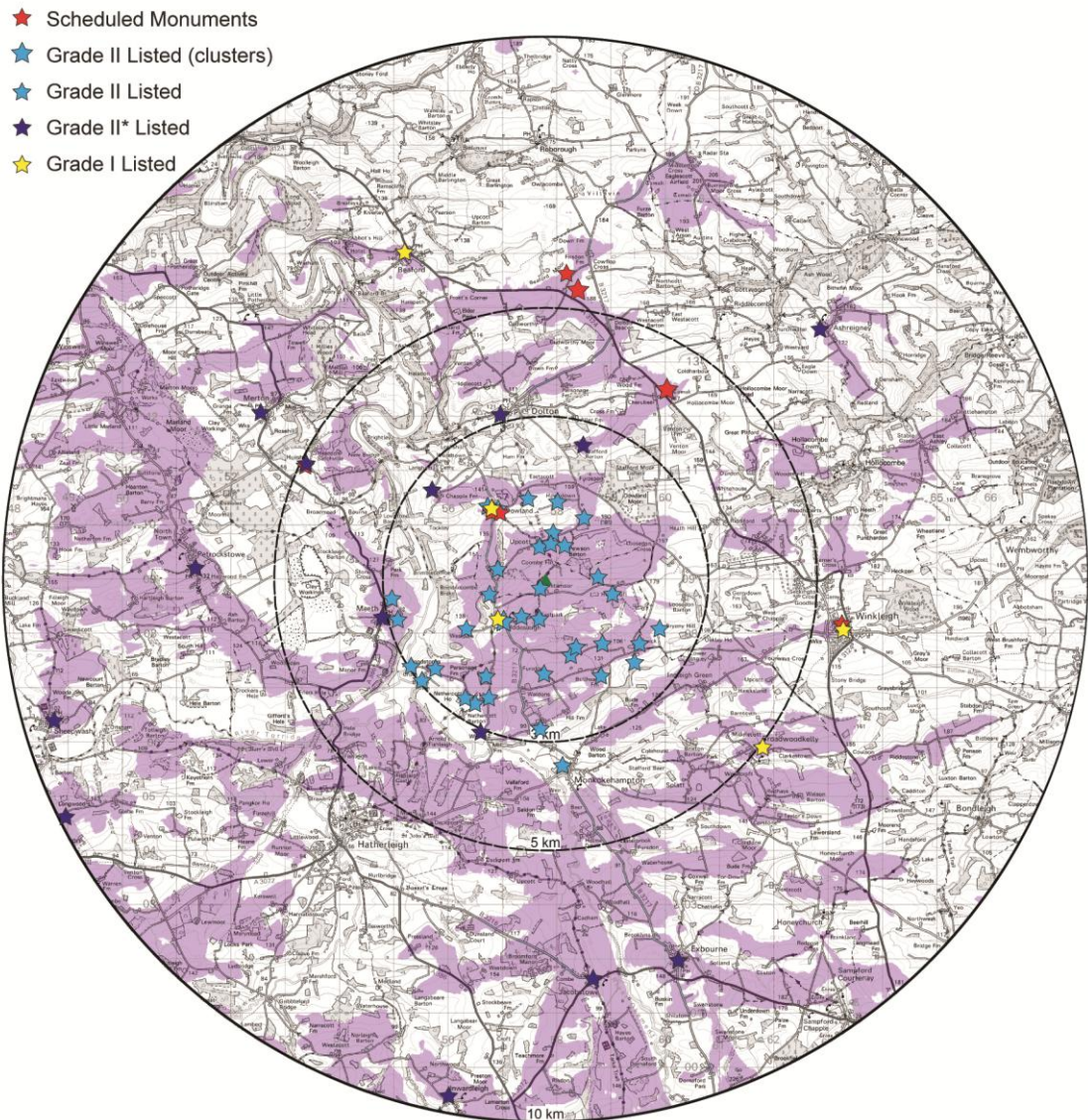


Figure 6: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine (based on a ZTV generated by Amalgam Landscape).

3.5.1 Impacts on Potential Archaeological Sites within the Development Area

Ground disturbance associated with the installation of supports for the wind turbine, the concrete base pad and posts to carry the cabling or ancillary works during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within the development area, or of elements of these. The works, expected to be deeper than current topsoil levels, will affect any buried cut features.

The impact of the construction phase of the turbine would be **permanent** and **irreversible** on the buried archaeology immediately beneath the turbine site, and along the underground cable run and the access tracks. The limited 25 year cycle of the turbines operational phase will limit all negative positive impacts to **temporary/reversible**.

3.6 Impact by Class of Monument/Structure

3.6.1 Listed Structures: Farm Buildings

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often Listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

- Pewson Barton, Winscott, Dartmoor Cottage and Ridges Farm all lie within the historic settlement of Upcott, a farming hamlet between Dowland and Iddesleigh. They are all Grade II Listed structures. They stand on a high ridge of land on an east-west orientation, spread out along a narrow parish lane. The proposed turbine at Coombe Farm will lie across the valley to the south from these buildings. The impact will be greatest on Pewson Barton, which is directly opposite the site. This turbine will undoubtedly have a significant impact on the setting of these buildings, interrupting their views to the south, changing their outlook, their landscape context and setting and disrupting their views between farms and each other. However, they are and remain structures where the wider landscape setting is not a defining characteristic, and on that basis alone the impact is assessed as **negative/moderate**, rather than negative/substantial. In purely aesthetic terms, however, there is no question the turbine will be a new and visually intrusive element in their landscape.
- North Hall Farmhouse and Henacroft are both Grade II Listed and lie almost immediately to the east of the proposed turbine site, along the same parish lane. There would be some elements of local blocking from the hedgebanks and trees that line the fields, and the scrubby native woodland to the east of Coombe Farm. However, they would still be able to see the upper portion of the turbine, and the turbine would interrupt their views to Iddesleigh; impact assessed as **negative/moderate**.
- Coombe Cottage stands at the entrance of the lane to Coombe Farm and comprises a thatched workers cottage alongside the parish lane; it is Grade II listed. Adjacent trees,

scrubby woodland and mature/overgrown hedgebanks will provide almost complete local blocking. The cottage faces south across the lane and towards the village of Iddesleigh; its views to the village and therefore connection with that settlement are unaffected by the proposed turbine. Assessment of **negative/minor** to **neutral**.



Figure 7: Pewson Barton, viewed from across the valley from the proposed turbine site to the south; viewed from the south-west.

- Dowland Mill is Grade II Listed and located at the base of the valley in which the proposed turbine site will stand; it has views to the south and west and is orientated across the valley; however it will have some views upwards to the turbine. Its valley location, function as a mill close to a river, and its association with the settlement of Dowland and Iddesleigh would be unaffected; impact assessed as **negative/minor**.
- Mons Hall and Barn, both Grade II Listed buildings, lie on a south-facing slope at the junction of two small valleys; it there is direct intervisibility with the proposed turbine site, and the turbine would interrupt its views to Iddesleigh. There would be some local blocking from trees and hedgerows; impact assessed as **negative/moderate**.
- Staple Farmhouse, Dowland Barton and Hawkdow Farmhouse are all Grade II thatched buildings to the east of the village of Dowland. They occupy a south-facing slope overlooking Iddesleigh to the south and will have clear uninterrupted views of the turbine; impact assessed as **negative/moderate**. Windwhistle cottage lies just south of Hawkdow Farmhouse and is almost parallel with the proposed turbine site; however, the terrain and an area of woodland provides some local blocking; impact assessed as **negative/minor**. The cottage in its setting as a farmworkers dwelling is not altered by the turbine.

- Chapple cottage is a Grade II * listed building just north of Dowland and the topography of the landscape is such that there will be no impact from the turbine.
- Eastpark Farmhouse lies to the east of Iddesleigh, down a small lane; it is a Grade II Listed structure. Its status as an outlying farm to Iddesleigh will not change and the majority of the farm is orientated east-west, facing south. However its outlook to the north and therefore the experience of the farmhouse in its landscape setting will be impacted significantly by the turbine which will lie almost directly opposite the farm at a distance of less than 0.5-1km, assessment **negative/moderate**.
- Westpark Farmhouse is a Grade II Listed building to the west of Iddesleigh, down a small lane. This is set on a steep west-facing hillside which curves around to the north, giving views beyond Iddesleigh to the north. The turbine will be situated well over the brow of the next hill, but the blades may just be visible; impact assessed as **negative/minor**.
- Bridgetown contains a Farmhouse, garden wall and two cottages, as well as the nearby Paradise Cottage, all of which are Listed Grade II. The turbine will not be visible from this location; impact assessed as **neutral**.
- The small hamlet of Week lies south-south-west of the village of Iddesleigh, in a shallow valley with the land rising to the north. The turbine will not be visible from this location; impact assessed as **neutral**.
- Weekmoor Cross Cottage, a Grade II Listed building, lies on a small crossroads between the hamlets of Week and Bridgetown. Set on a high knoll of land facing a shallow valley, with rising land to the north. Trees have been planted in and around the cottage, probably as a wind break, and these would provide some local blocking, as does the local terrain; impact assessed as **negative/minor**.
- Immediately north of Weekmoor Cross is Duckslake, another Grade II Listed cottage. This however lies in a steep little coomb and has a heavy stand of native and conifer trees blocking any views; impact assessed as **neutral**.
- The hamlet of Pixton lies to the south-east of Iddesleigh, with both the farmhouse and cottage being Grade II Listed buildings. The farm lies on a north-facing slope, facing the village of Iddesleigh across a wide shallow valley. The cottage lies behind, over the brow of the hill, on a shallow west-facing slope and set into a bank. The cottage has some limited views with local blocking from trees, hedgerows, banks and the farmhouse. Its significance is understood through its relationship to the farmhouse and the group value as a small historic farming community on the outer fringes of Iddesleigh. The limited views from the cottage would suggest an impact of **negative/minor**, but the farmhouse with its wider views may be affected to a **negative/moderate** level. Lane End Cottages, which lie just down the road, may be considered part of this wider farming hamlet and they too will be affected by the turbine, they are however surrounded by trees and a mature planting regime of shrubs in their gardens, which provide some local blocking; impact assessed as **negative/minor**.
- The hamlet of Barwick lies within 1km to the east and contains three Listed structures: South Barwick and outbuilding (linhay) and Little Barwick. South Barwick is over the brow of a hill, on a south-facing slope, with no line-of-sight to the turbine; impact assessed as **neutral**. Little Barwick will, however, be affected, as the turbine will intrude on its skyline views to Iddesleigh; this will be minimised by local blocking from other buildings in the settlement, trees and hedgerows, and the building will still be understood within its context of a farming hamlet; impact assessed as **negative/minor**.

- Just to the east of Barwick lies a large farmhouse, Bryony Hill, another Grade II Listed property. The topography of the landscape shields this building from the turbine to a greater extent, but it would still be visible; impact assessed as **negative/minor**.
- West of Barwick and south of Pixton lies Fursdon Farm, another Grade II Listed building, set into a shallow combe, with open views to the north and the village of Iddesleigh. The farmhouse is surrounded by a mixture of mature trees and hedgerow shrubs. The small buildings are set around a courtyard, with the focus on the relationship between the house and its barns. The turbine would be visible immediately to the north; impact assessed as **negative/moderate**.
- East of Fursdon farmhouse lies Bullhead Farmhouse, which has a Grade II Listed outbuilding. The farmstead is set on a south-facing slope, off the brow of the hill and it is orientated to the wide open valley below it to the south. The turbine will not affect its immediate landscape or its outlook and there is no visual connection with Iddesleigh. The outbuilding is defined by its historic form and function and its relationship with the main farmhouse and this is in no way affected by the turbine; impact assessed as **neutral**.

3.6.2 Listed Structures: Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. In Cornwall but particularly in Devon there were many minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a turbine would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of a turbine is less pronounced.

- Ash House, Iddesleigh. This Grade II Listed property lies c.3km from the proposed turbine site, surrounded by its parkland and various parkland trees and managed woodlands, and these shield it from any views of the turbine. In addition, the whole building has been subject to prolonged, extensive and often unsympathetic ‘restoration’. This heritage asset is understood within this parkland setting which is unaffected by the turbine; impact assessed as **neutral**.
- Nethercote House, Stables and Gatepiers, all Listed Grade II, lie south-west of Iddesleigh village on ground that drops away to the south and west to a wide valley, with the house orientated to this valley. Behind the house the parish road is walled off from the property, and decorative stone gate piers frame the entrance to the grounds; beyond, the land rises to a shallow knoll, rising again up to Iddesleigh and the parish church. Very few windows appear to face towards the village and the house is also surrounded by a stands of mature native trees. Consequently any views to the turbine will be very limited, impact assessed as **negative/minor**. In summer, the foliage on the trees is at its thickest and the crops in the fields have grown, the impact will no doubt be further reduced to **neutral**. The house is understood within the context of its parkland and gardens, the gate piers by their location at the entrance to the grounds and their association and geographical location in

relation to the house, the stables by their relationship with the big house, and none of this is in any way affected by the turbine.

- Stafford Barton is a Grade II* property which lies to the north-east of Iddesleigh, south-west of Dolton. This is a substantial historic property set in a parkland location, with stands of mature parkland trees and individual specimen trees. There are also fisheries and lakes below the house, and woodland that wraps around to the south and east. A ridge of land rises between this property and the turbine location; there is no intervisibility and the turbine will have no impact on the parkland setting of the house or its specimen trees and parkland features; impact assessed as **neutral**.

3.6.3 Listed Structures: Churches and Pre-Reformation Chapels

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their *churchtowns*. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed turbine is located within the landscape in such a way to interrupt line-of-sight between towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern that it will be affected by a new and intrusive vertical element in this landscape. However, if the turbine is located at some distance from the church tower, it will only compete for attention on the skyline from certain angles and locations.

- The Grade I Listed Church of St Peter in Dowland, and the various Grade II Listed tombs in its churchyard are located in the centre of the village. The tombs and the churchyard, and the body of the church, are shielded from views of the proposed turbine by Manor Cottage and other historic properties. Trees, banks and barns also shield the church and any views from within the churchyard. The setting of the church in the landscape is not affected to the north toward Dolton, the west toward Meeth, but to the south to Iddesleigh the turbine will interrupt views. The effect on the church and its place as a prominent man-made feature in the landscape is therefore assessed as **negative/moderate**.
- The Grade I Listed Church of St James at Iddesleigh is shielded by the houses and high ridge of land that lie between it and the proposed turbine site. There will be no views from the churchyard or from around the body of the church. The value and significance of the church lies in its stone carvings and contents which will remain unaffected by an exterior influence. However, its tower will have views to the turbine at close proximity (1.3km), and the turbine will interrupt the views between Iddesleigh tower and other in the area to its north, most notably Dowland and Dolton. The most significant impact is, however, the removal of St James as the most dominant feature on the skyline for miles around. Despite the local blocking and negligible views from the church to the turbine, the impact on the setting of this building in the heart of its agricultural community naturally leads to an impact assessment of **negative/moderate**.
- The Grade I Listed churches of Honeychurch (Church of St Mary), Sampford Courtney (Church of St Andrew), Bondleigh (Church of St James), Burrington (Church of Holy Trinity), Beaford (Church of St George and All Saints) and Hatherleigh (Church of St John the Baptist) will all enjoy local blocking from their various settlements or the natural topography; impact assessed as **neutral**.
- The Grade I Listed churches of Broadwoodkelly (Church of St All Hallows) and Winkleigh (Church of All Saints) both occupy dominant positions on raised ground within their respective settlements and both will have intervisibility with the turbine to the north-west and west. The body of Broadwoodkelly church and its churchyard are shielded by the surrounding houses and its setting amongst historic thatched cottages will not be affected by the turbine; its Grade I status rests on the quality of its interior fittings, and these will not be affected by an exterior influence at a distance of 5km. Its relationship and connection with settlements and church towers to the west, however, such as Meeth, Iddesleigh and Dowland, will be interrupted by the turbine and therefore an overall assessment of **negative/minor** has been applied. Winkleigh church sits up above its settlement and the turbine will be visible from both the western side of the graveyard and the tower, at a distance of 5km+. As such it will interrupt views to settlements and churches to the west, and with a general lack of local blocking the impact is assessed as **negative/minor** to **negative/moderate**, even at such a distance.
- Roborough, Ashreigney, Wembworthy, Exbourne, Jacobstowe, Inwardleigh, Sheepwash and Petrockstowe are all Grade II* churches within villages or farming hamlets. Many of these have tall or squat square towers which provide widespread landscape views for tens of miles. These settlements and their churches lie at distances of 7-10km from the proposed turbine. The body of the church is often shielded from any intervisibility with the turbine by their surrounding settlements, which are often historic buildings themselves. The setting of a church, at the heart of a historic settlement and as the focus for religious worship, is in no way affected by a turbine of this size and at such a distance. The interiors, tombs, stonework, carving, paintings or fittings of a church often define its grade of Listing and therefore its significance. These features are to be understood within

the context of the structure, most commonly its interior, and the turbine can have no effect on the significance of these varied churches, any assessment being **neutral**.

