

# LAND at BRYONY HILL FARM WINKLEIGH DEVON

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



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

Report No.: 130930  
Date: 30.09.13  
Authors: S Walls  
E Wapshott

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*For*

Chloe Bines

of

Mi-grid

(The Agent)

*By*



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**Project Director:** Colin Humphreys  
**Fieldwork Managers:** Bryn Morris  
**Project Officer:** Samuel Walls  
**Desk Based Assessment:** Samuel Walls  
**Fieldwork:** Emily Wapshott  
**Geophysical survey:** Joe Bampton; Holly Hunter-Watts  
**Geophysical data processing:** Stratascan  
**Report:** Samuel Walls; Emily Wapshott  
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**Graphics:** Samuel Walls; Tom Etheridge

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## *Summary*

*This report presents the results of a desk-based assessment, walkover survey, geophysical survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at Bryony Hill Farm, Winkleigh, Devon in advance of the construction of a single wind turbine.*

*The proposed turbine would be located within modern enclosures adapting medieval fields. The walkover and geophysical surveys failed to identify any features of particular interest within the fields in question, despite the proximity of cropmark enclosures on the HER.*

*In terms of the wider landscape, the proposed turbine is to be located near the summit of a small hill, and has a low to medium number of heritage resources, including several churches which it will have an impact upon; with this in mind the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**.*

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## 1.0 Introduction

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<b>Location:</b>	Land at Bryony Hill Farm
<b>Parish:</b>	Winkleigh
<b>County:</b>	Devon
<b>NGR:</b>	SS60050818

### 1.1 Project Background

This report presents the results of a desk-based assessment, geophysical survey, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Bryony Hill Farm, Winkleigh, Devon (Figure 1). The work was commissioned by Chloe Bines of Mi-grid (the Agent) in order to identify any archaeological features or sites that might be affected by the installation of a single 500kw wind turbine and associated access, standing area and cable run.

### 1.2 Topographical and Geological Background

The location of the proposed turbine is in a square field immediately north-east of Bryony Hill Farm, c.750m north-east-east of Barwick (see Figure 1). It sits on a small plateau of land on a south facing slope, to the east of a small hill at c.128m AOD.

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

### 1.3 Historical Background

The site lies on the western edge of the parish of Winkleigh, c.2km to the west of the village. The landscape is largely comprised of land enclosed in the medieval period, and the development site is located just to the west of the historic holding of Loosedon Barton a house with a known late medieval origin.

The area in which the site is situated is classified as *modern enclosures adapting medieval fields* Devon County Historic Landscape Characterisation (Devon County Council 2013).

### 1.4 Archaeological Background

The proposed turbine lies close (c.150m) to the Grade II Listed Bryony Hill Farm and there are a relatively large number of primarily Grade II listed buildings located within 5km of the turbine. There are two cropmark enclosures to the north and south-west of the proposed turbine site, although there are relatively few scheduled monuments within close proximity with the castles at Winkleigh and the barrow cemetery at Dolton the only examples within 5km.



Figure 1: Site location (the site of the proposed turbine is indicated).

## 1.5 Methodology

This document follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *Standard and Guidance for archaeological geophysical survey* (IfA 2011), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Wind Energy and the Historic Environment* (English Heritage 2005), and with reference to *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 2<sup>nd</sup> edition* (Landscape Institute 2002), *The Development of Onshore Wind Turbines* (Cornwall Council 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011), *Visualisation Standards for Wind Energy Developments* (Highland Council 2010), the *Visual Representation of Windfarms: Good Practice Guidance* (Scottish Natural Heritage 2006), and *An Assessment of the Landscape Sensitivity of Onshore Wind and Large Scale Photovoltaic Development in Cornwall* (Cornwall Council 2012).

## 2.0 Results of the Desk-Based Assessment

### 2.1 Documentary History

As is clear from the cartographic records (see below), the site of the proposed turbine was enclosed prior to the 19<sup>th</sup> century and was part of the holdings of the farm of *Hill*. This lay towards the western edge of the parish of Winkleigh, a parish in the deanery of Chulmleigh and Hundred of Winkleigh. The manors of Winkleigh was held by Matilda at the time of the Domesday Survey and was subsequently split into two, with these become known as Winkly Keynes and Winkly Tracey (Lysons 1822). The earliest documentary references to *Hill* date to the 18<sup>th</sup> century, but the Listed house (90914) is 17<sup>th</sup> or possibly 16<sup>th</sup> century in date. It is not depicted on Donn's map of 1765, which shows both Leusdon and Ash House (see Figure 2), as only the notable (i.e. gentry) residences tend to be shown.

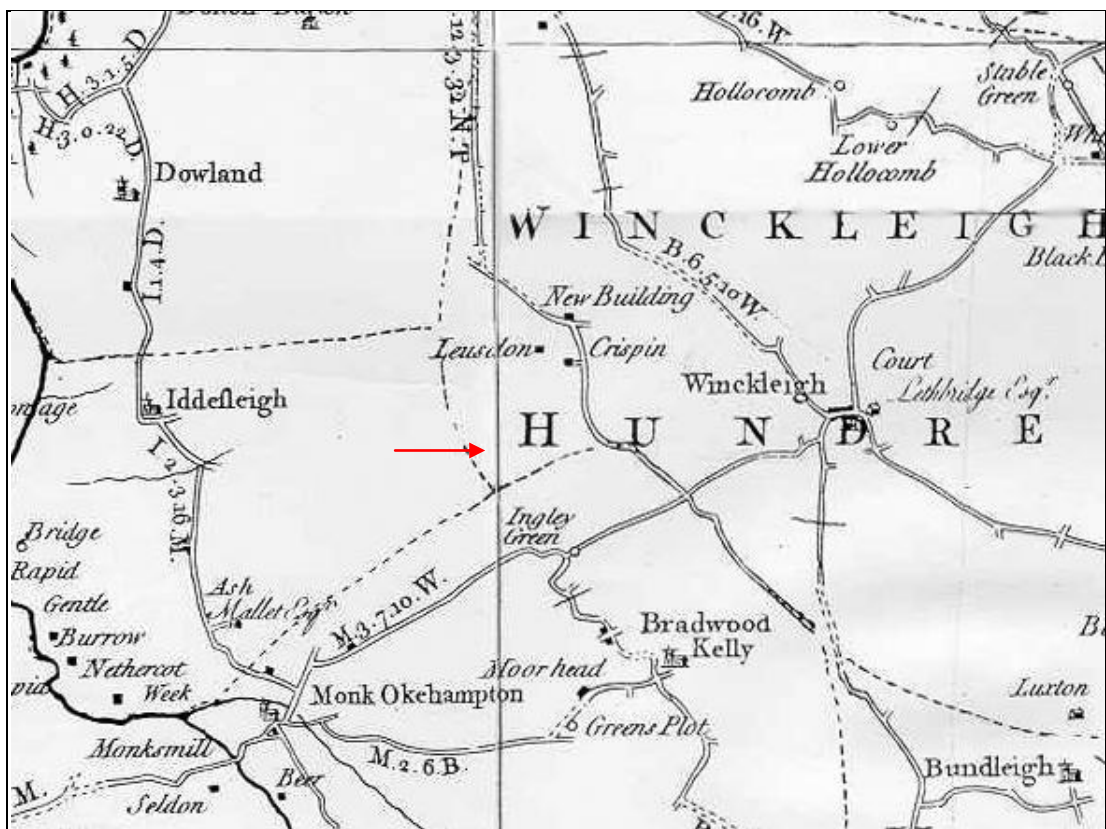


Figure 2: Extract from Donn's one inch to the mile survey of 1765.

### 2.2 Ordnance Survey Surveyor's Draft 1805

The earliest large-scale mapping of any value is the 1805 Ordnance Survey surveyor's draft map of the area (Figure 2); earlier maps do not show any relevant detail. The surveyor's draft shows a farm marked *Hill*, amongst several of the other extant settlements. The fields are shown as enclosed although the area to the immediate north of the farm appears open, although the field pattern on the OS draft maps cannot be relied upon as being accurate.







Figure 4: Extract of the 1843 tithe map (DHC) (the approximate location is indicated).

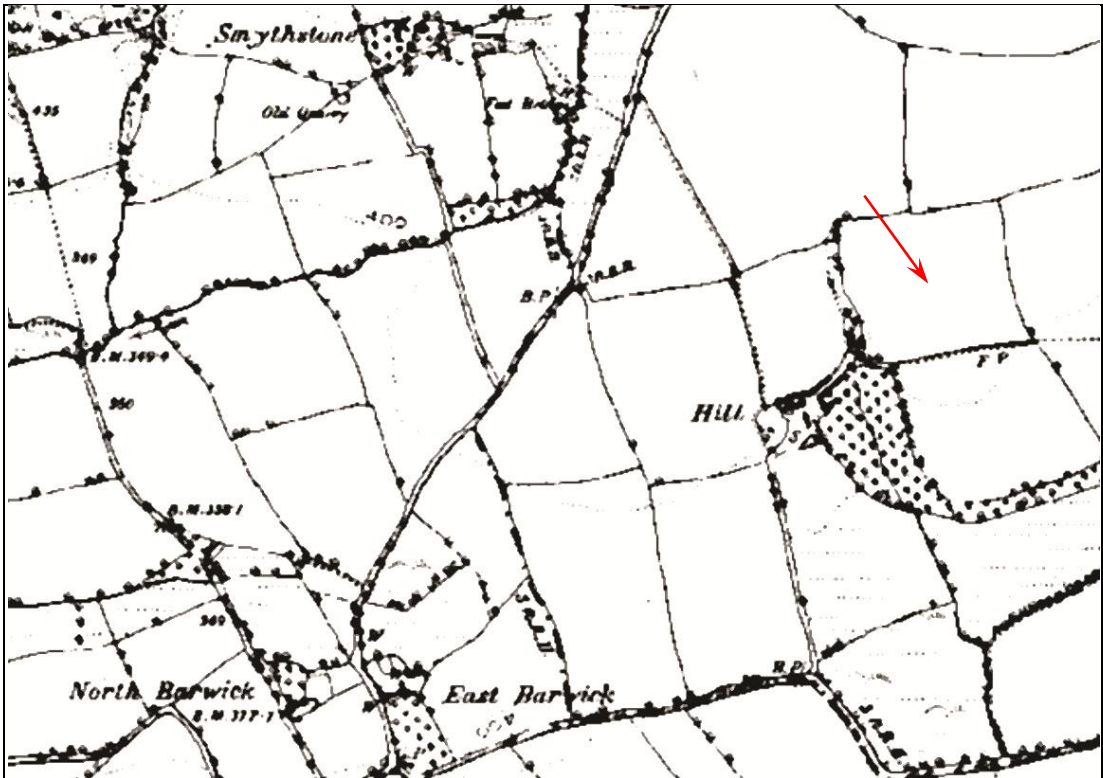


Figure 5: Extract from the Ordnance Survey 1<sup>st</sup> Ed. map of 1883 1:10,560 (DHC) (the approximate location of the site is indicated).



### 3.1.1 Possible Archaeology

1. A positive linear anomaly in the area of the turbine base. This is indicative of a former cut feature and may be of archaeological origin; most likely this relates a boundary ditch associated with former strip fields.
2. A weak-positive linear anomaly of unknown origin, perhaps a field-drain or relating to a system of strip fields.
3. Six small discrete positive anomalies across the area of the proposed turbine. These anomalies are indicative of small former cut features such as backfilled pits or postholes.
4. A weak-positive linear anomaly of unknown origin aligned roughly on the flanking hedge to the south.
5. A negative anomaly, with adjacent disturbance; perhaps the remnant of a bank.
6. A group of several positive anomalies; some of which may relate to deeper cultivation; but others of unknown origin or purpose.
7. A weak-positive linear anomaly of unknown origin aligned roughly on the flanking hedge to the west.