Church towers, however, due to their height and landscape dominance, can be considered as a separate issue; many of these churches are visible to each other, especially their towers, within their own 3-5km immediate surroundings (Exbourne, Jacobstowe, Inwardleigh, or, Venton, Sheepwash, Petrockstowe) and the relationships (line of sight) between the various adjacent settlements and their churches is not broken by a turbine at such a distance. The pattern of settlement across the wider landscape can still be appreciated by the scattering of towers visible, many experienced from locations where the tower will not even be visible, due to topography or local blocking. Despite this, many of the towers will have a view to the turbine, however distant, and to the churches of villages such as Petrockstowe (Church of St Petroc) and Jacobstowe (Church of St James) the turbine will be visible to their respective east and north. Jacobstowe church for example, is positioned to the north of much of the settlement, and the land falls away to the north providing clear and open views back in the direction of the turbine. Any impact for these towers must, however, be assessed as **negative/minor**, as there is very little direct impact and a distant view of the turbine will not directly impact on their setting within a village, their views between each other and their significance which may be linked to their interiors, stonework or fittings.

- Brushford Church does not have a tower: it has a slated box spire. Therefore impact is assessed as **neutral** as there is no intervisibility or impact from the turbine.
- Merton Church and Huish Church, both Grade II * will have no views to the turbine, even from their towers; assessment **neutral**.
- The Church of St Michael in Meeth is Grade II * and lies to the north of its settlement on a high ridge of ground, with open 360° views. This building is not shielded by neighbouring structures as they are all positioned on the lower slopes of the hill. There will be clear views to the turbine from the churchyard to the north and east, some restricted views from the south of the church and churchyard, and clear views from the tower, where the turbine will dominate the skyline towards Iddesleigh. This will interrupt the connections between Meeth church and that of Iddesleigh, Dowland and to some extent Dolton. The significance of the church lies in its fine stone tomb plaques and windows and the various Listed gravestones and tombs within its churchyard; however, at a distance of 3km the turbine will affect how we view this church within its wider landscape setting and the views from the churchyard: impact assessed as **negative/moderate**.
- The Church of St Edmund in Dolton is a Grade II * Listed building. It also lies roughly 3km from the turbine, and like St Michael's at Meeth, intervisibility with the turbine can be confirmed. The line of sight from Dolton to Meeth and Iddesleigh is interrupted by the turbine, and this impact can be considered **negative/moderate**, as at Meeth. The impact is mitigated somewhat by the fact the churchyard and the body of the church are shielded from any impact by the surrounding town properties; impact assessed as **neutral**.
- The Church of All Saints at Monkokehampton is a Grade II Listed building and lies to the west of the village; it looks out over the flat base of the wide river valley to the north and east. The village will be shielded from any views of the turbine by the high ground on which Ash House is situated. Impact assessed as **neutral**. There are multiple Listed buildings in Monkokehampton for which the same assessment is given.

3.6.4 Listed Structures: Crosses, Gravestones, Milestones, Boundary Stones

Often ex-situ, sometimes in churchyards

Most medieval ‘wayside’ crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Listed (or Scheduled) gravestones/box tombs almost always lie within the graveyard of churches or chapels, and their setting is extremely local in character. Local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, will always play an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

- Within the village of Dowland, approximately 1-1.5km away from the proposed turbine, there are two Scheduled Monuments, one of which is also Listed as a Grade II structure. These monuments are partial or complete medieval wayside crosses. One is located within the churchyard of the Church of St Peter; only the shaft survives, the head being lost. It has lost its original and intended wayside context and the cross shaft is now understood within the confines of the churchyard and through its association with the church; this relationship remains unchanged and altered by the turbine, despite its proximity, and there are no views to the turbine; impact assessed as **neutral**. The cross base at the roadside junction is also assessed as **neutral**, as though it is still in its intended context, this relationship is not affected by the turbine, which due to local blocking will not be visible: assessment **neutral**.
- A further memorial stone cross, a Grade II structure, is recorded within a sinuous steep-sided river valley running in roughly north-south to the west of Iddesleigh. This cross is near the river and Bridgetown Farm. The valley context of this cross provides complete topographical blocking from the turbine, which would have no affect or impact on the location or context in which this monument is understood: impact assessed as **neutral**.
- There is a further cross, a Scheduled Monument, in Huish churchyard. As at Dowland, the impact is assessed as **neutral**.

3.6.5 Listed Structures within Historic Settlements

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

The context of the (usually) Grade II Listed buildings within a settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or their role or function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing, with any changes scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages, modern houses and bungalows built around and between the older ‘core’ of Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses are built or farm buildings converted to residential properties. The setting of these heritage assets within the village are rarely influenced by the erection of wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, the significance of these buildings and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of many churches will have changed significantly since their construction, but they usually remains at the heart of the settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine is unlikely to prove particularly intrusive.

- Iddesleigh village contains fourteen Grade II Listed thatched historic cottages, in a typical Devon vernacular style. Many of these will be shielded from views of the turbine by neighbouring buildings within the settlement, thus the impact is assessed as **neutral** for the majority. However Hillside, attached to Higher Court and Thatch End on the eastern side of the village, will have views to the turbine and at close proximity. A ridge of land would provide some protection, but not enough to mitigate the impact on the eastern side of the settlement: impact assessed as **negative/minor** to **negative/moderate**.
- Dolton is a small former market town, now a village that lies 3km north of the proposed turbine site. It contains many Listed buildings, mostly Grade II and comprised of thatched cob cottages. These mostly block each other from any visual relationship with the turbine: overall assessment of **neutral**.
- Meeth is a small village 3km west of the proposed turbine site. There are a number of Grade II Listed properties – Eastern Town Farmhouse and Greenbank Vicarage – and both of these properties and the village as a whole will have some limited views to the turbine and therefore the overall assessment for this is **negative/minor**.
- Dowland is a small village approximately 1.5km north-west of the proposed turbine site. There are numerous Listed and un-designated historic properties in the settlement, as well as modern buildings. Manor Cottage, a Grade II Listed building, is in the centre of the village and is shielded from any views or impact from the turbine by the other village properties: impact assessed as **neutral**. For the village as a whole, however, an assessment of **negative/minor** must be applied as there will be views to the turbine, although local blocking from vegetation and the topography will limit this.
- Monkokehampton lies within 4km of the proposed turbine site in a wide river valley; the local terrain – a high ridge of land to the north – will completely block views to or from the proposed turbine: impact assessed as **neutral**.

Chapels

Non-Conformist places of worship, current and former

Non-Conformist chapels are relatively common across the whole of Devon and Cornwall. They tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19th century, and adjudged significant more for their religious and social associations than any individual architectural merit. They can be found in isolated locations, but are more often encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement. The impact of a wind turbine is unlikely to be particularly severe, unless it is built in close proximity.

- The Baptists Church of Kingscott is a Grade II Listed building. It is set within the village, surrounded by 17th-19th century thatched cottages and with the larger Kingscott House to the south-west. The chapel is surrounded by a small graveyard with stone walls and iron gates. The turbine will stand at a distance of 10km and will in no way affect how the building is experienced: impact assessed as **neutral**.

3.6.6 Scheduled Monuments: Prehistoric Ritual/Funerary Monuments

Stone circles, stone rows, barrows/barrow cemeteries, cists, cromlech

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of inter-visibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to turbines is lessened where tall hedge-banks restrict the line-of-sight.

- On the high ridge of land north-east of Dolton stand three Scheduled Monuments. Three bowl barrows lie in a group spread across two fields; two of these monuments survive in good condition, as shallow but pronounced mounds, and they are divided from the third mound by a hedgebank. These fields are bounded by tall banks and hedges blocking any views out to the landscape immediately around or further afield. These barrows have lost their original open-ground location to the modern enclosed agricultural landscape. There is no direct intervisibility with the turbine at a distance of 5km: impact assessed as **neutral**. To the north-west lies another barrow, set in an open location that appears to be a piece of late-enclosed wasteland. This barrow has retained its open-ground location and can be viewed and experienced from various angles and locations. The barrow has not, however, survived in very good condition. Scrubby woodland and native trees to the south provide local blocking: impact assessed as **neutral**. A fifth barrow lies approximately 2.5km south-east of these others, on the same ridge of land, in amongst dense reeds. This monument was almost impossible to identify on the ground, consequently the turbine can have little additional impact; assessed as **neutral**.

3.6.7 Prehistoric Fortifications

Hillforts, tor enclosures, cross dykes, promontory forts

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. They are designed to see and be seen, and thus the impact of wind turbines is often disproportionately high compared to their height or proximity.

Tor enclosures are less common, and usually only enclose the summit of a single hill; the enclosure walls is usually comprised of stone in those instances. Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea.

It is not always clear when a large earthwork enclosure (e.g. a round) can be classified as a small hillfort. However, hillforts invariably occupy strong natural positions in the landscape, whereas other forms of enclosed settlement need not.

- Two hillforts are recorded within the wider 10km area, and both lie to the north-west. Both lie at the very outer edge of consideration at 9-9.5km, and both lie on steep wooded hillsides. Castle Hill hillfort stands on a south-facing slope, within a deep twisting valley, giving views to the south and east; however, the local terrain and intervening distance means that there is no discernible impact on this Scheduled Monument; impact assessed as **neutral**. The hillfort in Ten Oaks Wood is set on a northern slope, on a heavily wooded plot, and it too is unaffected by the turbine; impact assessed as **neutral**.
- Two castle mounds survive in good upstanding condition, to the north and to the east of the settlement of Winkleigh, and both are Scheduled Monuments. Court Castle lies in the centre of the settlement; the village hall has been dug into the mound, truncating it on its western side and blocking what were once quite open views across the rooftops of the settlement. Some very limited views survive from the top of the mound, but the context of the mound – fully enclosed by historic and modern developments – has dramatically altered its original context. This site is understood and experienced within Winkleigh; the impact of the turbine is assessed as **neutral** to **negative/minor**, as there will be some intervisibility between the turbine and site. Croft Castle to the east is blocked by the settlement and its wooded landscape location, impact assessed as **neutral**.

3.6.8 Ancient Landscapes

Relict Fieldsystems - Earthwork remains, cropmarks

Early fieldsystems sometimes survive in upland areas as earthworks, more often surviving as crop- or soilmarks in lowland areas. They rarely receive statutory protection, and where they do they are often associated with other well-preserved Scheduled Monuments. Most relict fieldscapes are very local in character, and thus the impact of a wind turbine is likely to be muted. The notable exception to this would be the Reaves of Dartmoor.

- The landscapes in and around the village of Iddesleigh – especially to the north of the proposed turbine site – betray a highly distinctive morphology: narrow linear fields with curving and/or reversed S-shaped boundaries, sometimes with clear relict elements (e.g. line of mature trees or earthworks, cropmarks or abrupt changes of boundary direction/orientation). These fields arose as the medieval strip fields of the village and its associated hamlets were enclosed. In many places the Listed (albeit Grade II) farmhouses and cottages lie within these fields, much as they might have done in the 17th century. The working countryside is a dynamic environment, but the juxtaposition of a late medieval enclosed landscape with its historic buildings lends an air of timelessness to the historic farming landscape.

3.6.9 Registered Landscapes

There are no registered landscapes – Battlefields and Parks & Gardens – within 10km of the proposed turbine site.

3.6.10 Historic Landscapes

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided Devon and Cornwall into roughly 15 ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. Both councils, AONBs and National Parks have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of turbines than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of turbines than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and other turbines, but the question of cumulative impact must be considered. The aesthetics of individual wind turbines is open to question, but as intrusive new moving visual elements within the landscape, it can only be **negative**, if **temporary/reversible**.

The proposed site at Iddesleigh lies within the *Culm Character Area*, characterised by flat plateau with deeply-incised and often wooded valleys, giving way to more rolling countryside in other areas. At Iddesleigh, the wider landscape is characterised by a high plateau to the north around Burrington and Roborough, and high east-west ridges of land separated by deep and sometimes wide valleys immediately in and around Iddesleigh. This topography contributes to a significant level of local blocking except to the south where the land becomes more open. This would help to reduce the wider impact of the turbine, whose visibility will be limited to specific areas.

There are relatively few wind turbines in this area at the present time. Larger groups are visible at a distance, towards Great Torrington and Exmoor, and only a small number of the small types of turbine are visible in the local area. As such, the issue of cumulative impact has yet to be raised in any meaningful way. In addition, the rolling and wooded countryside around Iddesleigh is probably rather less sensitive to visual intrusion than the more open uplands to the north and south, and has a greater carrying capacity: overall impact on landscape character assessed as **negative/minor** to **negative/moderate**.

3.7 Summary

Identifier	Site	NGR	Impact
90889	Pewson Barton	SS5817509586	Negative/moderate
90900	Winscott	SS5792409783	Negative/moderate
90899	Dartmoor Cottage	SS5781109702	Negative/moderate
90898	Ridges Farm	SS5766709669	Negative/moderate
93223	North Hall Farmhouse	SS5876708943	Negative/moderate
93219	Henacroft	SS5905608775	Negative/moderate
93214	Coombe Cottage	SS5767308735	Negative/minor
90885	Dowland Mill	SS5680010300	Negative/minor
90887 90888	Mons Hall & Barn	SS5692609048 SS5694509070	Negative/moderate
90890	Staple Farmhouse	SS5742510504	Negative/moderate
90897	Dowland Barton	SS5677210333	Negative/moderate
90886	Hawkdown Farmhouse	SS5801110423	Negative/moderate
90832	Chapple Cottage	SS5576510663	Neutral
93217	Eastpark Farmhouse	SS5763908345	Negative/moderate
93237	Westpark Farmhouse	SS5634308040	Negative/minor
93211 93225	Bridgetown with Paradise Cottage	SS5553307208 SS5570807278	Neutral
93230	Week	SS5662206180	Neutral
93232	Weekmoor Cross Cottage	SS5674706793	Negative/minor
93216	Duckslake	SS5673307077	Neutral
93227 93226	Pixton	SS5831807663 SS5826707617	Negative/minor to negative/moderate
93220	Lane End Cottages	SS5883007745	Negative/minor
93228 93229	South Barwick & Linhay	SS5942607584 SS5945407576	Neutral
93221	Little Barwick	SS5944607745	Negative/minor
90914	Bryony Hill	SS5988808053	Negative/minor
93218	Fursdon Farm	SS5780107256	Negative/moderate
93224	Bullhead Farmhouse	SS5874907248	Neutral
	Ash House		Neutral
93233 93235 93234 93236	Nethercote and associated structures	SS5638506821 SS5638906844 SS5638106843 SS5649006748	Negative/minor
90849	Stafford Barton	SS5843011463	Neutral
90892	Church of St Peter in Dowland	SS5680510310	Negative/moderate
93238	Church of St James in Iddesleigh	SS5689808222	Negative/moderate
93052	Church of St Mary in Honeychurch	SS629028	Neutral
93055	Church of St Andrew in Sampford Courtney	SS632012	Neutral
92894	Church of St James in Bondleigh	SS650048	Neutral
97155	Church of the Holy Trinity in Burrington	SS637166	Neutral
91663	Church of St George and All Saints in Beaford	SS552150	Neutral
93161	Church of St John the Baptist in Hatherleigh	SS541045	Neutral
92910	Church of St All Hallows in Broadwoodkelly	SS617059	Negative/minor
90947	Church of All Saints in Winkleigh	SS632080	Negative/minor to negative/moderate
91796	Church of St Peter in Roborough	SS576171	Neutral
90809	Church of St James in Ashreigney	SS628136	Neutral
95549	Church of St Michael in Wembworthy	SS662099	Neutral
92936	Church of St Mary Blessed Virgin in Exbourne	SS602019	Neutral
93278	Church of St James in Jacobstowe	SS596016	Negative/minor
93258	Church of St Petroc in Inwardleigh	SS560994	Neutral

91066	Church of St Lawrence in Sheepwash	SSS487063	Neutral
91029	Church of St Petroc in Petrockstowe	SS513091	Negative/minor
95480	Church of St Nicholas in Brushford	SS677076	Neutral
91765	Church of St Mary in Merton	SS525120	Neutral
90909	Church of St Mary in Huish	SS533110	Neutral
93295	Church of St Michael in Meeth	SS547082	Negative/moderate
90857	Church of St Edmund in Dolton	SS581055	Negative/moderate
93315	Church of All Saints in Monkokehampton		Neutral
27304 27305	Dowland Crosses	SS568103	Neutral
-	Iddesleigh Cross, near Bridgetown Farm	SS551072	Neutral
27306	Huish Cross	SS533110	Neutral
Multiple	Iddesleigh Village historic settlement	SS569082	Neutral to negative/moderate
Multiple	Dolton historic settlement	SS570120	Neutral
Multiple	Meeth historic settlement	SS547082	Neutral
Multiple	Dowland historic settlement	SS567103	Negative/minor
Multiple	Monkokehampton historic settlement	SS581055	Neutral
91831	Kingscott Baptist Chapel	SS537181	Neutral
28605 28606 28607 28616	Dolton Bowl Barrows	SS600124 SS583143	Neutral
36044	Castle Hill Hillfort	SS523168	Neutral
30305	Ten Oaks Wood Hillfort	SS561169	Neutral
30302	Court Castle mound	SS632082	Neutral
30303	Croft Castle mound	SS630080	Neutral
Multiple	Iddesleigh (Upcott) medieval fieldscape	SS576096	Negative/moderate
Multiple	Historic Landscape Character		Negative/minor to negative/moderate

4.0 Conclusions

4.1 Discussion and Conclusion

On the basis of the early cartographic evidence, the settlement at Coombe Farm seems to have been established after 1827 but before 1842, as a sub-division of an earlier estate. The antiquity of the field boundaries would suggest earlier occupation, and it is possible that there is an abandoned medieval farmstead somewhere on the property. If so, there was little evidence of this on the ground.

A relatively large number of Listed buildings, almost all Grade II, will have views to the proposed turbine, but the nature of those structures – mostly farms and associated structures – makes them far less sensitive to the visually intrusive turbine, especially since many working farms will be surrounded by visually unappealing and historically unsympathetic additions.

The historical maps demonstrate that much of this landscape has changed very little since at least 1843. Indeed, the primary heritage asset under consideration here must be the late medieval landscape of which Coombe Farm forms a part. Under normal circumstances *setting* is not particularly important to the significance of designated farmhouses or farm buildings, but in this instance the apparent antiquity of the immediate fieldscape – probably first enclosed in the later medieval period – taken together with the older Listed buildings, lends the landscape a certain timeless quality. This is, of course, a misleading impression, as the landscape is constantly evolving and home to many very modern buildings and agricultural practices. However, this is the context in which the impact of a small and obviously modern intrusive visual element needs to be considered.

In terms of the wider landscape, the bare-earth ZTV prepared by Amalgam Landscape (see Figure 6) would suggest the turbine would be visible across a relatively wide swath of central Devon. However, the size of the turbine, and the high probability of local blocking by trees or tall hedgebanks, makes this a rather misleading conclusion. Of course, local blocking will be subject to seasonal variation, and the turbine will be less visible in the summer and autumn.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, largely on the basis it is a relatively small turbine.

5.0 Bibliography & References

Published Sources:

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for archaeological Desk-based Assessment*.

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Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.

Thorn, C. & Thorn, F. 1985: *Domesday Book: Devon*. Phillimore.

Websites:

British Geological Survey 2012: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html, accessed 04/02/2013

Devon County Council 2013: *Historic Landscape Characterisation*.
<http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=hlc> [accessed 02.04.13]

Unpublished Sources:

Devon Heritage Centre:

Ordnance Survey 'Old Series' map
Iddesleigh tithe map 1843
Iddesleigh tithe apportionment 1842

Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT COMBE FARM, IDDESLEIGH, WINKLEIGH, DEVON

Location: Combe Farm, Iddesleigh, Winkleigh EX19 8BN
Parish: Iddesleigh
County: Devon
NGR: SS5787109077
Planning Application ref: Pre-application
Proposal: Wind turbine
Date: 21.03.2013

1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Mr Colin Illman (the Client). It sets out the methodology for desk-based research and a visual impact assessment and for related off site analysis and reporting at land at Coombe Farm, Iddesleigh, Winkleigh, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Bill Horner of Devon County Historic Environment Team (DCHET).

2.0 ARCHAEOLOGICAL BACKGROUND

Coombe farm is set within a landscape which is classified as *Medieval enclosures based on strip fields* by Devon Historic Landscape Characterisation. *This area was probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields.* There are a number of Grade II Listed buildings in the area such as Pewson Barton, Dartmoor Cottage, Win Scott, Ridge's Farm, North Hall and Coombe Cottage.

3.0 AIMS

3.1 The principal objectives of the work will be to:

3.1.1 Undertake a desk-based assessment of the site;

3.1.2 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;

3.1.3 Assess the direct visual effects of the proposed development upon specific landscape elements and historic assets through the use of photo-montages, including views from key features looking toward the development site, and showing scale images of the proposed turbine superimposed thereon;

3.1.4 Produce a report containing the results of the desk-based research, the geophysical survey and the visual impact assessment;

3.1.5 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

4.0 METHOD

4.1 Desk-based Appraisal:

The programme of work shall include desk-based research to place the development site into its historic and archaeological context. This will include examination of material currently held in the Devon County Council Historic Environment Record and examination of available cartographic sources.

4.2 Visual Impact Assessment (VIA):

4.2.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) will be undertaken by sub-contractor Amalgam Landscapes and this will be used during the archaeological VIA.

4.2.2 Historic assets that fall within the VIA will be assessed on the basis of their intrinsic importance and the potential impact of the development. This will include: all relevant undesignated heritage assets & Grade II Listed within 3km of the site; all Grade I & II* scheduled ancient monuments within 5km of the site; Grade I (exceptional) and all registered parks/gardens, sites with structured views and significant un/designated archaeological landscapes within 10km of the site. An abbreviated list of these heritage assets will be included as an appendix within the report.

4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 2nd Edition 2002. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.

4.2.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports.

5.0 REPORT

A report will be produced and will include the following elements:

5.1 A report number and the OASIS ID number;

5.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;

5.3 A concise non-technical summary of the project results;

5.4 The aims and methods adopted in the course of the investigation;

5.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;

5.6 A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended;

5.7 A copy of the DCHET brief and this PD will be included as an appendix.

The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under record number southwes1-146000.

6.0 FURTHER WORK

6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).

7.0 PERSONNEL

The project will be managed by Colin Humphreys; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of DCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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Appendix 2

Key Heritage Assets

Listed Buildings

Name: PEWSON BARTON

List entry Number: 1104601

Grade: II

Date first listed: 10-Mar-1988

UID: 90889

Details

DOWLAND SS 50 NE 8/101 Pewson Barton II Farmhouse. Almost certainly late medieval with C17 and later alterations and additions. Rendered cob and exposed rubble walls. Gable-ended thatch roof, corrugated asbestos to wing. Partly projecting rendered rubble front lateral stack with tapering cap and brick shaft; brick axial stack, one at right gable and one axial to wing. Plan: Originally 3-room-and-through-passage plan with lower end to the left. Early roof trusses survive over the hall and lower end and it is likely that they denote a medieval origin to the house which originally had an open hall with central hearth. As there is no access to the roof space this cannot however be proved. If there were an open hall it was ceiled in the circa early C17 with a front lateral stack added. A small dairy was built out behind the inner room. The additions at the lower, left-hand end, are more problematic; they compromise an L-shaped range, projecting to the front but apparently in 3 different sections of which the end part of the wing appears to be the earliest of C17 date, and the 2 intermediate sections later. One explanation may be that the C17 range was a detached kitchen and the space between it and the house was infilled later. The whole of this addition now performs a non-domestic function. Exterior: 2 storeys. Asymmetrical 2-window front, 3 to ground floor, with L-shaped addition projecting from left-hand end. Late C20 2 and 3-light casements apart from single light mid to late C20 casements without glazing bars to left on ground floor. C19 or early C20 plank door to passage to left of centre with hall stack projecting to its right. The stone addition at the left-hand end has 2 doorways on its inner face with brick arches. Small dairy wing behind right-hand end of house. Interior: C17 square-headed hollow and ovolo-moulded doorframe into hall from passage. The dairy has a heavy plain cambered head wooden doorframe. Hall fireplace blocked. Front room of wing contains chamfered and hollow step-stopped cross beams and open fireplace with worn wooden lintel. Roof: over the hall and lower end are 2 face-pegged jointed crucks probably with morticed collars, the front blade of the hall truss has been superseded by the hall stack. There is no access to the roof-space but there is every likelihood that this is a medieval roof structure. Other features are also likely to be concealed in this interesting house which was evidently of some quality. Listing NGR: SS5817509586

Name: WINSOTT

List entry Number: 1104605

Grade: II

Date first listed: 10-Mar-1988

UID: 90900

Details

DOWLAND UPCOTT SS 50 NE 8/112 Winscott II Small house. Early C18 with mid to late C20 addition. Rendered cob and rubble walls. Gable-ended thatch roof. 2 C20 rubble gable-end stacks. Plan: originally probably 1-room plan heated by fireplace at right-hand end. C19 lean-to at right-hand end. C20 1-room extension built at left-hand end. Exterior: 2 storeys. Asymmetrical 3-window front, left-hand windows are in extension which is slightly recessed. All mid to later C20 2-light ovolo-moulded wooden mullion windows. Thatch roofed porch to left of centre with C20 plank door behind. The 1st floor windows have small gables above. Lean-to against right-hand end. Interior: open fireplace with rough wooden lintel. Ceiling beams have been replaced. Listing NGR: SS5792409783

Name: DARTMOOR COTTAGE

List entry Number: 1104604

Grade: II

Date first listed: 10-Mar-1988

UID: 90899

Details

DOWLAND UPCOTT SS 50 NE 8/111 Dartmoor Cottage II House. Mid C17 with C19 addition and C20 alterations. Rendered cob walls. Thatch roof gabled to left end and hipped to right. 2 brick stacks - one axial and one at left gable-end. Plan: 3-room plan originally with baffle entry in front of axial stack which serves central and right-hand rooms. There also appears to be an original entrance in the gable end of the right-hand room. Left-hand room heated by gable-end stack. The right-hand room is no longer used as part of the domestic accommodation but for storage purposes. C19 outbuilding outshut added at right-hand end. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2-light casements. Slight projection to right of centre, in front of axial stack, with plank door. Late C20 gabled porch to left of centre with part-glazed door. Lean-to against right-hand end under catslide roof with door at front. Rear elevation has C17 2-light chamfered wooden mullion window to left of centre on 1st floor. Interior: fireplace in left-hand room has narrow-chamfered wooden lintel. Right-hand room has open fireplace with chamfered wooden lintel and C17 chamfered wooden doorframe in end wall. Listing NGR: SS5781109702

Name: RIDGE'S FARM

List entry Number: 1163124

Grade: II

Date first listed: 10-Mar-1988

UID: 90898

Details

DOWLAND UPCOTT SS 50 NE 8/110 Ridge's Farm II Farmhouse. Probably later C17 but altered in circa early C20. Plastered. Gable-ended thatch roof, hipped corrugated iron roof to adjoining barn. 2 brick stacks, one axial and one at right gable-end. Plan: 3-room plan but apparently not with the customary through-passage. The 2 end rooms are heated, the left-hand one by an axial stack. The central service room is small and has an axial passage in front of it between the 2 end rooms through which the house is entered. A C20 staircase has been inserted between the right-hand and central rooms. At the left-hand end of the house a C18 barn has been added. Exterior: 2 storeys. Asymmetrical 4-window front. On 1st floor are 2 metal frame casements to right of centre and left, and 2 early C19 horizontal sliding 12-pane sashes. 2 late C19 6-pane sashes on ground floor with late C20 2-light casement without glazing bars to left. C20 gabled porch to right of centre with part-glazed door. Barn at left-hand end has cart entrance on front wall. Interior: rough ceiling beam in left-hand room. Its open fireplace was probably rebuilt in the C19 and has brick jambs. Late C18 or early C19 corner cupboard with panelled door. Feet of insubstantial straight principal rafters visible on 1st floor.

Listing NGR: SS5766709669

Name: NORTH HALL FARMHOUSE**List entry Number:** 1309083**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93223**Details**

IDDESLEIGH SS 50 NE 4/115 North Hall Farmhouse - - II Farmhouse. Early C16, altered in C17 with C19 and C20 extensions. Rendered cob walls. Hipped thatch roof. 3 brick stacks one at each gable end (the right-hand one rendered) and one axial. Plan; originally 3-room and through passage plan with hall at least open to the roof with central hearth. The passage no longer exists but the lower end is probably to the right. Insertion of the 3 stacks and flooring probably contemporary in early-mid C17, hall stack placed at higher end of hall. C19 and C20 outshuts added at rear. In C20 stairs inserted in probable position of passage. Exterior: 2 storeys. Asymmetrical 4-window front of C20 casements. 2 C20 gabled porches, one towards each end with part-glazed doors. Outshuts along rear wall. Interior: left-hand room has substantial cross beam with narrow chamfer. Its fireplace has ogee stopped chamfered wooden lintel. Hall fireplace has chamfered wooden lintel with straight cut stops which rests on a curved wooden corbel at the right-hand end, the left-hand end has been built under in brick. Fireplace to right-hand room has chamfered wooden lintel with ogee stops. Roof: on the first floor trusses appear to be straight principals but 2 are exposed lower down where they crank sharply into the wall and extend down it. Over the hall the truss, purlins and common rafters are smoke-blackened. The truss is morticed at the apex with threaded purlins, no collar visible.

Listing NGR: SS5876708943

Name: HENACROFT FARMHOUSE**List entry Number:** 1309117**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93219**Details**

IDDESLEIGH SS 50 NE 4/111 Henacraft Farmhouse - - II Farmhouse. Circa late C16, possibly with late medieval origins, extended in C18 with C19 alterations. Rendered cob walls. Hipped thatch and asbestos slate roof. Rendered rubble lateral stack at front, brick stack at left-hand end and rendered brick lateral stack at rear. Plan: originally 3-room and through passage plan with lower end to the right. Hall heated by front lateral stack, lower room by rear lateral stack and inner room by gable end stack which may be an addition. At the front of the inner room an unheated wing was added probably in the later C17 of an unclear purpose since a dairy wing was added behind the inner room at a similar or slightly later date. Any evidence of a medieval open hall was probably removed when the hall and lower end were remodelled and the eaves raised, although it is possible that evidence survives over the inner room which is still thatched. The passage was blocked by an inserted staircase. Exterior: 2 storeys. Asymmetrical 3-window front of which the right-hand part was remodelled in the C19 with higher eaves to its slate roof and late C19 6-pane sashes. C20 gabled glazed porch to right of centre. The left-hand part of the house is thatched with a wing projecting from the end with C20 brick lean-to built against its inner face. Behind the left-hand end is a 1-storey thatched wing. Interior: hall has chamfered beams with pyramid stops. Plastered beam in inner room. All early fireplaces blocked but probably still survive. On the first floor is a C17 chamfered wooden doorframe. The part of the house remodelled in the C19 had its roof totally replaced. It is possible however that an early roof structure survives over the inner room where heavy purlins are visible although there is no evidence of a truss on the first floor. The front wing probably preserves its original roof of substantial straight principals.

Listing NGR: SS5905608775

Name: COOMBE COTTAGE**List entry Number:** 1326497**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93214**Details**

IDDESLEIGH SS 50 NE 4/106 Coombe Cottage - - II Cottage. C18. Plastered cob walls. Thatch roof hipped to left, gabled to right. Brick stack at right gable end. Plan: 2-room plan, entry into larger heated room to the right. Exterior: 2 storeys. Regular 2-window front of early C20 2-light casements. To left of centre is C20 glazed door behind gabled porch. Interior: fireplace has plain wooden lintel.

Listing NGR: SS5767308735

Name: DOWLAND MILL**List entry Number:** 1104600**Grade:** II**Date first listed:** 10-Mar-1988**UID:** 90885**Details**

DOWLAND SS 50 NE 8/97 Dowland Mill II House, formerly probably mill house. Mid C17 with early C20 addition. Plastered cob walls. Gable-ended concrete tile roof. Axial brick stack. Plan: 3-room baffle entry plan with lobby entrance in front of axial stack serving left-hand and central rooms. Unheated service room to right with stairs at rear which may be in original position. C20 lean-to at right-hand end. Exterior: 2 storeys. Asymmetrical 4-window front with slight projection to left of centre for entrance. On 1st floor is C19 2-light casement to left, original chamfered 2-light mullion window to left of centre in projection, early C20 3-light casement to its right and C19 3-light casement beyond it with 2 leaded lights. On ground floor to left is C20 3-light leaded pane casement, later C20 3 and 2-light casements to its right. Rustic timber C20 porch to left of centre with C17 square-headed chamfered wooden doorframe behind which has contemporary studded plank door with cover strips and strap hinges. Rear elevation has slight projection for stairs at left-hand end. To left of centre on ground floor is C17 3-light chamfered wooden mullion window which according to owner has been re-used from the front wall. Otherwise late C20 1 and 2-light casements. Good interior: left-hand room has open fireplace with cambered chamfered wooden lintel, stone ashlar jambs, chamfered on the inside and jewelled at the top. Very heavy chamfered ceiling beam. Central room has fireplace with moulded ashlar jambs and ovolo-moulded wooden lintel. Closely spaced narrow chamfered ceiling beams. The roof timbers were renewed when the thatch was removed. This is a very complete example of a mid C17 house, both in its plan form and its features.