### 3.1.2 Summary

The survey identified a very small number of anomalies that could be interpreted as possible archaeology (Anomaly Groups 1-7), but most of these probably relate to farming activity. Anomaly 1, a substantial ditch, is probably a relict field boundary associated with medieval strip fields; however, not enough of this feature falls within the survey area to be conclusive. Anomaly 4 and Anomaly 7 may relate to extant fieldboundaries, and Anomaly 5 appears to be associated with an area of dumped material. The group of small pits (Anomaly 3) are of unknown date or purpose, but appear to be possibly aligned, suggesting they may be remnants of fence lines. There is seemingly little of intrinsic archaeological interest or value within the footprint of the proposed development.

## 5.0 Site Inspection and Archaeological Background

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### 5.1 Site Inspection

The field in which the turbine is to be situated is set to the north-east of the farming hamlet of Barwick, on a south facing slope. The field lies in the center of the field system, with a parish road to the south and another to the west, several field enclosures away. The field pattern in the area is a mix of older narrow fields based on strip fields with curvilinear boundaries, most notably around the medieval settlements of Winkleigh and Iddesleigh, and later enclosures of large fields on the higher ground. The historic farmyard of Bryony Hill lies around the farmhouse, framing it to the north and east, with the focus of these buildings to the south, across a slight hollow to the wider valley to the south and east. The farmstead enclosure is entirely blocked from any views to the proposed turbine site by the long plantation of trees to its north-eastern boundary.

The field in which the turbine is to be situated is large with straight, but slightly irregular, field boundaries, of tall mature hedge-banks, topped with trees, particularly large to the western boundary which adjoins a plantation of trees. The south-west corner of the field is a fenced off enclosure containing a large group of modern metal-framed agricultural buildings. The field is laid to pasture, and used for stock, currently horses. The turbine is to be situated on a natural high knoll of ground, to the centre of the field. There was no evidence of any below ground archaeology, no significant earthworks or crop-marks were observed; one slight possible linear feature running south down the field may represent a former field boundary, possibly lining up with an adjacent boundary, however it was so slight and ephemeral and may merely be a natural topographical feature. The field is accessed via a gate in the north-west corner with a further gate accessing the fenced enclosure to the south-west corner. The length of the cable run, extending across farmland to the north-west was also walked, but no significant features were viewed.

### 5.2 Archaeological Background

Very few archaeological investigations have taken place in this area, with the majority associated with archaeological monitoring during development works in Winkleigh itself (e.g. SWARCH Report 06/1209) and the various research projects carried out by the local Archaeology society (ACE 2007). There are a number of possible cropmarks enclosures of unknown date nearby, in addition to sites of demolished late medieval to post-medieval buildings (see Figure 9 and Table 1). There is some evidence for earlier phases of land use and enclosure, which are probably medieval in date largely based upon documentary sources and aerial photographs. The immediate fieldscape around the site is relatively modern, although based upon medieval enclosures.

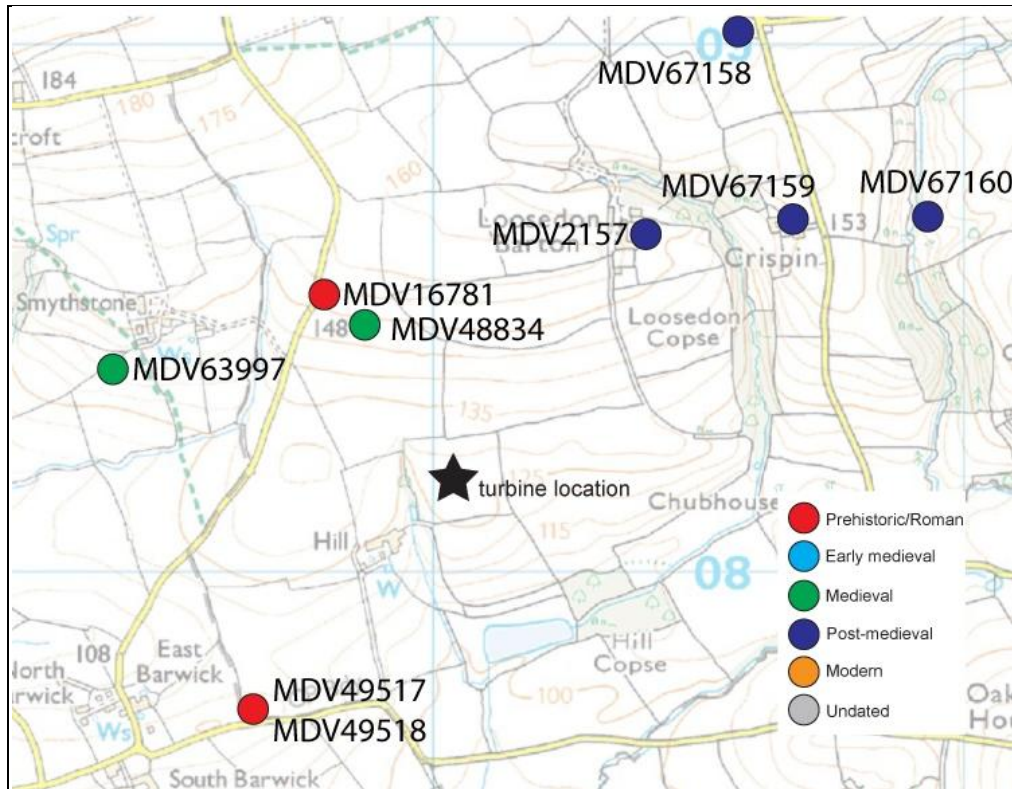


Figure 7: Local HER records (source: DCHET).

Mon. ID	Site Name	Record	Notes
MDV63997	Smythstone	Settlement	Smythstone recorded in 1440
MDV16781	Enclosures east of Smytham Farmstead	Cropmark	Area of cropmarks and small enclosures recorded on APs
MDV48834	Artefact Scatter	Artefact scatter	2 small sherds of abraded medieval north devon pottery
MDV67158	Cottage non-specific	Demolished building	Site of 2 cottages on 1 <sup>st</sup> ed OS map,
MDV67159	Crispin	Settlement	Farmyard shown on 1 <sup>st</sup> OS map, most buildings replaced
MDV67160	Quarry	Quarry	Site of quarry shown on 1 <sup>st</sup> ed OS map
MDV2157	Winkleigh, Loosedon Barton	Demolished building	Site of a demolished 16/17th century house.
MDV49517 MDV49518	Enclosure east of Barwick Cross	Cropmark	N portion of single-ditched enclosure, c 50m wide,

Table 1: Local HER records (source: DCHET).

### 5.3 Assessment of Impact

Ground disturbance associated with the installation of supports, for the wind turbine, the concrete base pad and 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**.

## 6.0 Visual Impact Assessment

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### 6.1 National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

**Paragraph 128**

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

**Paragraph 129**

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

### 6.2 Likely Impacts of the Proposed Development

#### 6.2.1 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 (50m to hub and 77m 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.

#### 6.2.2 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 hedge banks 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.

### 6.2.3 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century are also now included as the 21<sup>st</sup> 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 which 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.

The *Design Manual for Roads and Bridge* (DMRB) Volume 11 covers environmental assessments, and Section 3.2 concerns cultural heritage; it contains a useful summary of the value ascribed to particular monuments, buildings and landscapes (see below).

Value	Criteria for assessing the significance (value) of heritage assets
Very High	<ul style="list-style-type: none"> <li>• World Heritage sites and associated structures</li> <li>• Buildings and archaeological remains of acknowledged international significance</li> <li>• Historic landscapes of international value</li> <li>• Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s)</li> <li>• Assets that can contribute significantly to acknowledged international research objectives</li> </ul>
High	<ul style="list-style-type: none"> <li>• Scheduled Monuments</li> <li>• Grade I and II* Buildings</li> <li>• Other Listed structures that can be shown to have exceptional qualities not adequately reflected in the Listing grade</li> <li>• Designated and undesignated historic landscapes of outstanding interest</li> <li>• Undesignated landscapes of high quality and importance, and of demonstrable national value</li> <li>• Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s)</li> <li>• Conservation Areas containing very important Buildings</li> <li>• Undesignated assets of comparable quality and importance</li> <li>• Assets that can contribute significantly to acknowledged national research objectives</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Grade II Listed Buildings</li> <li>• Designated or undesignated assets that contribute to regional research objectives, or have exceptional qualities in their fabric or historical associations</li> <li>• Designated special historic landscapes, or undesignated landscapes that would justify designation</li> <li>• Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors(s)</li> <li>• Conservation Areas containing buildings that contribute significantly to its historic character</li> <li>• Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Designated and undesignated assets of local importance</li> <li>• Historic but unlisted buildings of modest quality in their fabric or historical associations</li> <li>• Robust undesignated historic landscapes</li> <li>• Historic landscapes of interest to local interest groups</li> <li>• Historic landscapes whose value is limited by poor preservation and/or poor</li> </ul>

	<p>survival of contextual associations</p> <ul style="list-style-type: none"> <li>• Historic townscape or built-up area of limited historic integrity or built settings</li> <li>• Assets compromised by poor preservation and/or poor survival of contextual associations</li> <li>• Assets of limited value, but with potential to contribute to local research objectives</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Assets with very little or no surviving archaeological interest</li> <li>• Buildings of no architectural or historical merit</li> <li>• Landscapes of little or no significant historic interest</li> </ul>
Unknown	<ul style="list-style-type: none"> <li>• The importance of the resource has not been ascertained</li> <li>• Buildings with some hidden (i.e. inaccessible) potential for historic significance</li> </ul>

Criteria for assessing the value of heritage assets (after tables 5.1, 6.1 and 7.1, DMRB 2009)

### 6.3 Results of the Viewshed Analysis

The ZTV was mapped to a total distance of 15km from the turbine site by Amalgam Landscapes (Figure 8). The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements, by individual trees, hedgebanks, and woodlands. Theoretical visibility has been assessed as the visibility to the blade tip (77m). A concentric ring with radii of 5km was overlain on the ZTV by SWARCH to distinguish the differing areas which were considered during the Visual Impact Assessment (VIA). Up to the 5km, all grades of designated heritage were considered; at 5-10km only Grade II\* and Grade I Listed Buildings and Scheduled Monuments were considered; at 10-15km only Registered Parks and Gardens and Registered Battlefields were considered.

### 6.4 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 5km and 10km, together with the heritage assets that the landscape encompasses. The areas mapped on the ZTV as having intervisibility are widespread in the area close to the location of the proposed turbine, and to the east, towards Winkleigh and the west towards Iddesleigh. Within the 10km radius the visibility is focussed primarily out to the south-west. To the north steep valleys become dominant and to the south-east a more rolling landscape is to be found around Bondleigh.

The nearest settlement to the turbine is the agricultural hamlet of Barwick, less than 0.5km, to the south-west. The other historic settlements within the immediate area are the small village of Iddesleigh to the west-north-west, at 1.5-2km, and the former market town of Winkleigh, at 2km. There are 4 groups of Scheduled Monuments within the 5km radius of the turbine, mostly funerary monuments on the High Downs, Burrington Moor and Winkleigh Moor to the north-east, however two are castle sites around Winkleigh. There are six Scheduled Monuments or groups of monuments in the 5-10km radius, including funerary monuments and medieval wayside or churchyard crosses. Within the 5km radius there are three Grade I Listed churches at Broadwoodkelly, Winkleigh and Iddesleigh; and a Grade II\* Listed farmhouse at Monkleigh. There are well over 120 Grade II Listed buildings within 5km, 50 of them within the small town of Winkleigh. There is one Grade I Listed church at Brushford within the 5-10km radius and 7 Grade II\* Listed churches; at Merton, Huish, Petrockstowe, Jacobstowe, Exbourne, Ashreigney. There are 3 Grade II\* Listed farmhouses, Woolladon, Croft and Cliston; and two Grade II\* Listed gentry residences, Downes House and Broomford Manor. Intervisibility was confirmed to some extent to most of the farms in the immediate area of the turbine and for Winkleigh, in a general sense, although local blocking applied to many of the cottages within the settlement.

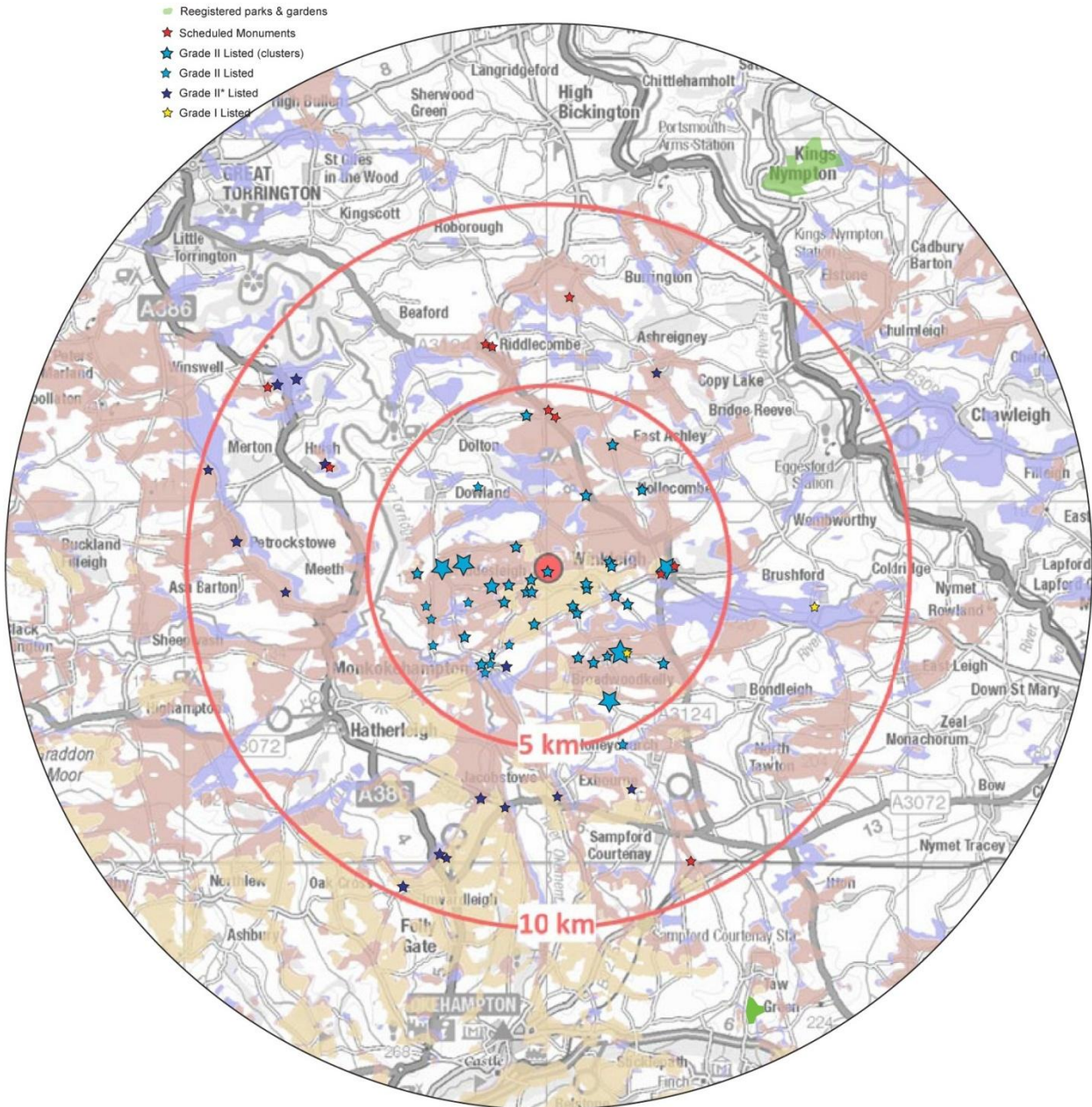


Figure 8: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine (based on a ZTV generated by Plumedia). The registered parks & gardens are shown in dark green.

## 6.5 Impact by Class of Monument/Structure

### 6.5.1 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 lincay 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.

- Bryony Hill; medium significance; Grade II Listed; condition: excellent; the farmhouse is set back into the slope of the hill, with outbuildings and courtyard to the north and east. A plantation of trees to the north-east shields the building further, but this is seasonal. The focus of the building is to the south, away from the turbine, which will be located to the north-east; impact: **negative/minor**.
- Burrow Farmhouse; high significance; Grade II\* Listed; condition: good; substantially blocked by trees, hedgerows and topography. Views to the south-east across a small valley, some more limited views to Monkokehampton, to the west. No clear inter-visibility to the turbine; impact: **neutral**.
- Henacroft; medium significance; Grade II Listed; condition: good/fair; lies almost immediately north-west of the proposed turbine site. Buildings are shielded by some elements of local blocking from the hedge-banks and trees which line the fields, however the turbine will still be clearly visible, at very close range; impact: **negative/moderate**.
- Dowland Mill; medium significance; Grade II Listed; condition: good; is at the base of the valley in which the proposed turbine site will overlook. There are views to the south and west, no views to the east and it will be locally blocked by the trees in the valley; impact: **neutral**.
- Barn (at Mons Hall); medium significance; Grade II Listed; condition: good; lying on a south-facing slope at the junction of two small valleys. The farm buildings will certainly have direct views to the turbine, however there will be some minor local blocking from trees; impact: **negative/minor**.
- Hawkdown Farmhouse; medium significance; Grade II Listed; condition: good; set to the east of the village of Dowland. This building occupies a south-facing slope, overlooking Iddesleigh to the south, some limited views to the south-east to the turbine. Despite some views the turbine is at a distance and the value and setting of the farmhouse will not be affected by these views; impact: **negative/minor**.
- Eastpark; medium significance; Grade II Listed, condition: unknown; the farmhouse lies to the east of Iddesleigh, down a small lane. It has clear views across the shallow valley south of the village to the south-east towards the high ground on which the turbine is situated; impact: **negative/moderate**.
- Westpark farmhouse; medium significance, Grade II Listed; condition: unknown; to the west of Iddesleigh down a small lane. This is set on a steep west-facing hillside which curves around to the north. The turbine will be situated well to the east, beyond Iddesleigh and there will be no inter-visibility; impact: **neutral**.
- Weekmoor Cross Cottage; medium significance; Grade II Listed; condition: good; lying north of a small crossroads. Set on a high knoll of land facing a shallow valley, views up the valley to the east, to the proposed turbine. Trees have been planted in and around the cottage, probably as a wind break and these will provide some local blocking; impact: **negative/minor**.

- Duckslake; medium significance; Grade II Listed; condition: excellent; this lies in a steep little coombe. The cottage has a heavy stand of native and conifer trees to its north and a tall hedge-bank lining the road to the east, blocking any views; impact: **neutral**.
- Pixton; medium significance; Grade II Listed, conditions: excellent to poor. The farm lies on a north-facing slope, facing the village of Iddesleigh across a wide shallow valley. There are general views to the east towards the turbine. The large courtyard of barns and outbuildings will significantly limit these views however from the listed farmhouse there will be some views; impact: **negative/minor**.
- Lane End Cottages; medium significance; Grade II Listed; condition: fair; these lie just down the road from Barwick, less than 1km from the turbine. The turbine will certainly be visible up the valley to the east, although there is some blocking from hedge-banks, but not to any great extent; impact: **negative/moderate**.
- South Barwick and outbuilding; medium significance; Grade II Listed, condition: excellent; on a south facing slope, with little to no inter-visibility with the turbine, due to local blocking; impact: **negative/minor**.
- Little Barwick; medium significance; Grade II Listed; condition: good; set to the north of the other buildings in the hamlet of Barwick. Located on a north-facing slope, some limited views to the north-east towards the turbine, partly restricted by trees in the garden, however the top of the turbine will probably be visible, at quite close proximity; impact: **negative/moderate**.
- Fursdon Farm; medium significance; Grade II Listed; condition: unknown; set into a shallow coombe, with open views to the north. The farmhouse is surrounded by a mixture of mature trees and hedgerows. The turbine will be visible on the higher ground beyond Barwick to the north-east, although likely to be blocked by trees; impact: **negative/minor**.
- Bullhead Farm outbuilding; medium significance; Grade II Listed; condition: good; set on a south-facing slope, the outbuilding is visible across a field from the public road. Some visibility to the turbine at the east end of the building, restricted by hedge-banks, impact: **negative/minor**.
- Bude Farmhouse; medium significance; Grade II Listed; condition: good; set on the south side of a valley. The farm is comprehensively blocked from any views to the turbine by the woodlands of the Ash House estate and the high ridge of land to the north; impact: **neutral**.
- East Lake Farmhouse; medium significance; Grade II Listed; condition: good; set across the shallow wide valley from Monkokehampton. The farmhouse is orientated with views to the south across Shilley Bridge, the ground rises behind the house and trees of the woodlands of the Ash House estate block any views to the turbine; impact: **neutral**.
- Pattiland Farmhouse; medium significance; Grade II Listed; condition: good; set down a short track the farmhouse and outbuildings are set on a slight south-facing slope. There is a large plantation of trees, fruit trees and other specimen trees which stands immediately north of the buildings to either side of the track, blocking most views to the lane and house. Further blocking offered by the extensive modern farm buildings on the site; impact: **neutral**.
- Corstone Farmhouse and outbuildings; medium significance; Grade II Listed, condition: excellent; set around a courtyard, focussed towards Dartmoor. The house and barns form a complete and well preserved group. The road passes to the north and west of the buildings, lined with tall hedge-banks and trees, blocking any views to the north and west; impact: **neutral**.
- Middle Week; medium significance; Grade II Listed; condition: good; set in the small farming hamlet of Week. House is blocked from views to the turbine, by the high ground at Week Moor Cross and by the trees and hedge-banks which line the roads; impact: **neutral**.
- Woolladon Farmhouse; high significance; Grade II\* Listed; condition: good; set to the south-west of a large quarry site, south-west of Meeth. The farmhouse has shrubs, hedge-banks and trees planted to shield it from views to the quarry and these block all views; impact: **neutral**.
- Park Farmhouse and Cottage; medium significance; Grade II Listed; condition: good; a small group of buildings, with modern farm buildings to the east, set along a narrow lane. There are views north towards the location of the proposed turbine, although limited by trees and hedge-banks to a certain extent; impact: **negative/minor**.