Listing NGR: SS5680010300

Name: MON'S HALL**List entry Number:** 1333078**Grade:** II**Date first listed:** 10-Mar-1988**UID:** 90887

Details

DOWLAND SS 50 NE 8/99 Mon's Hall GV II Farmhouse. Probably late medieval origins but now exhibiting no features earlier than late C16, with C19 additions. Plastered cob walls. Hipped thatch roof. Stone rubble rear lateral stack and brick shaft set in from eaves at rear. Plan: 3-room-and-through-passage plan with lower end to the right. Hall is heated by rear lateral stack and lower room by fireplace in rear right-hand corner - probably a C18 insertion. In the C19 a small wing was added at the rear of the hall. Early C20 alterations removed the lower partition of the passage and inserted a staircase at the front of the hall. Beyond the lower room is a long barn which incorporates some late C16 ceiling beams although the quality of these suggest they may have been re-used from the house and the roof timbers suggest a C17 date. Exterior: 2 storeys. Long asymmetrical 3-window front of C20 2 and 3-light casements all disposed towards the left-hand end which is the house part. C20 glazed door to left of centre behind wooden lattice porch. The long attached barn to the right has all its openings on its rear wall consisting of 2 doorways and 3- window openings, one a first floor loading hatch. Small single storey wing projects from house to right of centre. Interior: right-hand room has chamfered and hollow step-stopped ceiling beam. Plastered chamfered beams in hall, its fireplace has been partly rebuilt. The right-hand 1st floor room has traces of a simple C17 moulded plaster cornice. A C17 door also survives on the 1st floor. There is no access to the roof space but the feet of insubstantial straight principals visible on the 1st floor suggests the trusses have been renewed. The end room of the barn has 2 heavy chamfered cross beams with pyramid stops. Its roof consists of substantial straight principals with curved collars set in and pegged. Listing NGR: SS5692609048

Name: BARN IMMEDIATELY TO NORTH OF MON'S HALL

List entry Number: 1163025

Grade: II

Date first listed: 10-Mar-1988

UID: 90888

Details

DOWLAND SS 50 NE 8/100 Barn immediately to north of Mon's Hall GV II Barn. C17. Plastered cob and rubble walls. Hipped slate roof. Rectangular plan with central threshing floor. Plan: single storey. Symmetrical front with central cart entrance which retains its original chamfered wooden doorframe. Slit opening either side - the left-hand one incorporates of a medieval trefoiled wooden light (visible internally only) presumably re-used either from the farmhouse or an earlier house. Plain slit openings on either end wall and the rear wall which has an opposing cart entrance. Interior: C20 A-frame roof. Listing NGR: SS5694509070

Name: WINDWHISTLE COTTAGE

List entry Number: 1104602

Grade: II

Date first listed: 10-Mar-1988

UID: 90891

Details

DOWLAND SS 51 SE 5/103 Windwhistle Cottage II Small house. Circa early C18 with C19 and C20 additions. Rendered cob and rubble walls. Thatch roof hipped to left end, gabled to right end, slate roof to C20 addition. Projecting rendered rubble stack at right gable end with brick shaft. Brick stack to rear outshut. Plan: 2-room plan, right-hand room heated. Probably C19 outshut built along rear walls. Late C20 wing added at front of left-hand end. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2-light leaded-pane casements, single light casement to right of centre on ground floor. Large C20 wing projecting from left-hand end. Doorway in rear outshut. Interior: inaccessible at time of survey. Listing NGR: SS5850110158

Name: HAWKDOWN FARMHOUSE

List entry Number: 1309388

Grade: II

Date first listed: 10-Mar-1988

UID: 90886

Details

DOWLAND SS 51 SE 5/98 Hawkdown Farmhouse II Farmhouse. C17 possibly with earlier origins, modernised in early C20. Plastered cob walls. Thatch roof hipped to left, gabled to right end. 2 brick stacks - one axial towards left-hand end and one at right gable end. Plan: 3-room-and-through-passage plan with lower end to the right heated by gable- end fireplace. Axial stack at higher end of hall also serves inner room. Late C19 or C20 outshut added behind higher end. Exterior: 2 storeys. Asymmetrical 5-window front of 4 C19 3-light casements on 1st floor with C20 3-light casement to their left and also on the ground floor. Early C20 gabled wooden lattice porch to right of centre with C20 plank door behind, 1st floor windows have eyebrows in the thatch above. Interior: fireplace in left-hand room has cambered narrow chamfered wooden lintel. No other original features visible on ground and the 1st floor was inaccessible at the time of survey. Early roof timbers may survive and other features are probably concealed. Listing NGR: SS5801110423

Name: STAPLE FARMHOUSE

List entry Number: 1309367

Grade: II

Date first listed: 10-Mar-1988

UID: 90890

Details

DOWLAND SS 51 SE 5/102 Staple Farmhouse II Farmhouse. Circa mid C17 with C20 alterations. Rendered cob walls. Thatch roof, half-hipped to left end, hipped to right end. Axial brick stack. Plan: 3-room plan. Left-hand room unheated, an axial stack between the central and right-hand rooms serves both. It is possible that there may originally have been a baffle entry into a lobby in front of the stack but the entry is now into the larger central room which was the hall, and a C20 staircase has been inserted in front of the stack. C20 lean-to added along rear wall. Exterior: 2 storeys. Asymmetrical 3-window front of C20 1 and 2-light casements without glazing bars. Large late C20 conservatory/porch along centre of front wall. Interior: right-hand room has fireplace with chamfered wooden lintel which has run- out stops, dressed rubble jambs and shallow shelf at the rear. The central room has rough closely spaced ceiling beams. An original chamfered wooden doorframe with peaked head leads from the central room to the left-hand one. Visible on the 1st floor are the feet of substantial straight principal rafters which may be C17 but further examination was prevented by lack of access to the roof space at time of inspection. Listing NGR: SS5742510504

Name: CHURCH OF ST PETER

List entry Number: 1309370

Grade: I

Date first listed: 04-Oct-1960

UID: 90892

Details

DOWLAND DOWLAND SS 51 SE 5/104 Church of St Peter 4.10.60 GV I Parish church. Some Norman fabric with C15 and early C16 additions, partially restored in 1876. Rubble walls, rendered to south side of nave and east end. Gable-ended slate roof. Plan: nave, chancel, north aisle, south porch and west tower. The fabric of the nave is probably Norman judging from the south doorway, the tower was added in the C15 and the north aisle in the early C16, the date of the south porch is uncertain and it may have been restored. Exterior: 3 stage crenellated west tower with crocketed pinnacles and 2-light granite belfry openings. Slits for stairs on north side. 4-centred granite west doorway with roll and hollow moulding and arched hoodmould. 3-light Perpendicular or granite west window which has had one mullion renewed. The west end of the aisle has a circa C16 late 2-light stone mullion window. On its north wall the aisle has 2 early C16 3-light segmental headed granite mullion windows with hoodmoulds and there is a similar window at its east end. The east window is 3-light Early English style, probably a restoration. C20 priest's doorway to south side of chancel. On south side of nave is C14 style partly restored window with a traceried square head. Plain gabled south porch with round-headed doorway. Interior is most remarkable for its oak 3-bay arcade of which only one other exists in Devon (Nymet Rowland). It has partly restored 4-centred chamfered arches and Pevsner A-type piers although that at the west end is circular and of stone. There is no chancel arch and the tower arch is plain and pointed. C16 carved bench ends survive fairly complete to the nave and aisle, except at the rear, their designs include the motifs of the Stafford and Kellaway families. The old wagon roofs with moulded ribs and carved bosses have been partly restored. The chancel roof is plastered. Very small roughly octagonal late medieval font on C20 base. C19 or early C20 pulpit. Various slate memorials survive, mainly from the 1st half of the C17 to members of the Stafford family. The porch has an arch-braced roof which may be early. Narrow roundheaded Norman south doorway which has been plastered. The internal walls are plastered. Source: Beatrix Cresswell: Churches in the Deanery of Tarrington; White's Directory 1878. Listing NGR: SS5680510310

Name: KIMP HEADSTONE APPROXIMATELY 5 METRES SOUTH SOUTH EAST OF CHURCH OF ST PETER

List entry Number: 1163102

Grade: II

Date first listed: 10-Mar-1988

UID: 90894

Details

DOWLAND DOWLAND SS 51 SE 5/106 Kimp headstone approximately 5 metres south south east of Church of St Peter GV II Headstone. Dated 1794 to Elizabeth Kimp. Slate. Straight headed with incised column to either side of inscription and arch above it which has flower decoration in spandrels.

Listing NGR: SS5681610301

Name: CROSS SHAFT APPROXIMATELY 5 METRES SOUTH OF CHURCH OF ST PETER

List entry Number: 1333079

Grade: II

Date first listed: 10-Mar-1988

UID: 90893

Details

DOWLAND DOWLAND SS 51 SE 5/105 Cross shaft approximately 5 metres south of Church of St Peter GV II Cross shaft. Late medieval. Granite. Octagonal with cushion stops, set into flat octagonal stone.

Listing NGR: SS5681210300

Name: DOWLAND BARTON

List entry Number: 1309318

Grade: II

Date first listed: 04-Oct-1960

UID: 90897

Details

DOWLAND DOWLAND SS 51 SE 5/109 Dowland Barton 4.10.60 GV II Farmhouse. Probably C16 or early C17 considerably altered and extended in C19. Rendered rubble and cob walls. Hipped slate and asbestos slate roof. Brick axial stack and 2 projecting rubble lateral stacks at rear. Plan: the house originated as 3 rooms with a through-passage, the lower end to the left. The hall and lower room both heated by rear lateral fireplaces. The inner room has a fireplace in a similar position but this may have been inserted in the C19. A small unheated wing behind the hall was added probably in the later C17 or C18. In the early to mid C19 the house underwent a considerable re-modelling at the higher end, the inner room was probably extended and a wing added behind it with an outbuilding beyond. Exterior: 2 storeys. Asymmetrical 4-window front of 12 and 16-pane early to mid C19 sashes. To left of centre on ground floor is C19 4-light wooden mullion window with roundheaded lights - this may be a replica of an earlier hall window. To right of centre is C19 6-panelled door with semi-circular fanlight and pilaster either side supporting slate doorhood on iron brackets. Towards left-hand end is C19 plank door in arched opening. The left-hand end of the house beyond it is considerably lower and has late C20 casements. The right-hand end wall of the house has 2 C19 16-pane hornless sashes and 2 C20 replicas. Lower set-back wing at rear terminating in outbuilding. Interior of hall has ogee moulded ceiling beams with hollow step stops. Lining its walls up to chair rail height are pieces of panelling dating variously from the C18 and C19 and some may be earlier. Heavy roughly chamfered ceiling beams in lower room. Otherwise the joinery is C19 consisting of chimneypieces panelled doors and shutters. The house was reroofed in the C20 but over the lower end the foot of what might be a curved principal rafter is visible on the rear wall of the 1st floor - lack of access to the roof-space over this end prevented a fuller inspection.

Listing NGR: SS5677210333

Name: MANOR COTTAGE

List entry Number: 1104603

Grade: II

Date first listed: 04-Oct-1960

UID: 90895

Details

DOWLAND DOWLAND SS 51 SE 5/107 Manor Cottage 4.10.60 GV II House, formerly church house. Circa early to mid C16, restored in circa early C20. Part rendered stone rubble walls. Gable-ended thatch roof. Brick stack at left gable-end, projecting rubble stack at right end and small stone lateral stack behind right-hand end. Plan: presently 3-room-and-cross-passage plan but this may not have been the original arrangement since the central room is very small and unheated. The largest room is that at the left-hand end. 2 storeys from the beginning. The rear lateral stack probably serves a first floor fireplace which, according to typical church house plan, would have heated the single large 1st floor room. In the circa early C20 the house was restored and virtually refenestrated, in some cases imitating the surviving original windows. Exterior: 2 storeys. Asymmetrical 5-window front all of circa early C20 windows. On 1st floor is 2-light chamfered wooden mullion to left, otherwise single light casements. 2-light wooden mullion windows on ground floor. At front of lean-to against left-hand end is a 2-light moulded wooden mullion window which has either been re-used or is contemporary with the others. To right of centre is circa early C20 segmental arched chamfered wooden doorframe with plank door. Rear elevation has one original 2-light chamfered wooden mullion with round arched heads on 1st floor to left of centre. A similar one to its right may

be contemporary. The window beyond it and the similar one on the ground floor are early C20 replicas. C20 square wooden lights on ground floor to left and right. Interior: plank and muntin screen to either side of passage both have been rebuilt during the restoration but the right-hand one still has its original headbeam. Open fireplace with high wooden lintel in left-hand room. Central room has substantial chamfered ceiling beams. Wooden lintel to first floor fireplace which has been partly altered. Roof: 2 original principal rafters with curved feet survive. They have threaded purlins and ridge and originally had morticed collars. The roof timbers are not smoke-blackened.

Listing NGR: SS5683210295

Name: Churchyard cross 6m south of Dowland church

List entry Number: 1013733

Date first scheduled: 18-Oct-1996

UID: 27305

List entry Description: Summary of Monument

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity. Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

The churchyard cross 6m south of Dowland church is a good example of its class, with both the socket stone and part of the ancient shaft surviving. It forms one of a pair of crosses in Dowland, the other being located at a roadside junction nearby. It is also clearly visible in the churchyard being located some 2m from the path to the church. The cross is likely to be in its original position. This monument includes a churchyard cross situated 6m to the south of Dowland church. The monument survives as an octagonal socket stone and a slightly tapering shaft. The socket stone is embedded in the grass and although the base may be square, only the octagonal upper surface is visible. The diameter of the socket stone is 0.83m, the length of each side is 0.39m and its height is 0.17m. The shaft is square from the base to a height of 0.36m, at which point there are rounded stops above which the shaft becomes octagonal. The shaft diameter tapers to 0.27m at the top and the length of each side of the octagon is 0.11m. The shaft has an overall height of 1.16m. The cross is Listed Grade II.

National Grid Reference: SS 56817 10305

Name: BASE OF CROSS ADJOINING ROAD JUNCTION AT CENTRE OF VILLAGE

List entry Number: 1333080

Grade: II

Date first listed: 21-Feb-1977

UID: 90896

Details

DOWLAND DOWLAND SS 57 SE 5/108 Base of cross adjoining road junction at centre of village 21.2.77 GV II Base of wayside. Late medieval. Granite. Octagonal with cushion stops and square socket for cross.

Listing NGR: SS5688010314

Name: Wayside cross socket stone at road junction 70m east of St Peter's Church

List entry Number: 1013732

Date first scheduled: 20-Dec-1995

UID: 27304

List entry Description: Summary of Monument

Wayside crosses are one of several types of Christian cross erected during the medieval period, mostly from the 9th to 15th centuries AD. In addition to serving the function of reiterating and reinforcing the Christian faith amongst those who passed the cross and of reassuring the traveller, wayside crosses often fulfilled a role as waymarkers, especially in difficult and otherwise unmarked terrain. The crosses might be on regularly used routes linking ordinary settlements or on routes having a more specifically religious function, including those providing access to religious sites for parishioners and funeral processions, or marking long-distance routes frequented on pilgrimages. Over 350 wayside crosses are known nationally, concentrated in south west England throughout Cornwall and on Dartmoor where they form the commonest type of stone cross. A small group also occurs on the North York Moors. Relatively few examples have been recorded elsewhere and these are generally confined to remote moorland locations. Outside Cornwall almost all wayside crosses take the form of a 'Latin' cross, in which the cross-head itself is shaped within the projecting arms of an unenclosed cross. In Cornwall wayside crosses vary considerably in form and decoration. The commonest type includes a round, or 'wheel', head on the faces of which various forms of cross or related designs were carved in relief or incised, the spaces between the cross arms possibly pierced. The design was sometimes supplemented with a relief figure of Christ and the shaft might bear decorative panels and motifs. Less common forms in Cornwall include the 'Latin' cross and, much rarer, the simple slab with a low relief cross on both faces. Rare examples of wheel-head and slab-form crosses also occur within the North York Moors group. Most wayside crosses have either a simple socketed base or show no evidence for a separate base at all. Wayside crosses contribute significantly to our understanding of medieval religious customs and sculptural traditions and to our knowledge of medieval routeways and settlement patterns. All wayside crosses which survive as earth-fast monuments, except those which are extremely damaged and removed from

their original locations, are considered worthy of protection. Despite the shaft having been removed, the socket stone at the road junction 70m east of Dowland church survives comparatively well in what is likely to be its original location. This forms one of a pair of crosses in Dowland, the other being located 6m south of Dowland church. This monument includes a socket stone for a wayside cross, situated at the southern side of a road junction between the B3217 and an unclassified road in the village of Dowland. The base of the socket stone measures 0.74m square and is 0.36m high. The stone has ribbed corner shoulders and is octagonal above. The socket hole measures 0.34m long by 0.32m wide and 0.12m deep. The metalled road surface is excluded from the scheduling where it falls within the cross's protective margin. The cross is Listed Grade II.