- Little Marland; high significance; Grade II\* Listed, condition: good. To the south-east of the building is a large complex of modern steel-framed farm buildings, to the east is a large woodland and beyond that to the south and wrapping around to the east is a large quarry site, all of these factors block any views to the turbine; impact: **neutral**.
- Croft Farmhouse and outbuildings; high significance; Grade II\* Listed; condition: unknown; set down a long private drive. They are set in an enclosure fringed with trees, with woodland to the north-east and east; impact: **negative/unknown** expected neutral.
- Cherubeer Manor; medium significance; Grade II Listed; condition: good; set alongside a narrow lane, in a wooded enclosure, on a west-facing slope. Located on the very edge of the area from which the turbine will be visible, there may be very slight views from the general area; impact: **neutral** to **negative/minor**.
- Great Pitford Farmhouse; medium significance; Grade II Listed; condition: good; set alongside a parish road, this farm sits facing south and south-east. It is partly shielded or limited in its views to the south and south-west by the banks of trees and woodland which lie north of Winkleigh airfield. However there will be clear views over the fields towards the turbine location, c.4.5km. The farmhouse faces large modern farm buildings across the road and these also provide local blocking; impact **negative/minor** to **neutral**.
- Woodroberts Farmhouse; medium significance; Grade II Listed; condition: unknown; set down a long private track which leads through Woodrobert's Wood. Views blocked by the buildings and hangars of Winkleigh airfield, which has been redeveloped for semi-industrial purposes and by further woodland; impact: **negative/unknown** expected neutral.
- West Chapple Farmhouse and outbuildings; medium significance; Grade II Listed, condition: unknown; set up a long private track. The buildings sit to the east side of a valley, with woods to the west presumably blocking the turbine site. The woodlands are however on a slight north-facing slope, on lower ground than the farm and the turbine sits on high ground, although limited therefore there will certainly be views; impact: **negative/unknown** expected negative/minor.
- Judleys Cottage and Higher Ingleigh; medium significance, Grade II Listed, condition: good; both in the hamlet of Ingleigh Green, north-west of Broadwoodkelly and approximately 2km from the turbine. Clear views towards the upper part of the turbine from the general area of the hamlet, both buildings however will have some elements of local blocking from trees and other houses, barns and farm buildings in the settlement; impact: **negative/minor**.
- Thatched Cottage at Four Crossways; medium significance; Grade II Listed; condition: good; set at a crossroads, with a further house to the west-south-west, views over the fields to the turbine to the west-north-west. The immediate context and its architectural value remaining unchanged; impact: negative/minor.
- Lower Great Cliston; high significance; Grade II \* Listed; condition: unknown; set down a private track. Glimpses of the buildings can be achieved across the fields, with the farmhouse seemingly having large modern farm buildings to the west side. Some mature trees and tall hedge-banks which may provide elements of local blocking, clear views towards turbine site c.6.5km to the north-west from general area; impact: **negative/unknown**, expected negative/minor.
- Westacott Farmhouse; medium significance; Grade II Listed; condition: unknown; set down a long private track, north-west of the hamlet of Honeychurch. Set in a heavily wooded enclosure, on a shallow west-facing slope of a river valley, not visible from the road and probably shielded from any views by the trees; impact **negative/unknown** expected neutral.
- Oakley House; medium significance; Grade II Listed; condition: excellent; set in a formal enclosure, with tall shaped hedges and mature parkland style specimen trees. Several small copses, woods and tall hedge-banks will partially shield the house from views of the turbine some 1.5km away, although less so in autumn and winter; impact: **negative/moderate**.

#### 6.5.2 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 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; medium significance; Grade II Listed; condition: excellent; set in landscaped parkland, surrounded by woodland, the house is shielded completely by its grounds from any views to the turbine, the focus of the building being the vistas to the south; impact: **neutral**.
- Downes House; high significance; Grade II\* Listed; condition: unknown; set down a long private drive within partially wooded grounds with farm buildings to the west. The area certainly has views towards the turbine although these are somewhat limited by the large woodlands which form the eastern part of the Heanton Satchville estate, which lies to the south and south-east; impact: **negative/unknown** expected negative/minor.
- Broomford Manor; high significance; Grade II\* Listed; condition: unknown; accessible only down long private drives, this building is set in its own extensive wooded grounds and landscaped parkland. The house and service buildings are the focal elements in this landscape; views outwards are rare and the turbine cannot affect the context and setting of this house, or our experience of the asset; impact: **negative/unknown**, probably neutral.
- Winkleigh Court; medium significance; Grade II Listed; condition: good; set in walled grounds with numerous specimen trees. This building lies to the north-east of the majority of the village and is comprehensively blocked from any views to the turbine by the rest of the settlement; impact: **neutral**.
- Parsonage Court; medium significance; Grade II Listed; condition: good; set in heavily wooded grounds immediately south-west of Winkleigh Court. Has several outbuildings and barns lining the western edge of the grounds and is comprehensively blocked from any views to the turbine by these and the rest of the settlement which lies to the west and south-west; impact: **neutral**.

### 6.5.3 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 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.

- Church of All Hallows, Broadwoodkelly; high significance; Grade I Listed; condition: good; occupies a dominant position on raised ground at the head of a valley, to the south-east of the proposed turbine. The tall tower of the church will have clear views at c.2km distance to the proposed turbine. The body of the church, churchyard walls and all monuments will be blocked from views by the buildings of the village. The church will still maintain a line of sight to the church tower at Winkleigh and to the settlements to the south, such as Exbourne. There may be some interruption to views to Church of St James at Iddesleigh; impact: **negative/moderate**.
- Church of All Saints, Winkleigh; high significance; Grade I Listed; condition: excellent; occupies a very dominant position within the town, on the southern edge of a high plateau, with the ground falling away to the south. The settlement wraps around the church on all sides, however such is its position that it has clear views over the roofs of the settlement to the countryside to the south, south-east and to the south-west. Towards the turbine to the west, the ground being level, local blocking has more of an effect; however the church tower still has clear views. The context of the church in its churchyard and the setting in the town remain unaffected, but views to Iddesleigh church will be interrupted. The views to Brushford, Bondleigh, Broadwoodkelly etc will still be clear; impact: **negative/moderate**.
- Church of St James The Less, Huish; high significance; Grade II\* Listed; condition: unknown; set in the heart of the Clinton Estate. Huish is a small hamlet surrounded by landscaped parkland which incorporates many large mature trees and the estate is heavily wooded to the eastern sides. There is no inter-visibility to the proposed turbine; impact: **neutral**.
- Churches at Ashreigney, Exbourne, Jacobstowe, Petrockstowe, Inwardleigh and Merton; high significance; Grade II \* Listed; conditions: good to excellent; located within villages or hamlets within the wider 10km radius. The bodies of these churches are largely shielded from any inter-visibility with the turbine by their surrounding settlements. Many of these churches have square towers which provide widespread landscape views for tens of miles; some of which are visible to each other, within their own 3-5km immediate surroundings (e.g. Exbourne, Jacobstowe, Inwardleigh). Many of the towers will have a view to the turbine, however distant, and the churches of villages such as Petrockstowe (Church of St Petroc) and Jacobstowe (Church of St James) will clearly see the turbine to their respective south-east and north; impact: **negative/minor**.

- Church of St Mary the Virgin, Brushford; high significance; Grade I Listed; condition: excellent; this church does not have a tower but a slated box spire and there is no inter-visibility with the turbine; impact: **neutral**.
- Church of All Saints and Lych Gate, Monkokehampton; medium significance; Grade II Listed; condition: fair; lies to the west of the village with an outlook 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: **neutral**.
- Church of St James, Iddesleigh; high significance; Grade I Listed; condition: excellent; overlooks the roofs of the houses of the settlement to the valley to the east, with views across towards the proposed turbine location. There are views from the churchyard, body of the church and the tower, the church being set high on a knoll of land. Much of the value of the church lies in its stone carvings, wood fittings and contents which will remain unaffected by an exterior influence. However its tower will have views of the turbine at close proximity c.2km, and the turbine will interrupt the views between Iddesleigh church tower and Winkleigh; impact: **negative/moderate**.

#### 6.5.4 Boundary Stones, Bridges, Kiosks, Gates

##### *Miscellaneous structures*

Boundary stones and bridges are generally functional structures with limited wider aesthetic consideration, although there can be notable exceptions. Standing stones can be Prehistoric or early medieval in date, and are presumed to be memorials, waymarkers or nodes in a socialised landscape. As such, the setting of these monuments, particularly in relation to other contemporary routeways or monuments can be of critical importance.

The old telephone kiosks are a vanishing part of the urban and rural landscape, harking back to the era before mobile phones and representing notable examples of ‘modern heritage’. These structures were erected without regard to the wider setting, rather with settlement and transport communications in mind. As such, the impact of a wind turbine is unlikely to be particularly pronounced.

- Shilley Bridge; medium significance; Grade II Listed; condition: excellent; set in the wide shallow valley this bridge spans the main road from Monkokehampton which leads north to Iddesleigh, the river bank is fringed with hedges and trees, the views to the turbine blocked by the wooded grounds of Ash House; impact **neutral**.
- Gate Piers and Gates, south of Oakley House; medium significance; Grade II Listed; condition: good; set at the end of the drive to the main house. Locally blocked by trees and hedge-banks; impact: **neutral**.
- Gate Piers, approx 20m to the north-west of the Methodist Chapel; medium significance; Grade II Listed; condition: excellent; set along Castle Street facing the Methodist Chapel. These now stand as isolated features, their context having changed irrevocably, however their wider setting remains and they are blocked from any inter-visibility with the turbine by the surrounding buildings; impact: **neutral**.
- Pyramid Water Trough; medium significance; Grade II Listed; condition: excellent; set in one of the main squares of Winkleigh. Trough stands west of the King’s Arms public house, surrounded by the houses, which form the sides of the square and block all views to the turbine; impact: **neutral**.
- K6 telephone kiosk; medium significance; Grade II Listed; condition: good; set in one of the main squares of Winkleigh, the views to the turbine are blocked by the buildings which form the square to the west; impact: **neutral**.
- K6 telephone kiosk; medium significance; Grade II Listed; condition: good; set on the edge of the village green in Iddesleigh. There are some general views to the wider location of the turbine, Barwick, over the roofs of the buildings to the south-east edge of the village, there is no direct inter-visibility and this asset is in no way affected by views from it; impact: **neutral**.

### 6.5.5 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 necessarily 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.

- Methodist Chapel (including railings), Winkleigh; medium significance; Grade II Listed; condition: good; set along Castle Street, with views to the west and south-west from the south side of the building, the adjacent houses on that side being set lower down the hill. Its immediate context and setting are unaffected and a chapel is not defined by its views, these possible views therefore have little to no impact; impact: **neutral**.

### 6.5.6 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 settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/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 and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been 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, and 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 any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine is unlikely to prove particularly intrusive.

- Monkokehampton; medium significance; nine Grade II Listed; condition: good to fair. There are general views to the north across the shallow valley, however considerable blocking of

views from within the settlement and by the wooded grounds of Ash House, to the north; impact: **neutral**.

- Iddesleigh; medium to high significance; eleven Grade II Listed and a Grade I Church; condition: good to excellent. Despite some limited views to the east and south-east from certain points around the village the majority of buildings block each other, their immediate contexts and settings being unaffected for most of the buildings having a neutral impact. Hillside and Higher Court being at the eastern end of the village will have more of a view to the turbine; these will have an impact of negative/minor as the turbine will be clearly visible. There are some general views which in itself are negative but this effect is mitigated by the local blocking and the fact that the village and collection of assets can still be understood and experienced as intended despite these views; impact: **negative/minor**.
- Winkleigh; there are over 50 listed buildings in Winkleigh, many of which lie within a conservation area at the core of the village, medium to high significance, all Grade II Listed, except Grade I Church; conditions: good to fair; set on a south facing hillside. Many of the buildings block views to the turbine between them, the narrow historic streets not allowing views outwards, although there are some views to the south and south-west. The land to the west is more level and therefore any blocking in this part is more effective. For the individual buildings the impact is largely neutral (although see above for the Church), however as there are some general views for the settlement as a whole; impact: **negative/minor**.

#### 6.5.7 Listed/Scheduled Structures: Gravestones, Milestones, Crosses, Wells

*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 18<sup>th</sup> or 19<sup>th</sup> 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.