National Grid Reference: SS 56885 10306

Name: STAFFORD BARTON

List entry Number: 1104627

Grade: II*

Date first listed: 20-Dec-1956

UID: 90849

Details

DOLTON SS 51 SE 5/55 Stafford Barton 20.12.56 II* House, formerly small manor house. Circa mid C16, probably with earlier origins, altered and probably extended in C17, with further additions and alterations in C19 and circa 1920. Stone rubble walls, small coursed dressed stone blocks to porch, wall to its left and inner face of left-hand wing. Projecting rubble lateral stack at front with offsets, small C20 projecting front lateral stack to right of porch and another C20 rubble stack axial to rear right-hand wing, otherwise 4 brick stacks. Plan: complex development of plan, complicated by C20 alterations and addition. The basic form of 3 rooms and through-passage can just be discerned although the lower end to the right may have comprised 2 rooms. Hall heated by front lateral stack, small inner room beyond, 2 storey porch at front of passage. Wing projecting to front of inner room has similar stonework so may be contemporary or part of an early C17 remodelling which probably included the insertion of the hall stack although no direct evidence survives for an open hall. In the C19 2 rear wings were added one behind the passage and one behind the lower end, beyond the inner room an outbuilding addition was also made. The house was further extended in circa 1920 with a wing at the front which extended at the right end to another large wing at the rear, in both of these wings and the remainder of the house numerous old features were incorporated and re-used many from other old buildings in the area and replica features such as windows, doorways and beams inserted. Exterior: 2 storeys. Asymmetrical and very irregular front of which the old part of the house forms the central 5 window portion with a wing at its left-hand end and 2 storey gabled porch at centre. To left of porch is early C20 3-light wooden mullion window on first floor, below it is contemporary moulded wooden mullion which does, however, retain its old cill so it is presumably a replica of a C17 ovolo-moulded wooden mullion window on the first floor of which the cill at least is original, below it is Tudor arched stone doorway with 1/2-roll moulding. The wide internal wooden doorway to the house is carved with a trailing foliage motif and is reputed to have come from Loosedon Barton, Winkleigh, before its demolition. Windows to the right of the porch are early C20 2- and 4-light wooden mullions. Early C20 wing projects to the front and right and is castellated apart from a small gable at the front which has ball finial to coping stones and a single cinquefoiled light on first floor - this may be a heavily restored earlier wing or may simply re-use earlier fabric. Windows to wing otherwise C20 1- and 2-light wooden mullions. At left-hand end of house is lower C19 outbuilding extension with 2 storey addition to original house behind it. Rear elevation of original part of house (to right) has C20 wooden mullions, that to the rear of the hall is 4-light and transomed. Small pointed arch moulded stone doorway to its left, low down in wall is probably re-used. Dressed stone quoins extending half way up the wall towards the right-hand end of this range indicate the extent of the original house. To the left 3 gabled wings project, the end C20 one is much larger and crenellated at the sides. At its end on the first floor it re-uses a C17 5-light wooden oriel mullion window on curved brackets. Small re-used medieval window with 2 pointed lights above it. On ground floor is probably C20 7-light wooden mullion window. C20 conservatory, the front of central C19 wing, that to its right has large 2 storey window bay on its end wall. Interior: is a mixture of features, new and old - many of the latter re-used either from other houses or other positions, all however, are of a good quality. The lower partition of the screens passage is made up of a circa late C16 panelled screen with ovolo-moulded muntins and rails, chamfered on the reverse side, which comes from Loosedon Barton, Winkleigh. The hall fireplace has chamfered granite jambs and wooden lintel which has been cut into. Herringbone pattern to stones at rear of fireplace. The ceiling beams to the hall are very plain, suggesting that there might have formerly been a plaster ceiling there. Over the former passage are foliage carved cross beams and joists which are probably early C20. The rear passage doorway has an ovolo moulded doorframe with decorative stops of which the lintel and right-hand jamb have been renewed. The room to the left of the hall has an early C17. peaked head doorframe and 2 hollow step-stopped cross beams. The room to the lower side of the hall has a fireplace with plaster overmantle dated 1640 depicting various figures including soldiers. Adjoining the fireplace is a C17 moulded wooden doorframe and a good quality contemporary panelled door. The C20 rear wing contains the most impressive period feature a very large and elaborate early C17 plaster ceiling and frieze taken from No.7 Cross Street, Barnstaple. There is a simple C17 plaster overmantle to the fireplace with strapwork and heraldic devices. On the first floor are sections of re-used C16 and C17 panelling. Stafford Barton is mentioned in the Domesday Book and recorded as having a chapel in 1415. It was owned by the Irish family Kelaway from the C12 who changed their name to Stafford in the late C15 or early C16 and it remained in their ownership until 1890 when the family died out. The house was acquired in the early C20 by C.F.C. Luxmoore the famous explorer and he built the modern wing incorporating features from other houses such as Eggesform House (q.v.). The house retains considerable historic interest and its features given evidence of the high status it retained into the C20 although it has become somewhat difficult to discern its original form.

Listing NGR: SS5843011463

Name: CHURCH OF ST EDMUND

List entry Number: 1104629

Grade: II*

Date first listed: 04-Oct-1960

UID: 90857

Details

DOLTON CHURCH STREET, Dolton SS 5612 + 5712 13 + 14/64 Church of St Edmund 4.10.60 GV II* Parish church. C13 with early C16 additions restored and apparently partially rebuilt in 1888. Coursed rubble walls, rendered to top stage of tower. Gable-ended slate roof. Plan: nave, chancel, north and south aisles, west tower and south porch. The evidence of a C13 date is in the 2 lancets to the chancel and the early form of the arcades although they may have been partially rebuilt. Tower added in circa early C16 and porch probably at the same time but rebuilt in C19. Kelly's Directory records that the greater part of the church was rebuilt during the restoration of 1888 but it is difficult to discern the extent of this from its fabric. Exterior: 3 stage west tower with diagonal buttresses, crenellations and chamfered plinth. Granite west doorway has Tudor arch, roll moulded, with recessed spandrels and square hoodmould. Rebuilt 2-light trefoil-headed window above it. Square slits to stair turret on north side of tower. West end of each aisle has C19 Decorated style windows. North aisle has small Tudor headed doorway towards west end and 2 3- light Decorated style windows with a similar 2-light one at the east end. North side of chancel has 2 probably C13 lancets. East window is a large C19 copy of a C14 window. 3-light Perpendicular style window at east end of south aisle. On its south side it has 2 similar Decorated style C19 windows to the north aisle. Small Tudor-headed priest's door. Rebuilt south porch has pointed arch and small lancet on either side wall. Interior:

porch has C19 arch-braced collar beam roof. Possibly original pointed arch chamfered sandstone south doorway to Church. Both arcades have very wide pointed arches which are chamfered resting on massive chamfered piers with stopped capitals. Pointed and chamfered tower arch. Old wagon roofs to nave and aisles with chamfered ribs and carved bosses. Carved wall-plate to chancel and south aisle. Chancel roof renewed in 1862. Some old bench ends survive in the south aisle of Renaissance style with the initials I. S. and date 1581 commemorating John Stafford. In the east window some old glass has been preserved also with the Stafford arms. On the north chancel wall is a memorial to Barbara Lister dated 1696 consisting of a marble plaque with elaborately carved decoration around it. The font is particularly interesting because it consists of 2 intricately carved Saxon stones, the original purpose of which is unclear although it is suggested they may have been formed a cross. Sources: Kelly's Directory 1906; Beatrix Cresswell - Churches in the Deanery of Torrington.

Listing NGR: SS5700312012

Name: CHAPPLE COTTAGE

List entry Number: 1333048

Grade: II*

Date first listed: 10-Mar-1988

UID: 90832

Details

DOLTON SS 51 SE 5/41 Chapple Cottage II* House. Second half of the C15 with 2 phases of C16 alterations. Rendered cob walls. Thatch roof hipped to left end, gabled to right. Projecting rubble stack at right gable-end with brick shaft and projecting part rendered rubble front lateral stack. Plan: originally 2 or 3-room-and-through-passage plan. Very narrow lower room to left. The hall originally had a central hearth and together with the lower end was open to the roof. The inner room is somewhat more problematic as its original roof does not survive and a thick wall divides it from the hall with a step up. It is possible therefore that it is an addition, alternatively it could be contemporary in which case it was either floored from the start or else early in the C16. A further puzzling feature is the apparently early C16 doorframe on the 1st floor into the chamber over the inner room since this must predate the flooring of the hall - if it is not re-used it seems likely that a ladder may have led up to it from the open hall. The hall itself probably underwent a 2-phase modernisation to achieve its present form with the front lateral stack inserted first into the open hall in circa mid C16 and the final flooring of the hall and lower end completed by the late C16. Probably in the C20 the passage was blocked at the rear for the formation of a bathroom. Exterior: 2 storeys. Asymmetrical 4-window front of C20 1 and 2-light small-paned casements with top opening lights. Wide C20 plank door to passage towards left-hand end. The lateral stack is to its right with a curved oven projection adjoining it. Small squint window in left-hand angle of chimney stack projection. Interior: is surprisingly complete. At the rear of the passage is a small wooden unchamfered doorframe with square-headed pegged frame which looks crude enough to be an early feature and is probably re-used from somewhere else in the house. Plank and muntin screen between passage and hall with chamfered unstopped muntins - possibly an original low partition or a C16 insertion. Lateral fireplace to hall has very high hollow chamfered wooden lintel. Axial chamfered ceiling beam with pyramid stops and narrow-chamfered joists. The inner room has crude very broad, flat and closely spaced joists which have a very early appearance leading into the chamber above is an unchamfered wooden pegged doorframe with shouldered head which is unlikely to be later than mid C16. Roof: the original roof is complete over the lower end and hall, smoke-blackened throughout, with 2 pairs of full crucks. Square set ridge clasped between the tops of the principals and resting on a small yoke. Cranked morticed collar chamfered on soffit. Just over the lower side of the present passage is what appears to be the remains of a smoke louver. It consists on each side of the roof of a wooden board held against the rafters by a timber extending up from the purlin below and pegged onto the board. Visible in the underside of each board is what appears to be a vertical strut which extended originally outside to form the vent and there are mortices on each board at the other end for a similar strut. In the wall at the higher end of roof (dividing hall from inner room) is a smoke-blackened post supporting the ridge. This is notable medieval house of an early date which has had a complex evolution of plan and preserves interesting features from each phase of its development with a particularly complete and important roof structure.

Listing NGR: SS5576510663

Name: CHURCH OF ST JAMES THE LESS

List entry Number: 1309259

Grade: II*

Date first listed: 04-Oct-1960

UID: 90909

Details

HUISH HUISS SS 51 SW 4/120 Church of St James the Less 4.10.60 GV II* Parish church. Late C15 or early C16 tower, the rest rebuilt in 1873 by G. E. Street. Coursed stone rubble walls. Gable-ended slate roof. Stone chimney to vestry. Plan: nave, chancel, south aisle and porch, west tower and vestry on north side of chancel. Apart from the late C15 or early C16 tower the church was entirely rebuilt in 1873 mainly in the early Decorated style. Exterior: 3-stage castellated west tower with obelisk finials. Round-headed granite west doorway with roll and hollow moulding and arched hoodmould. C20 rebuilt 3-light Perpendicular style west window. 2-light segmental arched belfry openings. Slit openings for stair on north side. North side of nave has 3 2-light and one single light plate tracery type windows. At east end is lean-to vestry with arched doorway. Large 5-light east window of Decorated Style and similar small 2-light one on south side of chancel. The south aisle has a 3-light early Decorated style window to either side of the porch and a trefoiled light towards the east end. Single storey gabled south porch with 2 centred moulded arched doorway and diagonal buttress either side. Interior: south doorway has pointed arch with nookshafts. The internal walls are lined with fine sandstone ashlar. The 3-bay arcade is of similar stone with 4-centred arches and piers with moulded capitals. Wide similar chancel arch and pointed sandstone tower arch. Chancel has sedilia and piscina in south wall. Arch in north wall to vestry. Arch-braced collar beam roof to nave with cusping to arches and angels corbels to principal rafters. Boarded roof to chancel and plain wagon roof to aisle. Octagonal front of Caen stone with very fine fleuron carving to panels and stem consisting of clustered shafts, alternate ones of marble. The pulpit is of similar stone, 3-sided with tracery carved panels. On the west wall of the nave is an oval slate wall memorial to Jane Wollacombe who died in 1777. To the other side of the tower arch are 2 more wall memorials - one slate with nowy head dated 1668 the other marble and oval to William Spurway Gent who died 1715. Source: Pevsner: Buildings of North Devon.

Listing NGR: SS5337311081

Name: Churchyard cross 3m south of Huish church porch

List entry Number: 1013734

Date first scheduled: 07-Dec-1995

UID: 27306

Details

This monument includes a churchyard cross situated 3m south of Huish church porch and 4m north of the lychgate. The monument survives as an octagonal pedestal with two steps, a square socket stone and a small modern cross. The diameter of the bottom step of

the pedestal is 1.9m, the length of each side is 0.72m and it is 0.5m high. It has a chamfered plinth. The upper step has a diameter of 1.3m, the length of each side is 0.6m and it is 0.45m high. Both steps have projecting top edges. Within the upper step is a chamfered square collar which surrounds the base of the socket stone. This measures 0.83m long by 0.16m high and 0.12m wide and is square in shape. The socket stone measures 0.64m square, 0.33m high and has a socket hole (now infilled) which measures 0.25m square. Within the socket hole is a modern cross of square section which measures 1.09m high. The cross is Listed Grade II. Excluded from the scheduling is the metalled path surface where this falls within the cross's protective margin, although the ground beneath is included.

National Grid Reference: SS 53375 11072

Name: CHURCH OF ST MICHAEL

List entry Number: 1308852

Grade: II*

Date first listed: 22-Feb-1967

UID: 93295

Details

MEETH SS 50 NW 3/180 Church of St Michael - 22.2.67 GV II* Parish Church. Some Norman fabric with C14 and C15 additions, restored and extended in 1893. Stone rubble walls with some large dressed granite blocks to tower. Gable ended slate roof. Vestry has projecting gable end rubble stack with octagonal stone ashlar crenellated shaft. Plan: nave, chancel, west tower, south porch and vestry to north of chancel. The nave is probably basically a Norman structure judging from its south doorway and a window in its north wall. The chancel may date from the same time but was extended and refitted in the restoration of 1893 when the vestry was added on its north side. The west tower may be a C14 addition and the south porch was built in the C15. Exterior: 3 stage crenellated tower with plain pinnacles and no buttresses. No west doorway. 2-light granite mullion window on first stage with segmental heads. Rectangular stair projection on north side which extends only half way up the tower. At west end of north wall of nave is probably C20 roundheaded lancet window with chamfered stone surround. Vestry projects in small wing from north side of chancel. 3-light Perpendicular style east window dating from 1893 restoration, with buttress below it. On south side of chancel is restored square-headed 2-light window and a 3- light Perpendicular style restored window to its west. Shallow rectangular rood stair projection between them. C15 gabled single storey south porch has granite 4-centred double roll- and hollow-moulded arched doorway with incised scroll stops and hoodmould. Interior: porch has patterned cobbled floor with date 1818 outlined in design. Partly restored wagon roof with moulded ribs, carved bosses and crenellated wall plate with high relief carving on it. Plain C12 south doorway with double roundheaded arch, outer one chamfered with high relief carved balls and stars around the top. Plain jambs with imposts. Plain pointed tower arch. C15 wagon roof to nave has moulded ribs, carved bosses of various designs and trailing foliage design wall-plates. Chancel has restored boarded wagon roof. C17 semi-octagonal panelled pulpit. Square Norman font with 4 moulded corner shafts and central stem. It has a C17 wooden pyramidal cover with finial. On the north wall is a good plaster relief of the royal arms which has a pediment above and column to either side. Inscription at bottom reads "Hanibal Jerman and John Tawton. Church wardens in 1704". Slate wall memorial in tower dated 1611 to Elizabeth Hitchins. Slate wall memorial on south wall of nave to Samuel Jerman, died 1758 detailing below how he left money for charity. This is a very simple church but it has some good quality detail and the C19 restoration has added to rather than detracted from the building. Source: Kelly's Directory - 1906. Listing NGR: SS5480508283

Name: GREENBANK

List entry Number: 1146641

Grade: II

Date first listed: 29-Feb-1988

UID: 93292

Details

MEETH SS 50 NW 3/177 Greenbank - - II House, formerly vicarage. Circa 1820-30. Plastered stone walls with joint lining. Shallow pitch hipped slate roof with overhanging eaves. 2 rear lateral brick stacks. Plan: front block is single depth with 2 equal-sized principal rooms, either side of a central stairhall. To the rear is a long service wing. Exterior: 2 storeys. Symmetrical 3-window front with the outer windows set in full height segmental arched recesses. First floor windows are 20-pane hornless sashes with marginal glazing bars, the left-hand one is a late C20 facsimile. Large original 12-pane hornless sashes on ground floor. Central late C20 pilastered porch with glazed double doors. Behind it is the original marginal-glazed front door. Plain pilasters at corners and either side of porch. Long wing extends at rear of house. Interior: has original open string stick baluster staircase with wreathed handrail. Simple moulded ceiling band in front right-hand room. Listing NGR: SS5494808552

Name: EASTERN TOWN FARMHOUSE

List entry Number: 1105220

Grade: II

Date first listed: 29-Feb-1988

UID: 93291

Details

MEETH SS 50 NE 4/176 Eastern Town Farmhouse - - II Farmhouse. C17 with C19 and C20 additions. Rendered cob and rubble walls. Hipped concrete tile roof. 2 brick stacks - one at left-hand end and one axial. Plan: 3-room-and-through-passage plan, lower end to the left. Hall stack backs onto the passage. Lower room may have been extended and its stack added in C18. Inner room stack also probably a later insertion. C19 small wing added behind left-hand end and C19 or C20 outshut along rear wall of hall and passage. Exterior: 2 storeys. Asymmetrical 4-window front, the left-hand end of which is recessed. All C19 3-light casements with pin hinges apart from first floor left-hand window and that to left of porch on ground floor which are 2-light C20 casements. C20 lean-to porch to left of centre with plank door behind. Interior: hall has open fireplace with chamfered wooden lintel which has straight cut stops; oven in left-hand side. Chamfered unstoppped ceiling beam. Lower room has large fireplace with rough wooden lintel and inner room has similar smaller fireplace. The first floor landing has balusters with a C18 heavy turned newel post with ball finial which has probably been re-used. The feet of insubstantial straight principals are visible on the first floor suggesting the roof trusses are not earlier than C19. Despite having relatively few original features this house does preserve its original plan form as well as an unusually complete facade of C19 casements. Listing NGR: SS5501808263

Name: NETHERCOTT HOUSE AND STABLES ADJOINING TO NORTH-WEST

List entry Number: 1105237

Grade: II

Date first listed: 20-Feb-1952

UID: 93233

Details

IDDESLEIGH SS 50 NE 4/252 Nethercott House and stables 20.2.52 adjoining to north-west GV II Small country house. 1871. Believed to have been built by a local architect for William Arnold. Stone rubble walls of rock-faced rustification. Steep pitched gable

ended tile roofs. Several stone rubble chimney stacks also of rock faced rustication. Plan: double depth plan with side entrance at right end into passage, with small study to its right, leading to stair hall. To the front of this are the 3 principal rooms overlooking the garden - the central and right-hand ones are now one L-shaped room. At the left end of the stairhall and principal rooms is a narrower service range with kitchen at the rear. Exterior: 3 storeys. Tall symmetrical 3 window range to the right with larger lower service range to the left. Principal range has a large gable at each end, with stone copings and armorial shield at apex. 3-light stone mullion window on 2nd floor of each gable. Below is a 4-light mullion and transom window each with a small central colonnette. Between the 2 gables is a 2-light mullion window. Large 3-light bay window on ground floor to each side of mullion transomed lights. Central doorway with side-lights and transom over C19 glazed double doors. At the left-hand end of this range the chimney stack projects on a corbel table. The service range set back from the left-hand end has asymmetrical front with 3 mullion and transom windows and a small gable over the central 1st floor one. The principal entrance is on the right-hand end wall and has an imposing single storey Jacobean style balustraded porch. This has a round arched doorway and frieze above the strapwork devices. Late C19 or early C20 double panelled doors. Irregular rear elevation has large stair window with square section mullions in large projecting gable to left, projecting from the right-hand end of the house is a single storey stable wing with central gable and 3 doorways. Interior: partly in the Jacobean style with large dog-leg staircase and ceiling of moulded beams and joists in left-hand room. Other features, however are more classical such as moulded egg and dart cornices and ceiling bands in the central and right-hand rooms. The hall and stairs have a panelled and carved dado which is dated 1903. Both exterior and interior of the house survive relatively unaltered. To include small section of crenellated walls to north east of house incorporating gate piers with conical caps.