- Churchyard Cross, 3m south of Huish Church porch; high significance; scheduled monument; condition: unknown; set on the private Heanton Satchville Estate. This monument sits in the churchyard, in the centre of the landscaped parkland and is blocked from all views towards the turbine by the woodlands which occupy the eastern part of the estate; impact: **neutral**.
- Wayside Cross at Trecott; high significance; scheduled monument; condition: fair to good, having been heavily repaired using ironwork straps; set against a hedge-bank, this monument sits on a small grass bank alongside Wellsprings Lane, there are views to the south-west and the south but the views north are blocked by the hedge-bank; impact: **neutral**.
- Weeks Headstone and Chest Tomb, churchyard of All Hallows, Broadwoodkelly; medium significance; Grade II Listed; condition: good; set in the walled churchyard. They are shielded by the stone walls of the churchyard and by the other buildings in the village;

impact: **neutral**.

- Chest Tomb, in churchyard of All Saints, Winkleigh; medium significance; Grade II Listed; condition: good; set to the edge of the churchyard, near the stone wall that bounds the site. Blocked by this wall from having any views towards the turbine, impact: **neutral**.
- Chest Tomb, 4m south of Church of St James, Iddesleigh; medium significance; Grade II Listed; condition: fair to good; set in the churchyard, on a high knoll of land. There are some limited views across the roofs of the settlement in the general direction of the turbine and it may be possible there is some inter-visibility. The tomb is defined by its association with the church, being in consecrated ground, being a memorial, it is not designed to have wider landscape presence but be understood within the grounds of the churchyard; impact: **neutral**.

#### 6.5.8 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 phenomena. 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 line-of-sight.

- Bowl Barrows 325m and 215m north-west of Winkleigh Moor Cross; high significance; scheduled monuments; condition: fair; upstanding mounds but not surviving to any significant height. Both set on open rough ground, these are locally blocked by the trees and banks which surround this area of moorland. They lie very close to the busy A3124 road which also blocks any views; impact: **neutral**.
- Barrows on Beaford Moor and Cupper's Piece; high significance, scheduled monuments; condition: fair to trace; surviving as very shallow mounds set in rough pasture. These are blocked from any views out of the enclosures of rough ground in which they are situated by the hedge-banks and trees which line adjacent field boundaries; impact: **neutral**.
- Five barrows on Burrington Moor; high significance; scheduled monuments; condition: fair to trace; set on or around Eaglescott Airfield. These are mostly blocked by landscaping for the airfield, hedge-banks or trees; impact: **neutral**.

#### 6.5.9 Fortifications

*Masonry castles, motte & bailey castles, moated sites, manorial sites, Prehistoric fortifications*

Castles are large masonry or timber structures with associated earthworks that were built during the medieval period (c.1050-1500). These structures were built with defence in mind, and were often constructed in highly prominent locations. They were also expressions of status and power, and thus highly visible statements about the wealth and power of their owners. 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. High status manorial sites could also be enclosed and 'defendable', both types of monument could be associated with deer parks, gardens or pleasure grounds. Prehistoric fortifications were also built in highly prominent locations, are also taken to represent visible expressions of status and power.

- Croft Castle; high significance; scheduled monument; condition: good; partially surviving as very high earthworks in the western part of Winkleigh, surrounded to the south, east and west by historic properties and to the north by more modern housing developments. The earthworks stand above the adjacent village hall and there are views to the south-west and more limited views to the west, over the roofs of the buildings. The context and setting of the monument are not affected by the turbine, having already been so altered from its intended surroundings. The views are minimal, however views are very important to the function, design and construction of this monument, having been built for defensive purposes; impact: **negative/minor**.
- Court Castle; high significance; scheduled monument; condition: good; set to the north-east of the village, surrounded by historic houses. The earthworks and remains of this castle are covered by mature trees, blocking views out to the countryside, the adjacent Parsonage Court also sits in a wooded enclosure and further blocks views to the west; impact: **neutral**.
- Moated site at Grange Farm; high significance; scheduled monument; condition: unknown; earthworks may be set in agricultural fields behind the large modern farm buildings at Grange Farm. Any earthworks would be comprehensively blocked from views by the farm buildings and the buildings of Merton Village; impact: **negative/unknown** expected neutral.

#### 6.5.10 Registered Parks and Gardens

##### *Registered Parks and Gardens*

In/formal planning tends to be a pre-requisite for registered landscapes, but varies according to individual design. Such landscapes can be associated with larger stately homes (see above), but can be more modern creations. Landscape parks are particularly sensitive to intrusive visual elements (see above), but many gardens are usually focused inward, and usually incorporate stands of mature trees that provide (seasonal) local blocking. Unless the proposed wind turbine is to be located close to the garden, its impact would be minimal.

- King's Nympton Park; high significance; registered landscape; condition: excellent. Set in a wooded valley the park is defined by mature plantations of trees. There may be some views to the south-west down the River Taw valley. At 10-12km distance however the turbine will only appear very small and is unlikely to intrude into the parkland vistas in any significant way; impact: **neutral**.
- Wood House; high significance; registered landscape; condition: excellent. Set on an east and north-east facing slope at 12km distant from the turbine, probably no view of turbine given the topography, but if visible it would be very distant and small; impact: **neutral**.

#### 6.5.11 Historic Landscape

##### *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**.

As wind turbines proliferate, it may not be long before the cumulative impact on the historic landscape character of certain areas becomes **substantial/irreversible**.

- The area around Bryony Hill Farm is a typical farming landscape, characterised by scattered hamlets and villages, with occasional small market towns, such as Winkleigh. The topography of the landscape is one of gently-undulating hills, with steep wooded valley of the River Torridge to the west. In the North Devon and Torridge joint landscape character assessment (Land Use Consultants 2010) this area is characterised as *Upper Farmed Wooded Valley Slopes*. For this LCT this document recommends avoiding skyline developments that would detract from landmark church towers and infringe on the open nature of this landscape and uninterrupted vistas. The turbine would stand on a slight spur projecting from a south facing ridge, and will project above the ridgelines of the adjacent hills. Given its size and the open character of this landscape, and the emphasis placed on its ‘strong rural character and historic sense of place’, the impact of the proposed turbine on the historic character of this landscape will be **negative/moderate**. It will, however, only have a working life of twenty-five years and thus its impact will therefore be **temporary/reversible** on the landscape. The impact on the below-ground archaeological resource will be **permanent/irreversible**.

## 6.6 Summary of the Evidence

Identifier	Site	NGR	Assessment
1104569	Bryony Hill	SS5988808053	Negative/minor
1309117	Henacroft Farmhouse	SS5905608775	Negative/moderate
1166027	Little Barwick	SS5944607745	Negative/moderate
1105235	Linhay Immediately to East of South Barwick Farmhouse	SS5945407576	Negative/minor
1326500	South Barwick Farmhouse	SS5942607584	Negative/minor
1326510	Bude Farmhouse	SS5957506581	Neutral
1326444	Gate Piers And Gates Immediately To South Of Oakley House	SS6098107700	Neutral
1105352	Oakley House	SS6098007739	Negative/moderate
1146662	Weeks Headstone approximately 13m NE of Church of All Saints	SS6178105876	Neutral
1105355	Chest Tomb approximately 3m south of Church of All Saints	SS6175405850	Neutral
1105350	Corstone Farmhouse	SS6165804604	Neutral
1326442	Barn adjoining immediately to South of Corstone Farmhouse	SS6165204590	Neutral
1105351	Shippon approximately 10m west of Corstone Farmhouse	SS6161704608	Neutral
1146658	Pattiland Farmhouse	SS6303805551	Neutral
1104581	Gate Piers Approximately 20m NW of Methodist Chapel	SS6309308047	Neutral
1105353	Park Cottage	SS6089205524	Negative/minor
1105354	Park Farmhouse	SS6069405514	Negative/minor
1104530	Little Marland	SS4992311958	Neutral
1163872	Pyramid Water Trough	SS6319608112	Neutral
1240906	Winkleigh Court	SS6336408253	Neutral
126090	Parsonage Court	SS6330308091	Neutral
1318120	Church Of All Saints, Winkleigh	SS6304908014	Negative/moderate
133068	Methodist Chapel Including Railings At Front	SS6311608042	Neutral
1333069	Chest Tomb 6 Metres South Of Church, Cooper's Hill	SS6328308048	Neutral
1395257	K6 Telephone Kiosk	SS6319308111	Neutral
1254450	K6 Telephone Kiosk	SS5699108210	Neutral
1105240	Chest Tomb Approximately 4m South Of Church Of St James	SS5690208209	Neutral
1146659	Church of All Hallows, Broadwoodkelly	SS6174605858	Negative/moderate
1309051	Church of St James, Iddesleigh	SS5689808222	Negative/moderate
1104600	Downland Mill	SS5680010300	Neutral
1163025	Barn Immediately to North of Mon's Hall	SS5694509070	Negative/minor
1166002	Eastpark Farmhouse	SS5763908345	Negative/minor
1105239	Westpark farmhouse	SS5634308040	Neutral
1309388	Hawkdown Farmhouse	SS5801110423	Negative/minor
1326499	Outbuilding immediately NNW of Bullhead Farmhouse	SS5874907248	Negative/minor
1105232	Lane End Cottages	SS5883007745	Negative/moderate
1166054	Pixton Farmhouse	SS5831807663	Negative/minor
1105234	Pixton Cottage	SS5826707617	Neutral
1308695	Westacott Farmhouse	SS6197003332	Negative/unknown
1326445	Thatched Cottage Thatched Cottage at 4 Crossways	SS6173707491	Negative/minor
1146668	Judley's Cottage	SS6066407079	Negative/minor
1105357	Higher Ingleigh	SS6071607012	Negative/minor

Land at Bryony Hill Farm, Winkleigh, Devon

1326498	Fursdon Farmhouse	SS5780107256	Negative/minor
1104573	Great Pitford farmhouse	SS6171211588	Negative/minor to neutral
1105319	Lower (or Great) Cliston	SS6181601844	Negative/unknown
1104577	West Chapple Farmhouse and Cider House	SS6159008314	Negative/minor
1105186	East Lake Farmhouse	SS5884906121	Neutral
1105228	Ash House	SS5760606254	Neutral
1326512	Shilley Bridge	SS5828405589	Neutral
1105189	Lych Gate approximately 35m to South East Of Church	SS5813805497	Neutral
1326511	Burrow Farmhouse	SS5875905514	Neutral
1105233	Middle Week	SS5675006093	Neutral
1105231	Duckslake	SS5673307077	Neutral
1162510	Cherubeer Manor Including Pump	SS5930812446	Neutral to Negative/minor
1326490	Woolladon Farmhouse	SS5267107589	Neutral
1333066	Woodroberts Farmhouse	SS6246210386	Negative/unknown
1147488	Downes House	SS5295612312	Negative/unknown
1105210	Broomford Manor including yards	SS5775601749	Negative/unknown
1105211	Croft Farmhouse Including Farm Building	SS5699800324	Negative/unknown
1309097	Weekmoor Cross Cottage	SS5674706793	Negative/minor
1326513	Church of All Saints, Monkokehampton	SS5810505515	Neutral
1309259	Church Of St James The Less, Huish	SS5337311081	Neutral
1333084	Church of St Petrock, Petrockstowe	SS5131909162	Negative/minor
1326588	Church of All Saints, Merton	SS5257412031	Negative/minor
1326489	Church of St James, Jacobstowe	SS5865001610	Negative/minor
1105205	Church of St Petrock, Inwardleigh	SX5601099444	Negative/minor
1308851	Church Of St Mary, Exbourne	SS6021601917	Negative/minor
1106600	Church Of St Mary The Virgin, Brushford	SS6769107665	Neutral
1104609	Church of St James, Ashreigney	SS6286313626	Negative/minor
-	Winkleigh	SS6316708107	Negative/minor
-	Iddesleigh	SS5694108232	Negative/minor
-	Monkokehampton	SS5835205733	Neutral
1016226	Court Castle	SS 6333908221	Neutral
1018011	Croft Castle	SS 6306508035	Negative/minor
1015148	Bowl barrow 325m north west of Winkleigh Moor Cross	SS 5996712537	Neutral
1015147	Bowl barrow 215m north west of Winkleigh Moor Cross	SS 6005712445	Neutral
1013734	Churchyard cross 3m south of Huish church porch	SS 5337511072	Neutral
1017867	Moated site at Grange Farm	SS 5237312026	Negative/unknown
1013736	Wayside cross at Trecott beside Wellsprings Lane	SS 6364100435	Neutral
1015139	Four bowl barrows on Burrington Moor	SS 6053316196	Neutral
1015140	Bowl barrow on Beaford Moor, 400m NE of Cupper's Piece	SS 5819614519	Neutral
1015146	Three bowl barrows 545m east of Cupper's Piece	SS 5836714354	Neutral
1001661	King's Nympton Park	SS 6623619345,	Neutral
1000485	Wood House	SX 6551195957	Neutral
-	HISTORIC LANDSCAPE CHARACTER	-	Negative/moderate



## 7.0 Conclusions

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### 7.1 Discussion and Conclusion

The proposed turbine would be located close to the farm of *Bryony Hill*, within land probably enclosed during the post-medieval period, but possibly from earlier enclosures. The area to the north appears to have been enclosed at the end of the 18<sup>th</sup> century. The walkover and geophysical surveys failed to identify any features of particular interest within the field in question, despite the proximity of several undated enclosures.

In general terms, this part of Devon contains a medium number of Listed Buildings and few Scheduled Monuments. In general the majority of designated heritage assets within the region were not conceived and constructed with setting as a primary consideration. However, within the vicinity of the proposed turbine the majority of the scheduled monuments which will be impacted were established with this in mind, most notably the medieval defensive sites in Winkleigh and the various Bronze Age Barrow groups. Only for a small number of assets – Henacraft Farmhouse, Oakley House, Little Barwick, Lane End Cottages, and the parish churches in Winkleigh, Iddesleigh and Broadwoodkelly will the impact be more pronounced; **negative/moderate**.

In terms of the wider landscape, the proposed turbine is to be located near the summit of a small hill, which forms part of the *Upper Farmed Wooded Valley Slopes* Character area, assessed as having a *moderate* sensitivity to wind turbine development. This character area designation emphasises the importance of landmark church towers and the proposed turbine will have impacts upon the towers of the churches at Winkleigh, Iddesleigh and Broadwoodkelly. The turbine would stand on a slight spur projecting from a south facing ridge, and will project above the ridgelines of the adjacent hills. Given its size and the open character of this landscape, and the emphasis placed on its ‘strong rural character and historic sense of place’, the impact of the proposed turbine on the historic character of this landscape will be **negative/moderate**.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, largely on the basis that the impact of this turbine is restricted to a small number of assets and the landscape.

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Devon Heritage Centre  
Winkleigh tithe map  
Winkleigh tithe apportionment  
Ordnance Survey 1<sup>st</sup> Edition Map  
Ordnance Survey 2<sup>nd</sup> Edition Map

## Appendix 1

### PROJECT DESIGN FOR DESK-BASED APPRAISAL, GEOPHYSICAL SURVEY AND VISUAL IMPACT ASSESSMENT ON LAND AT BRYONY HILL FARM, IDDESLEIGH, WINKLEIGH, DEVON

**Location:** Bryony Hill Farm, Iddesleigh, Winkleigh  
**Parish:** Winkleigh  
**County:** Devon  
**NGR:** SS 598 080  
**Planning Application ref:** Pre-application  
**Proposal:** Single EWT 500kW wind turbine – 50m to hub & 54m rotor diameter  
**Date:** 21.08.2013

#### 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 Chloe Bines of Mi-Grid (the Client). It sets out the methodology for desk-based research, geophysical survey, and visual impact assessment and for related off site analysis and reporting at land at Bryony Hill Farm, Iddesleigh, Winkleigh, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Ann Dick of Devon County Historic Environment Team (DCHET).

#### 2.0 ARCHAEOLOGICAL BACKGROUND

Bryony Hill Farm is set within a landscape which is classified as 'Modern *enclosures adapting medieval fields*' by Devon Historic Landscape Characterisation – '*These modern fields have been created out of probable medieval enclosures. The sinuous medieval boundaries survive in places*'. There are a number of Historic and Listed buildings in the area such as those at Little and South Barwick.

#### 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 Undertake an archaeological magnetometer survey of an approximate 3.2 hectare area, centred on the location of the turbine base and including a 30m wide strip along the line of both the access trackway and the cable grid connection.
- 3.1.3 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.4 Assess the visual effects to, from and across the proposed turbine upon specific landscape elements and historic assets through the use of photo-montages (non-verified), including views from key features looking toward the development site, and showing scale images of the proposed turbine superimposed thereon;
- 3.1.5 Produce a report containing the results of the desk-based research, geophysical survey and the visual impact assessment;
- 3.1.6 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 the client (Mi Grid) 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 5km of the site; all Grade I & II\* scheduled ancient monuments within 10km of the site; Grade I (exceptional) and all registered parks/gardens, sites with structured views and significant un/designated archaeological landscapes within 15km 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.

4.3 Geophysical Survey:

The programme of work shall include a magnetometer survey of a 3.2 hectare area, centred on the location of the turbine base and a 30m wide strip along the line of both the access trackway and the cable grid connection (see associated plans). The results of this survey will inform as to whether further evaluation will be needed in support of the planning application (ie pre-determination), or further archaeological recording prior to/during construction – in the event of consent being granted. This therefore represents the first stage of archaeological work, with any further stages being covered by separate project designs.

## 5.0 REPORT

- 5.1 A report will be produced and will include the following elements:
- 5.1.1 A report number and the OASIS ID number;
  - 5.1.2 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;
  - 5.1.3 A concise non-technical summary of the project results;
  - 5.1.4 The aims and methods adopted in the course of the investigation;
  - 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
  - 5.1.6 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;
  - 5.1.7 A copy of this PD will be included as an appendix.
- 5.2 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.
- 5.3 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 southwes1-157298.

## 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

- 7.1 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).

Deb Laing-Trengove

South West Archaeology Ltd the Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email: [deblt@swarch.net](mailto:deblt@swarch.net)

### List of specialists

#### **Building recording**

*Richard Parker*

11 Toronto Road, St James, Exeter. EX4 6LE, Tel: 07763 248241

#### **Conservation**

*Alison Hopper Bishop*

The Royal Albert Memorial Museum Conservation service, [a.hopperbishop@exeter.gov.uk](mailto:a.hopperbishop@exeter.gov.uk)

*Richard and Helena Jaeschke*

2 Bydown Cottages, Swimbridge, Barnstaple, EX32 0QD, Tel: 01271 830891, [mrshjaeschke@email.msn.com](mailto:mrshjaeschke@email.msn.com)

#### **Curatorial**

*Thomas Cadbury*

Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter, EX4 3LS

Tel: 01392 665356

*Alison Mills*

The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon, EX32 8LN, Tel: 01271 346747

#### **Bone**

Human *Professor Chris Knusel*, University of Exeter, Tel: 01392 722491, [c.j.knusel@ex.ac.uk](mailto:c.j.knusel@ex.ac.uk)

Animal *Wendy Howard*, Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE

Tel: 01392 269330, [w.j.howard@exeter.ac.uk](mailto:w.j.howard@exeter.ac.uk)

#### **Lithics**

*Dr Martin Tingle*

Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ

[martin@mtingle.freemove.co.uk](mailto:martin@mtingle.freemove.co.uk)

#### **Palaeoenvironmental/Organic**

Wood identification

*Dana Challinor*

Tel: 01869 810150 [dana.challinor@tiscali.co.uk](mailto:dana.challinor@tiscali.co.uk)

Plant macro-fossils

*Julie Jones*

[juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)

Pollen analysis

*Ralph Fyfe*

Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

#### **Pottery**

Prehistoric

*Henrietta Quinnell*, 39D Polsloe Road, Exeter EX1 2DN, Tel: 01392 433214

Roman

*Alex Croom*, Keeper of Archaeology

Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields,

Tyne and Wear NE332BB

Tel: (0191) 454 4093

[alex.croom@twmuseums.org.uk](mailto:alex.croom@twmuseums.org.uk)

Medieval

*John Allen*, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN, Tel: 01392 665918

Post Medieval

*Graham Langman*, Exeter, EX1 2UF, Tel: 01392 215900, [su1429@eclipse.co.uk](mailto:su1429@eclipse.co.uk)

## Appendix 2

### Key Heritage Assets

#### Listed buildings

Name: Bryony Hill

Grade: II

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 fireplace 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.

National Grid Reference: SS5988808053

Name: Little Barwick

Grade: II

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.

National Grid Reference: SS5944607745

Name: Linhay Immediately to the East of South Barwick Farmhouse

Grade: II

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.

National Grid Reference: SS5945407576

Name: South Barwick Farmhouse

Grade: II

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.  
National Grid Reference: SS5942607584

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

Grade: II

UID: 93224

Details: 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. Latyer inserted doorway to left. Leanto 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.  
National Grid Reference: SS5874907248

Name: Lane End Cottages

Grade: II

UID: 93220

Details: 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 ax-ial 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.  
National Grid Reference: SS5883007745

Name: Pixton Farmhouse

Grade: II

UID:93227

Details: 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 lintol 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.  
National Grid Reference: SS5831807663

Name: Pixton Cottage

Grade: II

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 outshut 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.  
National Grid Reference: SS5826707617

Name: Fursdon Farmhouse

Grade: II

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.

National grid Reference: SS5780107256

Name: Bude Farmhouse

Grade: II

UID: 93308

Details: MONKOKEHAMPTON SS 50 NE 4/194 Bude Farmhouse - - II Farmhouse. Circa mid C17, modernised in C20. Rendered cob and rubble walls. Gable ended thatch roof. Rendered rubble brick shaft at right gable end with brick shaft. Rear lateral rendered rubble stack. Plan: probably 3-room-and-through-passage plan, but lower end to the left is very long and may have been extended with a new disused stack at its lower end. Hall is heated by rear lateral stacks. Inner room stack at gable end may be a later insertion. Passage blocked at rear in C20 by insertion of staircase. Exterior: 2 storeys. Asymmetrical 5-window front of late C20 small-paned 2-light casements. Leanto C20 porch at centre with glazed door behind. Interior: hall has open fireplace with chamfered and ogee-stopped wooden lintel. Chamfered cross beams to hall and inner room. Roof trusses not seen, believed to consist of straight principals but may be of interest.

National Grid reference: SS5957506581

Name: East Lake Farmhouse

Grade: II\*

UID:93311

Details: MONKOKEHAMPTON SS 50 NE 4/197 East Lake Farmhouse - GV II\*

Farmhouse. Early to mid C17 possibly with medieval origins. Plastered cob and rubble walls. Thatch roof gabled at left-hand end, hipped to right. 3 brick stacks, one at left gable, one axial and one at right-hand end on projecting cob base. Plan: 3-room-and-through-passage plan with some lower room to the right. Newel stairs in projection at rear of hall. Hall stack backs onto passage. Very small inner and lower rooms with probably inserted stacks. Exterior: 2 storeys. Asymmetrical 4-window front mainly of 1, 2 and 3-light C20 casements. C19 small-paned 3-light casement to left of centre on ground floor and circa late C19 or early C20 2-light casement to right with diagonal glazing bars. C20 plank door to passage towards right-hand end. Rear elevation has passage doorway to left of centre with original chamfered wooden doorframe. Large semi-circular stair projection towards right-hand end has gabled roof and small 3-light C17? wooden mullion window. Inserted doorway into inner room to right of stair projection. Interior: at lower side of passage is chamfered plank and muntin screen with hollow step stops to muntins. Hall fireplace has dressed granite jambs and chamfered, hollow step-stopped wooden lintel. The 3 ceiling beams are similarly finished. C18 wall cupboard with fielded panel door. The hall has 2 C17 ovolo-moulded doorframes with vase stops - one to the inner room and one to the newel stairs, a similar doorway also leads into the hall from the passage. The newel stairs have solid oak treads. At the top is a simple balustrade with rough finial to newel post. C17? chamfered double doorframe at head of stairs and one into the left-hand end 1st floor room. Roof: complete C17 roof which consists of straight principals with trenched purlins and collars halved on with notched lap-joint. Over the stair turret is a blackened timber which may possibly be a smoke-blackened common rafter from an earlier roof structure. This is a very complete C17 house which survives in a particularly unaltered state and preserves a number of good quality features.