Listing NGR: SS5638506821

Name: FORMER WATER TOWER APPROXIMATELY 30 METRES NORTH OF NETHERCOTT HOUSE

List entry Number: 1105238

Grade: II

Date first listed: 29-Feb-1988

UID: 93235

Details

IDDESLEIGH SS 50 NE 4/254 Former water tower approximately - 30 metres north of Nethercott House GV II Former water tower. Probably 1871. Rubble walls. Pyramidal tile roof with finial. Square on plan. Each elevation has rectangular opening below eaves. Narrow doorway on west wall with plank door. Tank now removed.

Listing NGR: SS5638906844

Name: COACH HOUSE AND STABLE IMMEDIATELY TO NORTH OF NETHERCOTT HOUSE

List entry Number: 1166097

Grade: II

Date first listed: 29-Feb-1988

UID: 93234

Details

IDDESLEIGH SS 50 NE 4/253 Coach house and stable immediately - to north of Nethercott House GV II Coach house and stables. 1871. Stone rubble walls. Half-hipped tile roof. Plans: 3 bay plan with coach house to left, tack or feed room at centre and stable to the right. Exterior: single storey. Regular 3 bay front with central timber framed gable which projects on wooden brackets. Below it is an open-fronted section with a doorway to tack or feed room at rear and into the stable to the right. Left-hand bay has garage doors at front. Casement window to stable to the right. Interior not inspected.

Listing NGR: SS5638106843

Name: GATE PIERS APPROXIMATELY 100 METRES SOUTH-EAST OF NETHERCOTT HOUSE

List entry Number: 1166116

Grade: II

Date first listed: 29-Feb-1988

UID: 93236

Details

IDDESLEIGH SS 50 NE 4/255 Gate piers approximately 100 metres south-east of Nethercott - House II Gate piers and gate. Probably 1871. Square stone piers with rock-faced rustification and rounded caps with raised semi-circle at centre of each side. Lattice-braced timber gate.

Listing NGR: SS5649006748

Name: WEEKMOOR CROSS COTTAGE

List entry Number: 1309097

Grade: II

Date first listed: 29-Feb-1988

UID: 93232

Details

IDDESLEIGH SS 50 NE 4/124 Weekmoor Cross Cottage - - II Cottage. C18 with C19 additions. Plastered cob walls. Thatch roof gabled to right end, hipped to left. Brick stack at right gable end. Plan: 2-room plan, heated room to right. C19 rear and side outshuts. Exterior: 2 storeys. Regular 2 window front of C19 2-light casements, early C20 3- light casement to right on ground floor. Central C20 part-glazed door. Outshut and catslide roof at rear and one at right-hand end. Interior not inspected.

Listing NGR: SS5674706793

Name: DUCKSLAKE

List entry Number: 1105231

Grade: II

Date first listed: 29-Feb-1988

UID: 93216

Details

IDDESLEIGH SS 50 NE 4/108 Duckslake - - II Small house. Circa mid to late C17, possibly with earlier origins, with C19 extension. Rendered cob walls. Gable ended thatch roof. 2 brick stacks, one axial and one at left gable end. Plan: 2-room plan, each heated - right-hand room by axial stack. C19 outshut added at rear. Exterior: 2 storeys. Asymmetrical 2-window front of mid to late C20 diamond leaded pane 2-light casements. C19 plank door at right-hand end under short catslide roof with rustic wooden porch. C19 outshut along rear wall. Interior inaccessible at time of survey but seems to contain 2 open fireplaces with wooden lintels. It is possible that old roof timbers also survive.

Listing NGR: SS5673307077

Name: PARADISE COTTAGE

List entry Number: 1309088

Grade: II

Date first listed: 29-Feb-1988

UID: 93225

Details

IDDESLEIGH SS 50 NE 4/117 Paradise Cottage - - II Cottage with adjoining integral outbuilding. Circa mid-late C17, modernised late C20. Rendered cob walls. Thatch roof hipped to left end, gabled to right end. Brick stack at right gable end. Plan: 2-room plan with integral outbuilding at left-hand end. Right-hand room heated. Exterior: 2 storeys. Regular 2-window front with windows disposed towards the right-hand end which is the house part. C20 2-light casements with central C20 plank door. Interior: fireplace has cambered wooden lintel, chamfered with hollow step stop at left-hand end. Brick oven. One original roof truss survives which has a cambered collar halved and dovetailed onto the straight principals and with mortices in its soffit for a partition. Listing NGR: SS5570807278

Name: BRIDGETOWN FARMHOUSE AND GARDEN WALL IMMEDIATELY TO NORTH EAST

List entry Number: 1326496

Grade: II **Date first listed:** 29-Feb-1988

UID: 93211

Details

IDDESLEIGH SS 50 NE 4/103 Bridgetown Farmhouse and - garden wall immediately to north east GV II Farmhouse. Early C16 with possibly later C16 and C17 alterations and later C19 addition. Rendered cob and rubble walls. Gable ended thatch roof. Brick stack at right gable end and gable end of rear wing; projecting rendered rubble lateral stack at front. Plan: 3-room and through passage plan, lower end to the left. Originally only 2 rooms with central passage, hall to the right open to the roof with central hearth. The form of the lower end is unclear as it appears to have been rebuilt in the circa late C16 as a 2-storey range with a solid full-height wall between it and the hall. The hall was ceiled in circa early C17 and a front lateral stack added to it. Probably at this stage an inner room was added beyond it and a fireplace and newel stairs inserted at the gable end of the lower room. Behind it a wing was built possibly for service purposes which was extended in the C18 as a farm building but has since been demolished. In the later C19 a parlour wing was added behind the passage. Exterior: 2 storeys, 3 storeys to rear wing. Asymmetrical 3-window front of C19 3 and 5-light casements with leaded lights to the left-hand ground floor window. The first floor right-hand window has an arched head and gothic tracery to glazing. Lean-to C20 porch to left of centre with part glazed door. Behind it is C19 gothic tracery part-glazed door in C17 ovolo-moulded wooden door frame. Rear elevation has C17 chamfered wood mullion window to left on first floor. C19 wing to right of centre. Interior: C17 ovolo-moulded wooden doorframe to lower room from passage. Lower room has wooden newel stairs adjoining blocked fireplace with wooden lintel. To their rear is early C17 chamfered doorframe which formerly led to rear wing. This, the doorway to the stairs and the cupboard to the left of the fireplace have C17 3-plank doors with the central plank recessed. Hall has early C19 panelled full height built-in cupboard with dentilled cornice. Probably C18 bench along higher end wall. Inner room has chamfered axial beam. Another C17 chamfered doorframe survives on the first floor. Roof: One pair of cruck-type timbers survive, one of which appears to have a face peg very low down. Over the lower end (which is separated from the hall by a full-height cob wall) the roof is clean with a late C16/early C17 truss which has a cranked collar halved onto it and a threaded ridge. The roof over the hall is smoke-blackened and its truss has a morticed, cranked collar, threaded ridge and purlins. To the higher side of this truss the rafters and thatch are also heavily smoke-blackened. Immediately to the lower side of the truss another truss has been put right against it with crossed apex and lapped collar but also slightly darkened by smoke. The roof over the inner room is clean with no truss but heavy purlins. To include rubble garden wall immediately to front of house.

Listing NGR: SS5553307208

Name: UNOCCUPIED COTTAGE APPROXIMATELY 20 METRES TO EAST OF BRIDGETOWN FARMHOUSE

List entry Number: 1105229

Grade: II **Date first listed:** 29-Feb-1988

UID: 93212

Details

IDDESLEIGH SS 50 NE 4/104 Unoccupied cottage approximately _ 20 metres to east of Bridgetown Farmhouse GV II Probably farm labourer's cottage, now unoccupied. C18. Rendered rubble walls with some cob. Thatch roof nipped to left, gabled to right. Rubble stack at right gable end. Plan: 2-room plan, right-hand room heated, the 2 rooms are now both self-contained with individual external access. Exterior: 2 storeys. Regular front with openings only on the ground floor. C20 2-light casement to the right with plank doors to right and left of centre and 2- light C19 dairy window to left with square section mullion.

Listing NGR: SS5557407206

Name: UNOCCUPIED HOUSE APPROXIMATELY 40 METRES TO SOUTH EAST OF BRIDGETOWN FARMHOUSE

List entry Number: 1105230

Grade: II **Date first listed:** 29-Feb-1988

UID: 93213

Details

IDDESLEIGH SS 50 NE 4/105 Unoccupied house approximately - 40 metres to south east of Bridgetown Farmhouse GV II Unoccupied former farmhouse. Early C16 with C17 alterations. Partly rendered rubble and cob walls. Gable ended corrugated iron roof. Projecting front lateral stack - probably rubble with brick shaft but at present overgrown with ivy. Plan: 3-room and through passage plan, lower end to the right. Hall at least originally open to the roof with central hearth, replacement of roof structures to higher and lower ends make their original form unclear. Hall ceiled in circa early C17 with front lateral stack added at the same time. Lower room heated by gable end stack. C19 brick wall inserted between hall and passage. Exterior: 2 storeys. Asymmetrical front the windows of which are overgrown. 3 doorways, those at the left and right end have been inserted, the original door to the passage is at the centre and retains its original roundheaded door frame with small roll-moulding. Projecting chimney stack to its left with adjoining semi-circular oven projection to its right. Interior: lower room has fireplace with cambered chamfered and step-stopped wooden lintel. Hall has chamfered cross beams with convex stops. Its fireplace has chamfered wooden lintel resting on curved wooden corbels with vertical grooves cut into them. Built in settle against higher end wall has curved bench end. Roundheaded wooden doorframe to inner room lightly chamfered on hall side. Roof: original smoke-blackened roof truss, purlins and ridge survive over hall. The truss is of heavy scantling and its front blade has a curved foot. Threaded purlins and ridge, the morticed collar has been removed. Over the lower end is a probably C17 truss consisting of straight principals with morticed apex, trenched purlins and no collar.

Listing NGR: SS5558407176

Name: CROSS AT SS 554074

List entry Number: 1165986

Grade: II **Date first listed:** 29-Feb-1988

UID: 93215

Details

IDDESLEIGH SS 50 NE 4/107 Cross at SS 554074 - - II Wayside Cross. Late medieval. Granite Latin cross with tapering shaft which has chamfered edges.

Name: WESTPARK FARMHOUSE**List entry Number:** 1105239**Grade:** II**Date first listed:** 22-Feb-1967**UID:** 93237**Details**

IDDESLEIGH SS 50 NE 4/125 Westpark Farmhouse - 22.2.67 - II Farmhouse. C17 considerably remodelled in circa late C18-early C19 and probably extended at the same time with C19 additions. Plastered cob walls. Thatch roof, half-hipped at either end of main range, gabled to rear wing and right-hand range where it is considerably lower. Large projecting plastered rubble stack with brick shaft at right-hand end of main range and also at gable end of right-hand range, brick stack at left-hand end. Plan: original plan form is unclear and has been considerably altered. The main range to the left has a symmetrical 2-room plan with central stairhall but the right-hand room clearly dates to the C17. Behind the left-hand room is an unheated dairy wing probably C18. Recessed from the right-hand room is another 1-room range also apparently C17 which formerly extended further that way. C19 outshuts added along rear wall. The main range was remodelled in the late C18 or early C19 and possibly also extended to the left at this time. Exterior: 2 storeys. The larger left-hand range has a symmetrical 3 window front of late C18 or early C19 tripartite sashes with 4:8:4 panes on first floor and 5:15:5 panes on the ground floor. At centre on first floor is panelled and glazed double door. Below it is late C18, early C19 6-panelled door with a pilaster either side and flat slate doorhood above. Recessed from the right-hand end and considerably lower is a further 1-window range with 3-light C20 casements and lean-to porch in the angle with main range. Rear elevation has C19 outshuts apart from dairy wing at right-hand end. Interior: the main range has panelled shutters and doors, arches and open string staircase with stick balusters and carved tread ends which date from the remodelling. The right-hand room has chamfered cross beams and large open fireplace with C19 surround in front of old lintel. There is another open fireplace in the right-hand range. Roof timbers all C19 straight principals. This house has a very picturesque exterior and possesses considerable landscape value visible from some distance away.

Listing NGR: SS5634308040

Name: CHURCH OF ST JAMES**List entry Number:** 1309051**UID:** 93238**Grade:** I**Date first listed:** 22-Feb-1967**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/126 Church of St James - 22.2.67 GV I Parish church. C13 origins but main fabric dates to C15, partly rebuilt in 1846-8 and restored in 1879. Coursed slate stone rubble walls incorporating some granite ashlar to buttresses of tower. Gable ended slate roof with late C19 decorative ridge tiles. Plan: nave, chancel, north aisle and chapel. west tower and south porch. Although the earliest fabric of the church dates mainly to the C15 the earliest feature is a C13 effigy in the north chapel. A partial rebuilding of some of the walls was undertaken in 1846-8. The vestry was added at the west end of the north aisle in 1850. Exterior: 4 stage west tower with angle buttresses, battlemented with crocketed pinnacles. Gargoyle of crouching animal figure at top of each buttress. 2-light granite belfry openings with segmental headed lights apart from on east side which has cinquefoiled heads. Limestone west doorway with 2-centred head richly moulded with trailing vine carving in high relief, now much eroded. Large restored Perpendicular west window and smaller window above. Rectangular stair projecting on north side of tower. C19 vestry between north aisle and tower. North aisle has 3 partly restored tall 3-light Perpendicular windows. Similar east window to aisle has granite panel below carved with flower and heraldic arms devices. East window completely restored Perpendicular as is 2-light window on south window to nave which retains only its original granite jambs and mullions. 1 storey gabled south porch has granite roundheaded doorway with double rollmoulded arch and hoodmould above. Small slate sundial above dated 1720. To west of porch nave has 2 early C16 trefoil headed windows one above the other - possibly signifying an early gallery at the west end of the nave. Interior: tall 3 bay granite arcade with Pevsner A-type piers with moulded cup capitals and 4-centred moulded arches. Rebuilt plastered chancel arch and arch to north chapel. Tall 4-centred undecorated tower arch. Internal walls have C20 render covering. Original wagon roofs survive with high relief moulding to ribs and carved bosses. Partly restored carved wall-plates. Chancel roof has been set onto C19 angel corbels. Early C17 semi-octagonal panelled pulpit with integral carved lectern and top panels carved with strapwork design. Section of C15 screen with Perpendicular tracery to north chapel - this was renovated in 1883. Octagonal granite font with carved panels and moulded shaft - churchwarden's accounts suggest a date of 1538. It has a good C17 pointed wooden cover with finials at top and the corners and a frieze of strapwork and foliage design. C13 effigy of Knight under low arch on north wall of chapel believed to be one of the Sully family who probably founded the church. The figure has chain armour and flat helmet and holds a shield. Good slate wall memorial of 1681 on north wall of chancel. To Wilmot Veale, wife of the rector. Inscription in gothic script with high relief carved figure of woman and child to the right. Source: Beatrix Cresswell - Notes on Devon Churches - Deanery Churches in the Deanery of Torrington; Kelly's Directory 1906.

Listing NGR: SS5689808222

Name: CHEST TOMB APPROXIMATELY 4 METRES TO SOUTH OF CHURCH OF ST JAMES**List entry Number:** 1105240**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93239**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/127 Chest tomb approximately 4 metres - to south of Church of St James GV II Chest tomb formerly altar stone. Medieval, resited in mid C19. Sandstone ashlar sides with granite top which has coved cornice and rectangular recess at centre. The north side has an arched recess with central pillar. Recess on south side has inserted C19 slate plaque to Thomas Anstey. Source: Beatrix Cresswell - Notes on Devon Churches - Deanery of Torrington.

Listing NGR: SS5690208209

Name: HILLS VIEW**List entry Number:** 1105241**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93240**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/128 Hills View - GV II Semi detached cottage. C18. Rendered cob walls. Gable ended thatch roof. Brick stack at left-hand end. Plan: originally 2-room plan with entry into larger heated room to left and small service room to right. Exterior: 2 storeys. Regular 2 window front of C20 2- and 3-light casements. C20 plank door to right of centre. Interior: has insubstantial rough beams and open fireplace plastered over.

Listing NGR: SS5694108232

Name: DUKE OF YORK INN**List entry Number:** 1309026**Grade:** II**Date first listed:** 22-Feb-1967**UID:** 93241**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/129 Duke of York Inn - 22.2.67 GV II Inn. Circa mid C17 probably extended in C18. Rendered cob walls. Thatch roof hipped to left-hand end, attached at right-hand end. 2 brick stacks, 1 axial and one between main range and wing. Plan: original plan not entirely clear and probably extended at either or both ends. Currently 4 rooms with central axial stack and small wing behind left-hand room. Right-hand room was a separate cottage and on the first floor it extends over a carriageway at its right-hand end. Exterior: 2 storeys. Asymmetrical 7 window front of C20 1-, 2-, 3- and 4-light casements. some with small panes. C20 plank door to right of centre and C19 6 panelled door towards left-hand end. The right-hand end of the building has a C19 3-light casement on 1st floor over the carriageway, the left-hand partition of which is a chamfered plank and muntin screen, possibly reused as it is not complete. It has a cranked head doorframe at the centre. Rear elevation has C19 outshut Interior of inn has fireplace with part-chamfered, part ovolo-moulded wooden lintel. Listing NGR: SS5695208235

Name: THATCHED COTTAGE IMMEDIATELY TO NORTH OF CORDWAINER'S COTTAGE**List entry Number:** 1166173**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93243**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/131 Thatched cottage immediately to - north of Cordwainer's Cottage GV II Cottage. C18 origins considerably extended probably in C19. Rendered cob walls. Thatch roof gabled to left-hand end hipped to front wing. Brick stack at left gable end. Plan: original range to left of 2-room plan with large wing projecting from right-hand end probably a later addition. Exterior: 2 storeys. Asymmetrical 2-window front with wide wing projecting from right-hand end. C20 2- and 3-light casements apart from first floor right-hand window which is a C19 2-light small-paned casement. C20 stable-type door below it with open fronted porch. Interior inaccessible but seen to contain open fireplace with cambered wooden lintel in left-hand room. Listing NGR: SS5697608245

Name: CORDWAINER'S COTTAGE**List entry Number:** 1326501**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93242**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/130 Cordwainer's Cottage - GV II Cottage. Probably C17 but no dateable features visible. Plastered cob walls. Thatch roof gabled to front of wing and left-hand end where attached to adjoining property. Brick stack at right-hand end. Plan: 1-room plan with small wing in front of right-hand end. The purpose of this small room is unclear - possibly lack of space forced the builders to extend to the front rather than sideways, alternatively the house may have been larger once. Outbuilding wing at rear converted to domestic use. Exterior: 2 storeys. Asymmetrical 2-window front including one to wing projecting to right. C20 2- and 3-light casements, the left-hand first floor window is in C18 wooden frame with square section mullions. C20 stable-type door at centre behind open-fronted lean-to porch. Inner face of wing has very small light on ground floor. Interior: open fireplace has oven at rear, C20 replacement wooden lintel. Roof timbers are likely to be C19, the feet of insubstantial principal rafters are visible on the first floor resting on the wall-plates. Listing NGR: SS5697808234

Name: POST OFFICE**List entry Number:** 1105242**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93244**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/132 Post Office - GV II Small house, incorporating post office. Circa early C18. Rendered cob walls. Thatch roof gabled at left end, hipped to right. 2 brick stacks - one at left gable end, one rear lateral. Plan: 2 heated room plan with C19 or C20 outshut added at rear. Exterior: 2 storeys. Asymmetrical 2 window front of C20 2- and 3-light casements with C20 stone and thatch porch at centre which has plank door. C20 lean-to against right-hand end and outshut at rear. Interior not inspected. Listing NGR: SS5702608239

Name: HILLSIDE AND HIGHER COURT**List entry Number:** 1166178**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93245**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/133 Hillside and Higher Court - GV II Pair of cottages, originally probably one house which was extended and divided. Early-mid C17 altered in later C19 or early C20. Rendered cob walls. Gable ended thatch roof. 2 brick gable end stacks and projecting rendered rubble front lateral stack with brick shaft. Plan: probably 3-room-and-through-passage plan originally although the position of passage and lower room is not now clear and the house may have been extended at one end. Hall heated by front lateral stack. Divided into 2 cottages at lower end of hall, probably in later C19 or early C20. Exterior: 2 storeys. Asymmetrical 4 window front - 2 windows to each cottage - of C20, 2-, 3- and 4-light casements. Plank door at centre of each cottage. Semi-circular oven projection at left-hand end. Interior: chamfered cross beam in left-hand cottage. Feet of straight principals visible on first floor the access to roof space. Right-hand cottage has stone roll-moulded fireplace at gable end. Roof trusses replaced in C20. Listing NGR: SS5702908227

Name: THATCH END**List entry Number:** 1326502**Grade:** II**Date first listed:** 29-Feb-1988**UID:** 93246**Details**

IDDESLEIGH IDDESLEIGH SS 50 NE 4/134 Thatch End - GV II House, formerly 2 cottages. Mid-later C17. Rendered cob walls. Gable ended thatch roof. 2 gable end brick stacks. Plan: now 2-room plan house but was formerly two 1-room plan cottages. Each room heated. C19 outshuts added at rear. Exterior: 2 storeys. Regular 4-window front of C20 2-light casements apart from the first

floor window right of centre which has small panes and is probably C19. Two C20 plank doors - to left and right of centre. Interior: right-hand room has fireplace with chamfered and step-stopped wooden lintel. Similar fireplace in left-hand room.
Listing NGR: SS5706108190

Name: LOWER COURT

List entry Number: 1309033

Grade: II **Date first listed:** 29-Feb-1988

UID: 93247

Details

House, formerly pair of cottages. Circa mid C17. Plastered cob walls. Hipped thatch roof. Central axial brick stack. Plan: now one house but originally probably pair of 2-room plan cottages, the inner room of each heated by the central axial stack and with an outer unheated small service room. Exterior: 2 storeys. Asymmetrical 3-window front of C20 1-, 2- and 3-light casements in small openings. 2 C19 plank doors, towards left- and right-hand ends. Rear elevation retains original 3-light chamfered wooden mullion window. Interior inaccessible at time of survey but may contain original features such as ceiling beams, fireplaces and roof timbers.
Listing NGR: SS5701008186

Name: K6 TELEPHONE KIOSK

List entry Number: 1254450

Grade: II **Date first listed:** 07-Mar-1988

UID: 93357

Details

The following building shall be added to the list:-

IDDESLEIGH THE GREEN SS50NE 4/253 GV K6 Telephone Kiosk II Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast Iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: SS5699108210

Name: MEADOW VIEW

List entry Number: 1166195

Grade: II **Date first listed:** 29-Feb-1988

UID: 93249

Details

IDDESLEIGH IDDESLEIGH SS 50 NE 4/137 Meadow View - GV II Cottage. Circa early C18. Rendered cob walls. Gable ended thatch roof. Brick stack at left-hand end. Plan: 2-room plan with entry into large heated room to left. Small service room to right. Exterior: 2 storeys. Asymmetrical 1 window front, 2 to ground floor. 3- and 2- light C20 casements to ground floor, C19 2-light leaded pane casements on first floor. C20 plank door to right of centre. Lean-to against right-hand end. Interior has no original features exposed apart from plastered open fireplace in left-hand room.
Listing NGR: SS5694808191

Name: ROSE COTTAGE, THE OLD NORTHCOTE ARMS AND ADJOINING COTTAGE TO WEST

List entry Number: 1105243

Grade: II **Date first listed:** 29-Feb-1988

UID: 93248

Details

IDDESLEIGH IDDESLEIGH SS 50 NE 4/136 Rose Cottage, The Old Northcote - Arms and adjoining cottage to west GV II Row of 3 cottages. Circa late C17 or early C18. Rendered cob walls. Thatch roof hipped to left gabled to right end. 2 axial brick stacks and one at right gable end. Plan: to 2-room plan cottages to right with both rooms heated by end stacks and 1- room plan cottage to left heated by axial stack. Exterior: 2 storeys. Asymmetrical 7-window front, 3 each to 2 right-hand cottages (Old Northcote Arms at centre and Rose Cottage to the right) and 1 to left-hand cottage. All C20 2- and 3-light casements, some small-paned, except for ground floor left-hand window which is small-paned 3-light C19 casement. C19 plank door to its left. The other 2 cottages each have a C19 plank door at the centre. Small thatched outbuilding wing behind end of Rose Cottage. Interior: inaccessible at time of survey.
Listing NGR: SS5736208252

Name: EASTPARK FARMHOUSE

List entry Number: 1166002

Grade: II **Date first listed:** 29-Feb-1988

UID: 93217

Details

IDDESLEIGH SS 50 NE 4/109 Eastpark Farmhouse - - II Farmhouse. C17 with C19 and C20 additions. Plastered rubble walls. Hipped thatch roof. Brick stack at left-hand end, very large brick axial stack. Plan: 3-room and through passage plan, lower end to the left. Hall heated by axial stack at the higher end. C19 and C20 outshuts added at rear. Exterior: 2 storeys. Asymmetrical 4-window front of early-mid C20 3 and 4-light casements. C20 part glazed door to left of centre behind open-fronted gabled porch. At rear is C19 outshut to left and C20 lean-to to right. Interior of part of ground floor only accessible. The 2 left-hand rooms have chamfered cross beams, fireplaces are blocked. It is possible that early roof timbers may survive.
Listing NGR: SS5763908345

Name: FURSDON FARMHOUSE

List entry Number: 1326498

Grade: II **Date first listed:** 29-Feb-1988

UID: 93218

Details

IDDESLEIGH SS 50 NE 4/110 Fursdon Farmhouse - - II Farmhouse. Circa early C17 possibly with earlier origins, altered and extended in C19. Rendered cob and rubble walls. Roof is thatched to left-hand part, hipped at the end, slated to the right-hand part with higher eaves and gabled at the right end. 2 brick stacks, one axial and one at right gable end. Projecting rubble lateral stack to rear. Plan: 3-room and through passage plan originally, lower room to the left, heated by rear lateral stack. Hall stack backing onto passage. In the C19 the house was extended at the higher end by an extra room and the hall and inner room refronted with the eaves raised either at this stage or in the C20, when the thatch was removed from this end. Later C19 and C20 extensions were made at the rear. Exterior: 2 storeys. Asymmetrical 4-window front, the right-hand part has a symmetrical 3-window front of C20 2 and 3-light casements with C20 glazed door at its left-hand end and part-glazed door at centre. The left-hand thatched part has an early C20 2-light casement on the first floor and a later C20 3-light casement below to left and 1-light window to right. C19 plank door to passage

beyond. Interior: hall has framed ceiling of intersecting moulded beams. The remainder of the interior was not accessible and an early roof structure may survive.

Listing NGR: SS5780107256

Name: PIXTON FARMHOUSE

List entry Number: 1166054

Grade: II

Date first listed: 29-Feb-1988

UID: 93227

Details

IDDESLEIGH SS 50 NE 4/119 Pixton Farmhouse - GV II Farmhouse. Late C16 or early C17 possibly with late medieval origins. Plastered cob walls. Gable ended thatch roof. Brick stack at left gable end and partly projecting plastered rubble lateral stack at front. Plan: 3-room and through-passage plan, lower end to the left heated by gable end stack, hall heated by front lateral stack with integral hall projection adjoining it at the higher end. Unheated inner room. Exterior: 2 storeys. Asymmetrical 4-window front of C19 casements - mainly 2-light to first floor 3-light to ground floor apart from an early C19 partly leaded-pane 3-light casement to right on first floor. C20 gabled open-fronted porch to left of centre with mid C19 6-panel door behind. The chimney stack to its right projects on the left-hand side but continues on the same line to the right forming a slight window bay to the hall. At the top of the chimney stack is a small slate sundial dated 1720. C19 plank door to right. The left-hand part of the house has an ovolo-moulded wooden wall-plate below the eaves. Interior: hall has 2 moulded cross-beams, one is a half team at the higher end. Below it is early C17 panelling above an integral bench which has a decorative bench end with 2 finials. Inner room has chamfered axial beam with pyramid stops. Hall fireplace blocked but part of chamfered wooden lintel visible. Roof: roof space inaccessible at time of survey but on first floor fairly substantial feet of straight principals are visible which might suggest a C17 or early C18 date although this cannot be confirmed without a fuller inspection and it is possible that earlier timbers may survive. Other early internal features may be concealed.

Listing NGR: SS5831807663

Name: PIXTON COTTAGE

List entry Number: 1105234

Grade: II

Date first listed: 29-Feb-1988

UID: 93226

Details

IDDESLEIGH SS 50 NE 4/118 Pixton Cottage - GV II Small house. Early to mid C17. Plastered cob walls. Gable ended thatched roof. Projecting rendered rubble stack at each gable end, right-hand one has dripcourse near the top, left-hand one has brick shaft. Plan: 2-room plan with central lobby entry in front of spiral stairs which may be original and lead out of right-hand room. Both rooms heated by gable end stack - right-hand one larger hall/kitchen has projecting window bay at the front. Exterior: 2 storeys. Asymmetrical 1-window front, 2 to ground floor, of early C20 small-paned 2-light casements. Projecting gabled bay to right of centre has a window on each floor. C20 part-glazed and panelled door to left of centre. At front of right-hand end is semi-circular oven projection with thatched roof. Late C19 or early C20 outshot against right-hand end. Interior: left-hand room has very heavy chamfered axial beam with run-out stops. Fireplace has chamfered wooden lintel although the opening is now blocked. First floor and roof-space inaccessible at time of survey and early roof timbers may survive. This small C17 house has an interesting plan form which survives relatively unaltered.

Listing NGR: SS5826707617

Name: OUTBUILDING IMMEDIATELY TO NORTH-NORTH-WEST OF BULLHEAD FARMHOUSE

List entry Number: 1326499

Grade: II

Date first listed: 29-Feb-1988

UID: 93224

Details

IDDESLEIGH SS 50 NE 4/116 Outbuilding immediately to north-north-west of Bullhead - Farmhouse - II Outbuilding whose original purpose is unclear but was unlikely to be agricultural although tile absence of a fireplace apparently precludes a domestic use. C16. Walls are of very small pieces of coursed stone rubble, faced with cob on the inside. Left-hand wall rebuilt in brick. Hipped corrugated iron roof. Plan: 1-room plan with no sign of a fireplace but it is possible that the rebuilding of one end wall replaced a chimneystack at that end. Exterior: 2 storeys. Asymmetrical front with doorway at right-hand end which has original roundheaded moulded wooden frame and heavy studded plank door. Later inserted doorway to left. Lean-to against right-hand end. Pigeon holes below eaves. Interior: heavy roughly chamfered ceiling beams. Roof: both original trusses survive - one a side-pegged jointed cruck, one a raised cruck. High morticed cranked collars, diagonal ridge and threaded purlins. The timbers are all clean.

Listing NGR: SS5874907248

Name: LANE END COTTAGES

List entry Number: 1105232

Grade: II

Date first listed: 29-Feb-1988

UID: 93220

Details

IDDESLEIGH SS 50 NE 4/112 Lane End Cottages - II Pair of cottages. Circa late C17. Plastered cob walls. Thatched roof to left-hand part hipped at left-hand end, corrugated asbestos to right-hand wing. Rendered brick stack at right end of left-hand cottage, right-hand cottage has rendered, probably rubble axial stack. Plan: pair of 2-room cottages at right angles to each other each with one heated room - the left-hand cottage has an end stack to its right-hand room, the right-hand cottage has an axial stack. Exterior: L-shaped building of which left-hand range has regular 2-window front of early C20 2 and 3-light casements. Central C20 open-fronted gabled porch with part-glazed door behind. Right-hand cottage in wing projecting from right-hand end has one 3-light C20 casement without glazing bars on first floor and a 1-light C20 casement below with a 2-light small-paned C19 casement to the right. C20 corrugated iron porch to centre with C19 plank door behind. Interior of left-hand cottage has open fireplace in right-hand room with chamfered wooden lintel (partially covered) and shallow shelf at the rear. Roof timbers not inspected but no timbers believed to be visible on first floor.