National Grid Reference: SS5884906121

Name: Sunnyside Cottage

Grade: II

UID:93314

Details: MONKOKEHAMPTON SS 50 NE 4/200 Sunnyside Cottage - - II Small house. Circa later C17. Rendered cob and rubble walls. Hipped thatch roof. Axial brick stack. Plan: 3-room plan with axial stack which has back to back fireplaces serving both right-hand and central rooms; entry into left-hand room. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2 and 3-light casements, ground floor windows are later. C20 gabled and glazed porch to left of centre. Interior: right-hand end room has fireplace with roughly chamfered lintel. Chamfered cross beams with diagonal cut stops to central room.

Listing NGR: SS5835205733

Name: Ash House

Grade: II

UID: 93210

Details: IDDESLEIGH SS 50 NE Ash House 4/102 - 20.2.52 - II

Country house. Early-mid C18 with C19 additions. Stucco walls with joint lining. Low pitch hipped slate roof to main block, mansard slate roof to rear wing. 4 axial rendered stacks. Plan: 3 principal rooms in front range, central one is entrance hall and has stairs behind in projection with offices to their right. To the left of the stairs the kitchen and service wing extends to the rear. Early C19 addition at right-hand end. Exterior: 2 and 3 storeys. Symmetrical 7-window front, divided into 3 bays by pilasters with pediment above central bay. Early C19 or facsimile 12-pane sashes on first floor with projecting keystones above, similar windows to central bay on ground floor. Outer 2 bays have early to mid C19 semi-circular bays each with 3 sash windows divided by fluted pilasters which have ball finials to flat roofs. Central stone ashlar Doric porch with angle pilasters and column either side of roundheaded doorway which has moulded impost and projecting keystone. C20 plank double doors. Semi-circular fanlight above with radial glazing bars. Porch has stone balustraded parapet imitating that to roof of main range which has lions holding armorial shields.



Land at Bryony Hill Farm, Winkleigh, Devon

Heraldic plaque in pediment. Early C19 1-window front addition recessed from right-hand end with bay window on ground floor. Rear elevation has central hipped roof stair projection with large Venetian window which has marginal glazing bars. Large 3-storey service wing projecting to the right with stone rubble courtyard wall extending from its left side across the rear of the house with central pedimented gateway which has finial above and segmental headed doorway. Interior: early C19 6-panel doors. Left-hand principal room has early C19 marble chimneypiece. Simple probably contemporary panelling with chair rail. Key pattern plaster frieze is probably original with dentilled cornice above. Simple moulding to edge of ceiling with circular design at centre and ceiling rose in low relief. Pilastered doorcases. Central room has original chimneypiece with richly decorated frieze and consoles to either side. Geometric design plaster ceiling likely to be C19. Right-hand room has simple moulded panels with chair rail - probably C19 and restored in C20. Original panel above fireplace has projecting corners with shell motif at centre and delicate trailing foliage down either side. Contemporary chimneypiece has shouldered architrave and central panel with floral design. Plaster low relief rib ceiling with several bands in rectangular form with small circle at either end. Dentilled cornice with egg and dart moulding above. Open string staircase with moulded turned balusters and carved tread ends.  
Listing NGR: SS5760606254

Name: Middle Week

Grade: II

UID: 93222

Details: IDDESLEIGH SS 50 NE 4/114 Middle Week - - II

House formerly farmhouse. C17 possibly with earlier origins. Plastered cob walls. Thatch roof gabled to left, half hipped to right end. 2 brick stacks - one at left gable end and one axial. Plan: 3-room and through-passage plan, lower end to the right is unheated. Hall stack backs onto passage and inner room heated by gable end fireplace. Small possible integral shed at right-hand end. C20 addition at rear. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2 and 4-light casements. C20 glazed doors towards left-hand end, C19 plank door to right of centre and double doors to shed at right hand end. Small C20 1-storey addition at rear.  
Listing NGR: SS5675006093

Name: Ducks Lake

Grade: II

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: Barns Immediately to the North of Nos 1 and 2 Week Cottages

Grade: II

UID: 93231

Details: IDDESLEIGH SS 50 NE Barn immediately to north of 4/123 Nos. 1 and 2 Week Cottages - II GV Barn. C18. Cob walls on rubble footings. Hipped corrugated asbestos roof. Long rectangular plan with off-central threshing floor and store room or animal shed at one end. Exterior: 1 storey with loft. Cart entrance to left of centre has projecting cheeks. Small window to right of centre directly below eaves. Door to right with 2-light window to its left which has square section mullion and internal shutters.  
Listing NGR: SS5662706210

Name: Nos 1 and 2 Week Cottages including adjoining Linhay to NW

Grade: II\*

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 bolection 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: Shilley Bridge

Grade: II

UID:93313

Details: MONKOKEHAMPTON SS 50 NE 4/199 Shilley Bridge - - II Road bridge ove Hole Brook. Circa mid C19. Stone rubble. Single span basket arch with projecting keystones. Straight stringcourse above arch. Cambered parapet has chamfered coping stones and swept out abutments with projecting square pier at either end.  
Listing NGR: SS5828405589

Name: SHIPPON IMMEDIATELY TO NORTH-EAST OF EAST LAKE FARMHOUSE

Grade: II

UID:93312

Details: MONKOKEHAMPTON SS 50 NE 4/198 Shippon immediately to north-east - of East Lake Farmhouse GV II Shippon. C18. Cob walls incorporating stone rubble. Hipped thatch roof. Long rectangular plan with animal accommodation to the left and a threshing barn to the right 1 storey with loft. Regularly spaced narrow doorways on side facing house with 3 1st floor loading hatches. On rear wall is wider cart entrance to left of centre.  
Listing NGR: SS5876105510

Name: LYCH GATE APPROXIMATELY 35 METRES TO SOUTH EAST OF CHURCH

Grade: II

UID:93316

Details: MONKOKEHAMPTON MONKOKEHAMPTON SS 50 NE 4/202 Lych gate approximately 35 metres - to south east of Church GV II Lych gate. Mid-late C19. Timber frame. Slate roof with gablets and alternating plain and fish-scale courses. Roof is supported on end posts with curved bracing.  
Listing NGR: SS5813805497

Name: Ivy Cottage

Grade: II

UID: 93322

Details: MONKOKEHAMPTON MONKOKEHAMPTON SS 50 NE 4/208 Ivy Cottage - GV II Pair of cottages, originally one house. Circa mid C17, possibly extended in C18 with C19 and C20 additions. Rendered cob walls. Thatch roof gabled to left end hipped to right. Projecting rendered rubble stack at left gable end with brick shaft, similar rear lateral stack. Plan: originally probably 2 room plan, left-hand room heated by end stack, right-hand one by rear lateral stack. At the right end is a further unheated room, divided from the others by a thick wall which is either an original service room or was added in the C18. Single storey C19 and C20 single storey rear additions. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2 and 3-light casements, the ground floor ones have small panes apart from the right-hand one which is later C20 and larger. C20 stable-type door towards left-hand end. Door to right-hand Cottage is in thatched roof outshut at rear. C20 1 storey addition adjoin it to the right. Interior: right-hand cottage has open fireplace with wide chamfered lintel. Chamfered unstopped ceiling beam. The left-hand cottage has a fireplace with chamfered wooden lintel which has run-out stops. Small 1st floor fireplace has chamfered and hollow step-stopped wooden lintel. Ceiling beams on ground floor are also chamfered with hollow step stops. Roof: roof space inaccessible but feet of straight principals are visible on 1st floor and one is supported at the rear on a tall wooden post.  
Listing NGR: SS5824805450

Name: Burrow Farmhouse

Grade: II

UID: 93310

Details MONKOKEHAMPTON SS 50 NE 4/196 Burrow Farmhouse - - II House formerly farmhouse. Circa late C17 or early C18. With late C20 addition. Rendered rubble and cob walls. Gable ended thatch roof. 2 brick gable end stacks. Plan: originally had a larger heated room at either end with a small central service room. A C20 staircase has been inserted into this and a single storey wing added behind the right-hand room, apparently replacing an earlier wing or addition. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2-light casements. C20 double glazed doors to right of centre. C20 1 storey addition behind right-hand end. Interior: open fireplace in right-hand room has rough wooden lintel.  
Listing NGR: SS5875905514

Name: Church of All Saints

Grade: II

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

Name: Nethercott House and Stables adjoining to Southwest

Grade: II

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 rustification. Plan: double detph 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 rrange to the left. Principal range has a large gable at each end, with stone copings

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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 30metres to the North of Nethercott House

Grade: II

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 the North of Nethercott House

Grade: II

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 100Metres Southeast of Nethercott House

Grade: II

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 Cottage

Grade: II

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: CHEST TOMB APPROXIMATELY 4 METRES TO SOUTH OF CHURCH OF ST JAMES

Grade: II

UID: 93239

Details: IDDESLEIGH IDDESLEIGH SS 50 NE 4/127 Chest tomb approximately 4 metres - to south of Church of St James 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

Grade: II

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: Post Office

Grade: II

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 leanto against right-hand end and outshut at rear. Interior not inspected.  
Listing NGR: SS5702608239

Name: Thatched Cottage Immediately to North of Cordwainers Cottage

Grade: II

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: Hillside and Higher Court

Grade: II

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: Meadow View

Grade: II

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. Leanto against right-hand end. Interior has no original features exposed apart from plastered open fireplace in left-hand room.

Listing NGR: SS5694808191

Name: K6 Telephone Kiosk

Grade: II

UID: 93357

Details: 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: Duke of York Inn

Grade: II

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: Lower Court

Grade: II

UID: 93247

Details: IDDESLEIGH IDDESLEIGH SS 50 NE 4/135 Lower Court - GV II 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: Church of St James

Grade: I

UID: 93238

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

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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: Cordwainers Cottage

Grade: II

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 leanto 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: Thatch End

Grade: II

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: Downland Mill

Grade: II

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 leanto 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 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: Barn Immediately North of Mons Hall

Grade: II

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: Mon's Hall

Grade: II  
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 an 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: North Hall Farmhouse

Grade: II  
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: Henacraft Farmhouse

Grade: II  
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 leanto 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: Pewson Barton

Grade: II  
UID: 90889

Detail: 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 superceded 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: Dartmoor Cottage

Grade: II

UID: 90899

Detail: 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. Leanto 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: Winscott

Grade: II

UID: 90900

Detail: 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 leanto 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. Leanto against right-hand end. Interior: open fireplace with rough wooden lintel. Ceiling beams have been replaced.