Listing NGR: SS5883007745

Name: LITTLE BARWICK

List entry Number: 1166027

Grade: II

Date first listed: 29-Feb-1988

UID: 93221

Details

IDDESLEIGH SS 50 NE 4/113 Little Barwick - II House, originally probably farmhouse. Circa late C15 with early C17, C19 and C20 alterations. Rendered rubble and cob walls. Thatched roof hipped to rear wing, otherwise gabled at each end. 2 gable end brick stacks. Plan: original plan not entirely clear due to C19 and C20 alterations but the size of the house suggests a 2-room plan initially

open to the roof over tile hall which was at the right hand end. A solid wall divides it from the left-hand room which may be likely to be original and have been floored from the start or it may be a C17 addition as a parlour. In the C17 the house was floored and a stack added at either end, there also appears to have been a central axial stack but it is not clear how this affected the room arrangement since there is room only for a small room at the centre. Probably in the C18 a stable or animal shed was added behind the left-hand room. In the C19 the house was divided into 2 cottages and in the later C20 it reverted again to one property and these changes may have significantly altered internal partitions. Alternatively it is possible that the house formerly extended further at the left-hand end. Exterior: 2 storeys. Regular 3-window front of 2-light C20 casements without glazing bars. Central C19 plank and glazed door under gabled doorhood. Outbuilding wing extends behind left-hand end. C20 lean-to addition at rear of house. Interior: right-hand room has large fireplace with chamfered wooden lintel which has straight-cut stops, brick jambs probably rebuilt and brick oven in right-hand side. The left-hand room has a good quality C17 beamed ceiling with 2 ovolo-moulded cross beams with jewelled stops, its joists also have moulded edges. Adjoining the fireplace however in a recess for the window the joists are chamfered with pyramid stops. The fireplace has an ovolo-moulded wooden lintel and a cloam oven in the left-hand side. Roof: the original roof structure survives over the right-hand side of the house. It consists of 2 true crucks of very heavy scantling with morticed cranked collars, threaded purlins and threaded diagonal ridge which has triangular strengthening block below. The original common rafters also survive - all the timbers are heavily smoke-blackened and some original sooted thatch is also preserved. The internal full-height cob wall is also blackened on the hall side. The roof of the left-hand end is inaccessible. The particular interest of this house lies in its medieval full cruck trusses which are relatively unusual in Devon in comparison to the jointed crucks that are much more prevalent in this area. It also preserves some good quality C17 features.

Listing NGR: SS5944607745

Name: SOUTH BARWICK FARMHOUSE

List entry Number: 1326500

Grade: II

Date first listed: 29-Feb-1988

UID: 93228

Details

IDDESLEIGH SS 50 NE 4/120 South Barwick Farmhouse - - II Farmhouse. Circa early-mid C17 with C19 alterations. Rendered cob walls. Hipped thatch roof. 2 axial brick stacks, one to main range one to front wing, and rear lateral stack of rendered rubble. Plan: 4-room and through-passage plan with wing at front of right-hand end. The main range appears to be all integral but with so few early features exposed this cannot be verified and it is possible that the left-hand end is an addition. The wing in fact exhibits the most recognisably early features - probably mid C17 - and as this is presumably a later addition the main range could be circa early C17. The room to the left of the passage is heated by an axial stack, that to the right by a rear lateral stack and the inner room of the wing is also heated by an axial stack. The outer room beyond it is an outbuilding. The house was modernised in the C19 and a small rear addition made behind the right-hand end which was made 2 storeys in the C20. Exterior: 2 storeys. Asymmetrical 4-window front of early C20 small-paned 2-light casements on the first floor and late C19/early C20 4-pane sashes below apart from mid C20 metal frame casement to the right. C19 6-panel door with flat doorhood to right of centre. Long lower wing projecting from right-hand end with C19 plank door at right-hand end. Outer face of wing has 3-light C17 ovolo-moulded wooden mullion window on ground floor. Interior: room to right of passage has substantial plastered ceiling beams. C17 ovolo-moulded wooden doorframe in wing. Roof-space not inspected but only 1 pair of substantial straight principals visible on first floor which may be C17, otherwise timbers probably replaced in C19 or C20.

Listing NGR: SS5942607584

Name: LINHAY IMMEDIATELY TO EAST OF SOUTH BARWICK FARMHOUSE

List entry Number: 1105235

Grade: II

Date first listed: 29-Feb-1988

UID: 93229

Details

IDDESLEIGH SS 50 NE 4/121 Linhay immediately to east of - South Barwick Farmhouse GV II Linhay. C18. Cob side walls, stone rubble piers with cob at the top. Hipped corrugated iron roof. Rectangular 4-bay plan. Now 1 storey but probably had loft originally. Regular 4-bay open front divided by circular piers. Interior: probably original roof trusses consisting of straight principals with pegged collars set into them, some of them curved.

Listing NGR: SS5945407576

Name: BRYONY HILL

List entry Number: 1104569

Grade: II

Date first listed: 10-Mar-1988

UID: 90914

Details

WINKLEIGH SS 50 NE 8/125 Bryony Hill II Farmhouse. Mid C17 but may incorporate some C16 fabric which was heavily remodelled. Extended in C18. Modernised in late C20. Rendered cob walls. Thatch roof gabled to left end and rear, hipped to right end. Projecting coursed rubble front lateral stack, brick stack at left gable-end and brick stack axial between the 2 rear ranges. Plan: basically a 3-room-and-through-passage plan with the lower end to the right. It is not clear however whether the house originated with an open hall, to which the lateral stack was probably integral, and was heavily remodelled in the C17, or whether it is a single phase C17 building as the hall screen and fireplaces do not seem to fit its ceiling and rear doorframes. Kitchen wing behind hall and inner room is mid C17 and adjoining it at the rear of the hall is a contemporary stairwing which has had the staircase rebuilt. The original form of the unheated lower room is also unclear since it has obviously performed an animal house function but the quality of its ceiling beams suggest this is a secondary use. Beyond the kitchen further additions were made in the C18 at right angles forming a parallel range to that at the front. The house was modernised in the late C20, completely refenestrated and the lower end subdivided. Exterior: 2 storeys. Asymmetrical 6-window front of late C20 2 and 3-light casements. Gabled C20 porch to right of centre with C20 plank door behind. Rear wing extends behind left-hand end with another range forming a cross wing at its higher end. Interior: passage has plank and muntin screen at its higher end with chamfered muntins which have notched stops and true mitres to the chamfered headbeam. There are several initials and a date in the 1700's carved on it. The lower end has heavy chamfered cross beams with step stops. The joists of the passage run through the screen to the hall which has 3 ovolo-moulded cross beams with scroll stops, the lower one quite near to the screen. At the rear of the hall are 2 similarly decorated wooden doorframes, one to the kitchen wing and one to the stair wing. The hall fireplace has a chamfered wooden lintel with straight-cut stops which rests on 2 wooden corbels with curved ends, the right-hand one has been hacked off. The kitchen wing has a heavy chamfered and step-stopped crossbeam and a fireplace with chamfered wooden lintel. On the 1st floor, preserved in the wall between front range and kitchen wing is re-used C17 3-light wooden mullion

window which is chamfered, with stops at the bottom, only on one side. Roof: the roof over the main range is in 3 parts over inner room hall and lower end divided by full-height partitions but apparently all C17 in date. Over the inner room are straight principals with straight collars lapped and pegged onto them. Over the hall the construction is similar but the collars are halved on with notched lap joints. Lower end roof is identical but the construction is rougher. This house appears to be a fairly complete and good quality C17 house but a few inconsistencies suggest it may have earlier origins.
Listing NGR: SS5988808053

Name: NOS 1 AND 2 WEEK COTTAGES INCLUDING ADJOINING LINHAY TO NORTH-WEST

List entry Number: 1166057

Grade: II*

Date first listed: 29-Feb-1988

UID: 93230

Details

IDDESLEIGH SS 50 NE 4/122 Nos 1 and 2 Week Cottages including adjoining linhay to - north-west II* GV Pair of cottages, originally farmhouse. Circa early-mid C17 altered in C19 or earlier C20. Rendered cob and rubble walls. Gable ended thatch roof. Brick stack at left-hand end, and lateral stack at rear, rubble stack at right gable end with moulded cap and dripcourses. Plan: originally 3-room and through passage plan, lower end to the left with probably integral small service wing behind it. Lower and inner rooms heated by gable end fireplace with newel stairs beside that to the inner room. Hall heated by rear lateral stack (may be original front). Behind inner room is a C17 outbuilding. In the circa later C17 a linhay was built extending behind the service wing. In the later C19 or early C20 the house was downgraded from farmhouse to cottages, divided at the lower end of the hall; the front door of the passage was blocked and a new door inserted into the hall. Exterior: 2 storeys. Asymmetrical 4-window front of 2 and 3-light C20 casements apart from the 3 right-hand first floor windows. These are C17 ovolo-moulded wooden mullion windows, the left-hand one is 2-light, the others 4-light with central King mullion more richly moulded and timber hoodmoulds with labels. C20 plank door to right of centre. Lower section at left-hand end has plank door. Rear elevation has several features of interest. To left of centre is shallow stone projection partly for chimney stack but also incorporating hall window. To right on first floor are 2 C17 chamfered wooden mullion windows, the left-hand one 2-light, the other has 4 narrow lights with leaded panes. Rear passage door is to right of centre. Single storey outbuilding wing projects from left-hand end with chamfered wooden doorframe on inner face. 2-storey wing projects from right-hand end. Extending from it is C17 open-fronted linhay divided into 5 bays by chamfered wooden posts. It retains its original roof trusses consisting of substantial straight principals with trenched purlins and curved collars halved and dovetailed onto trusses. Good interior which has suffered little C20 modernisation. No.1 to right has ovolo- moulded axial beams in hall. The inner room has moulded axial beams with carved stops. Late C17 or early C18 bolelection moulded wooden fireplace. Wooden newel stairs beside fireplace. No.2 to left has chamfered wooden doorframe with pyramid stops from passage to lower room. Lower room has chamfered cross beams. Chamfered plank and muntin screen to rear wing. On the first floor are 5 further original chamfered doorframes, one has a C17 plank door and another a C18 fielded 2 panel door. There is no access to the roofspace and the trusses are encased in plaster on the first floor. None are obviously crucks but it is still possible that early roof timbers may survive. This house survives untouched by later C20 modernisation and preserves a number of good quality carpentry features whilst others such as fireplaces and screens may still be concealed. It also remains unaltered externally with an unusual number of wooden mullion windows surviving and no additions later than the C17.

Listing NGR: SS5662206180

Name: CHURCH OF ALL SAINTS

List entry Number: 1326513

Grade: II

Date first listed: 22-Feb-1967

UID: 93315

Details

MONKOKEHAMPTON MONKOKEHAMPTON SS 50 NE 4/201 Church of All Saints - 22.2.67 GV II Parish church. Tower early C16, the rest of the church rebuilt in 1855 by Sir Stafford Northcote. Stone rubble walls - coursed to the tower with granite quoins. Gable-ended slate roof with decorative ridge tiles, octagonal stone battlemented chimney. Plan: all that survives of the early church is the west tower, - the nave, chancel, vestry and south porch were rebuilt in 1855. Exterior: 3 stage tower with chamfered stringcourses. Battlemented with crocketed pinnacles surmounted by small crosses. 2-light square-headed belfry openings. 4 centred arched granite west doorway with roll and hollow moulding. Late Perpendicular simple 3-light granite west window. Slits for stairs on north side. The nave has Perpendicular style 1, 2 and 3-light windows. The east window is 4- light. Single storey gabled south porch with chamfered 2-centred arched doorway. Interior: 4-centre arched south doorway simply moulded. Pointed chancel arch has pointed inscription above it. 4-centred tower arch with broad chamfer. On the south wall of the chancel is the cusped arch of former earlier sepulchre which was originally on north wall of old church. Simple arch-braced roof to nave, A-frame roof to chancel. Chancel has probably original stencilled frieze at chair rail level. The font is C20. Wall memorials in tower of 1671 and 1754. The east window was in the Great Exhibition of 1851. Source: Beatrix Cresswell - Notes on Devon Churches: Deanery of Okehampton.

Listing NGR: SS5810505515

Scheduled Monuments

Name: Bowl barrow 325m north west of Winkleigh Moor Cross

List entry Number: 1015148

Date first scheduled: 18-Nov-1996

UID: 28607

List entry Description: Summary of Monument

Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. There are over 10,000 surviving bowl barrows recorded nationally (many more have already been destroyed), occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

Despite the possibility of part excavation, the bowl barrow 325m north west of Winkleigh Moor Cross survives comparatively well and contains archaeological and environmental information relating to the barrow and its surrounding landscape. This barrow forms part of a group lying on the watershed between the Rivers Taw and Torridge.

This monument includes a bowl barrow situated on Riddlecombe Moor in a prominent location on the watershed between the River Torridge to the west and the River Taw to the east. The barrow survives as a circular flat topped mound with a 20.4m diameter and stands up to 0.8m high. A slight hollow towards the western side of the mound may represent an early part excavation or robbing. The ditch from which the mound material was derived surrounds the barrow and is preserved as a buried feature c.3.4m wide. Another barrow situated 113m to the south east is the subject of a separate scheduling (SM 28606).
National Grid Reference: SS 59967 12537

Name: Bowl barrow 215m north west of Winkleigh Moor Cross

List entry Number: 1015147

Date first scheduled: 18-Nov-1996

UID: 28606

Details

This monument includes a bowl barrow situated on Riddlecombe Moor in a prominent location on the watershed between the River Torridge to the west and the River Taw to the east. The barrow survives as a circular flat topped mound with a diameter of 27.2m standing up to 0.6m high. A slight hollow in the centre of the mound indicates either an early part excavation or robbing. The ditch from which material was quarried to construct the mound surrounds the barrow and survives as a 1.12m wide and 0.3m deep hollow on the eastern side and elsewhere it is preserved as a buried feature. Another barrow situated 113m to the north west is the subject of a separate scheduling (SM 28607).

National Grid Reference: SS 60057 12445

Appendix 3

Supporting jpegs



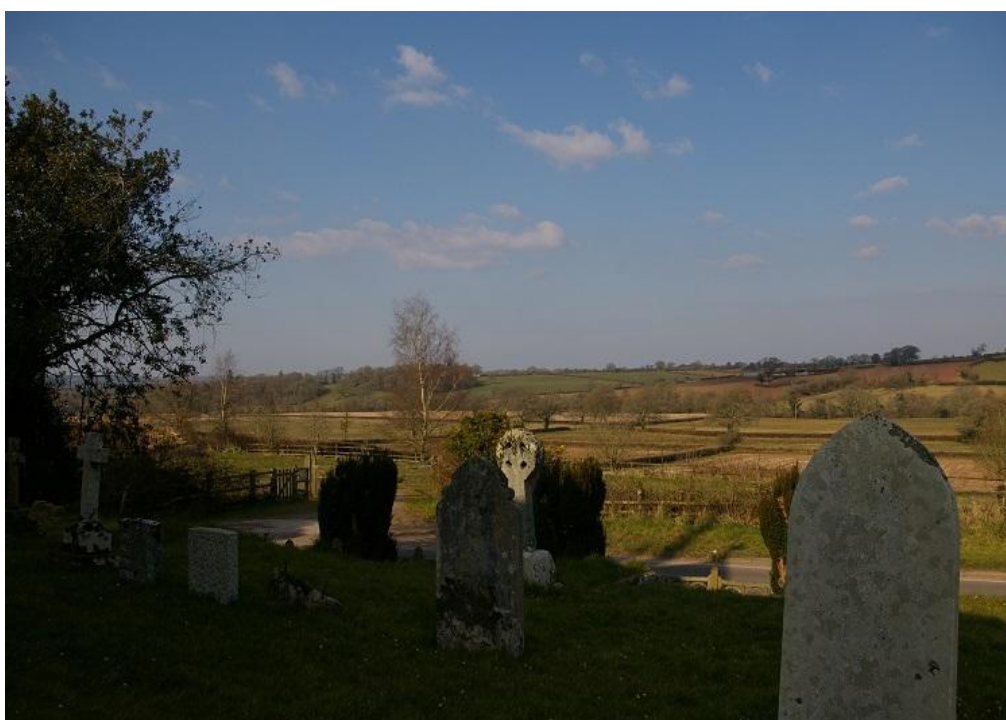
1. Iddesleigh; view of the Northcote Arms, with Duke of York behind, looking across the village to the location of the proposed turbine; from SW.



2. Iddesleigh; view up the eastern side of the village; the telephone kiosk, Hillside and its neighbour Higher Court, and other Listed cottages; looking across the village to the location of the proposed turbine; from SW.



3. View from Pixton Farm to the site of the proposed turbine; from S.



4. View from Jacobstowe Church, looking towards the site of the proposed turbine; from SW.



5. View from the top of Court Castle Mound in Winkleigh, looking toward the site of the proposed turbine; from E.



6. View down the drive to Hawkdown Farm, with views of the proposed turbine site and the settlement of Upcott; from NE.

NE



7. View from Brushford Church, looking towards the proposed turbine site, at 10km; from NE.



8. View from Dowland Church, towards the proposed turbine site, showing strong elements of local blocking provided; from NE.



9. View of the cross shaft in Dowland, showing its new/recent position in the graveyard; from NW..



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