Listing NGR: SS5792409783

Name: Ridge's Farm

Grade: II

UID: 90898

Detail: 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 an 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: Windwhistle Cottage

Grade: II

UID: 90891

Detail: 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: Manor Cottage

Grade: II

UID: 90895

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

Grade: II

UID: 90894

Detail: 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: Downland Barton

Grade: II

UID: 90897

Detail: 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 upto 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: Church of St Peter

Grade: I

UID: 90892

Detail: 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 Persner 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: Hawkdown Farmhouse

Grade: II

UID: 90886

Detail: 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 latic 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: CROSS SHAFT APPROXIMATELY 5 METRES SOUTH OF CHURCH OF ST PETER

Grade: II

UID: 90893

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

Grade: II



UID: 90896

Detail: 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: WEST CHAPPLE FARMHOUSE AND CIDER HOUSE ADJOINING TO SOUTH EAST

Grade: II

UID: 90931

Detail: WINKLEIGH SS 60 NW 9/140 West Chapple Farmhouse and cider house adjoining to south-east GV II Farmhouse. Early C17 with C19 addition. Mainly rendered cob and rubble walls. Gable-ended slate roof, corrugated iron to cider house. Brick axial stack and rendered brick stack at right gable-end. Plan: the house is in 2 distinct parts - the 2 rooms to the right being early C17 and the 2 rooms to the left C19, with the joint just to the right of an axial stack which serves both of the central rooms. The fact that there is an early truss just to the right of this stack and the roof appears to have once extended further to its left suggests that this C19 range is a rebuild of earlier fabric. It now comprises the kitchen with a small dairy and salting room to its left. The earlier room to their right was probably the hall of the C17 house and the room beyond it was a parlour. A remodelling took place at this end in the late C17. A C17 cider house stands at right-angles to the left end of the C19 range projecting to the rear, divided into 2 rooms internally. Exterior: 2 storeys. Asymmetrical 5-window front of which the right-hand half is slightly lower with one 3-light early C20 casement to the left on 1st floor and a C19 4-panel door below. The windows to the left-hand half are late C19 or early C20 1 and 2-light small-paned casements with a C20 open-fronted porch to left of centre which has a C19 plank door behind. Lower outbuilding at left-hand end. Rear elevation projects slightly to the right-hand side. Mainly C19 and C20 casements but towards the left-hand end on the 1st floor is a late C17 2-light mullioned and transomed wooden window. Small C20 porch towards right-hand end with plank door behind. Cider house projects from right end of house with 2 C17 chamfered wooden mullion windows at the higher end of its inner face. 4-light on 1st floor and 2-light below. Plank door to their right. Interior: of house has C17 framed ceiling of moulded beams forming 6-panels in the former hall. The fireplace has been rebuilt. The right-hand room has a late C17 bolection moulded wooden fireplace surround. The surviving rear blade of original roof truss (probably principal with curved foot), has threaded purlins and mortices for a collar, it does not appear to be smokeblackened. The left-hand end of the house has a C19 fireplace and ceiling beam and the dairy retains its slate shelves and huge granite salting trough. The interior of the Cider house preserves the wooden cider press in its right-hand room which is of 2 storey height. The left-hand room has a chamfered ceiling beam forked at the front. Both original roof truss survives over this end consisting of straight principals with trenched purlins and lapped collar.

Listing NGR: SS6159008314

Name: WATER WHEEL APPROXIMATELY 35 METRES SOUTH OF WEST CHAPPLE FARMHOUSE

Grade: II

UID: 90932

Detail: WINKLEIGH SS 60 9/141 Water wheel approximately 35 metres south of West Chapple Farmhouse GV II Water wheel and wheel house. Circa mid to late C19. The wheel house has rubble walls with a single pitch corrugated asbestos roof. Large iron overshot water wheel in pit inside wheel house. To one side the iron drive shaft runs up the hill to the farm buildings about 100m distant.

Listing NGR: SS6158108280

Name: Oakley House

Grade: II

UID: 92904

Details: BROADWOODKELLY SS 60 NE 2/21 Oakley House GV II House. Circa 1860. Plastered stone walls. Hipped slate roof with overhanging eaves. 2 plastered end stacks with modillion cornices. Plan: 2 principal rooms either side of centre stairhall with service rooms at rear. Italianate style. Exterior: 2 storeys. Symmetrical 3 window front, outer 1st floor windows are 2-light roundheaded sashes with moulded arches, large keyblocks and acanthus leaf consoles. Similar 1-light central window with segmental head. On ground floor are 2 large 3-light canted bay windows with pilasters, segmental heads and dentilled cornices. All original C19 sashes. Central porch with Tuscan columns and entablature, roundheaded doorway, hoodmould with keyblock and panelled door with fanlight above. The house has rusticated quoins and the projecting stacks at either side have blank windows. Interior: inaccessible but likely to have fairly complete joinery and plasterwork.

Listing NGR: SS6098007739

Name: Higher Ingleigh

Grade: II

UID: 92916

Details: BROADWOODKELLY INGLEIGH GREEN SS 60 NW 2/33 Higher Ingleigh II House. Mid C17 with C19 rear addition. Rendered cob walls. Thatched roof gabled to right, hipped to left. Brick axial stack and projecting rendered rubble stack at gable end with brick shaft. Plan: 3-room plan with baffle entry in front of axial stack which served both left-hand and central rooms. Stairs at rear of stack may be in original position. Right-hand room heated by gable end fireplace. C19 outshot added along rear wall. Exterior: 2 storeys. Asymmetrical 3 window front of C20 2-light small-paned casements apart from the 2 left-hand 1st floor windows which are C19 3-light casements with H-L hinges. To left of centre, in front of stack, is C20 open-fronted gabled porch with plank doors behind. C19 outshot extends along rear wall. Interior: Hall has many cross-beams, some roughly chamfered. Open fireplace with cambered wooden lintel which is chamfered with ogee stops. Roof: 2 original trusses survive consisting of substantial principals with slightly curved feet, collars lapped and pegged across their face and purlins running along the backs of the principals. This house is an unusual example for Devon of a completely C17 house with baffle entry plan.

Listing NGR: SS6071607012

Name: Judley's Cottage

Grade: II

UID: 92917

Details: BROADWOODKELLY INGLEIGH GREEN SS 60 NW 2/34 Judley's Cottage II House. Circa late C15 or early C16 with C17 alterations and circa late C17 addition, modernised in mid C20. Rendered cob and rubble walls. Thatched roof, half-hipped to left, hipped to right. 2 brick axial stacks. Plan: Originally 3-room-and-through-passage plan, higher end to the right, which almost certainly had an open hall with central hearth. Floored over in C17 when axial hall stack was also inserted backing onto the passage. Inner room remained unheated until circa late C17 when wing was added behind with a stack axial to it heating both rooms. In the mid C20 the house was considerably modernised internally and re-fenestrated. At an

indeterminate stage the lower end was demolished below the passage. Exterior: 2 storeys. Asymmetrical 3 window front of mid C20 leaded-light casements - 2 light to the 1st floor, 4-light to the ground floor of which the left-hand window is a canted bay. Thatch is raised in eyebrows over 1st floor windows. To the left is original, pointed 4-centred, chamfered wooden doorway with C20 arched plank and glazed door. In front of it is a rustic open-fronted thatched porch. Wide wing projects at rear of right-hand end of house. Interior: Substantial chamfered longitudinal beams in hall and inner room. Room behind inner room has fireplace with high chamfered wooden lintel. Hall fireplace has high cambered chamfered wooden lintel resting on corbel and granite jamb to the right. Roof: 2 original pairs of side-pegged jointed crucks survive but varnish obscures any evidence of smoke-blackening. Both have morticed cranked collars, threaded purlins and diagonal ridge. They differ however in their apex construction: the hall truss has a triangular strengthening block whereas the truss at the lower side of the passage has a curved saddle into which the top of the cruck blades are morticed and on which the ridge rests.  
Listing NGR: SS6066407079

Name: Westwood Farmhouse

Grade: II

UID: 90934

Details: WINKLEIGH SS 6207-6307 12/143 Westwood Farmhouse 21.2.77 II Farmhouse. Circa early C18 with C19 addition. Partly rendered rubble and cob walls. Hipped thatch roof. Rendered brick stack at left-hand end and one lateral to the front wall, brick stack at end of rear wing. Plan: L-shaped plan consisting of 2 rooms with central entry at the front, the right-hand one heated by a lateral stack on its front wall, behind it is a further heated room. C19 lean-to behind left-hand room. Exterior: 2 storeys. Asymmetrical 2-window front of circa early C20 3-light casements, the right-hand side of the front is blank. Central C20 lean-to porch with part-glazed door and early to mid C19 6-panelled door behind. The right-hand side of the house has a regular 2-window elevation looking down the valley. Substantial wing behind right-hand side and lean-to behind left-hand side. Interior: inaccessible at time of survey but may contain original joinery.  
Listing NGR: SS6204807325

Name: GATE PIERS AND GATES IMMEDIATELY TO SOUTH OF OAKLEY HOUSE

Grade: II

UID: 92905

Details: BROADWOODKELLY SS 60 NW 2/22 Gate piers and gates immediately to south of Oakley House GV II Gate piers and gates. Circa 1860. Square piers of volcanic stone ashlar with chamfered plinth and conical caps. Original cast and wrought iron gates with decorative finials.  
Listing NGR: SS6098107700

Name: THATCHED COTTAGE THATCHED COTTAGE AT 4 CROSSWAYS

Grade: II

UID: 92905

Details: BROADWOODKELLY BROADWOODKELLY SS 60 NW 2/26 Thatched Cottage at 4 Cross Ways II Small house. C18. Rendered cob walls. Gable ended thatched roof. 2 gable end stacks, brick at right-hand end, projecting rendered rubble stack to left with brick shaft. 2-room plan with central entry/passage. C19 outshut at rear. 2 storeys. Regular 3-window front of C20 3-light casements with C20 part-glazed door at centre. C19 lean-to at rear under catslide roof.  
Listing NGR: SS6173707491

### ***Scheduled Monuments***

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

UID: 27304

Details: 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: Churchyard cross 6m south of Dowland church

UID: 27305

Details: 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

## Appendix 3

### Supporting Jpegs



Shot of the hedge-bank along which the access track will run, parallel to the road; viewed from the south.



Shot of the long diagonal hedge-bank boundary, the access will run down this hedge-bank; viewed from the north-west.



Shot of vista from the turbine location; viewed from the north-west.



Shot of vista from the turbine location; viewed from the west.



shot of the knoll on which the turbine will be situated; viewed from the north-west.



Shot of the trees between the turbine and the house, Bryony Hill; viewed from the north-east.



The northern field boundary, west of where the cable will run to the turbine; viewed from the south-west.



The house, Bryony Hill, set in a tree-fringed enclosure, which stands in the adjacent field to the north-east; viewed from the north.



Beaford Moor; viewed from the west.



Winkleigh Moor, with the scheduled monuments it contains; viewed from the north-west.



Cock's Bridge Cottage, set in a narrow valley; viewed from the east.



Castle School in Winkleigh, on Castle Hill; viewed from the north-east.





Methodist Chapel in Winkleigh; viewed from the south-west.



The gate piers north-west of the Methodist Chapel, with Court Castle earthworks behind; viewed from the south-east.



Keswick House in Winkleigh; viewed from the east.



One of the main squares in Winkleigh, with multiple listed buildings; viewed from the south-west.



The eastern end of Castle Street; viewed from the north-east.



Inglenooks house, in Winkleigh; viewed from the south-west.



The Post Office in Winkleigh; viewed from the north-west.



The pyramid water trough in the square in Winkleigh; viewed from the north-west.



The King's Arms in Winkleigh, at the eastern end of the square; viewed from the south-west.



Bank House, in Winkleigh and the butcher's shop to the right hand side; viewed from the west.



Castle House, in Winkleigh; viewed from the west.



Barnstaple Street in Winkleigh, with the various listed buildings; viewed from the north.



Vine Street in Winkleigh, with Vine Cottage to the left hand side; viewed from the north-east.



The church in Winkleigh, Church of All Saints; viewed from the west.



Shot of the monuments in the churchyard and view of the proposed turbine site; viewed from the north-east.



The church steps and Church House; viewed from the south.





Alms Cottages in Winkleigh; viewed from the south.



Coopers Hill in Winkleigh, the lower end; viewed from the north-west.



The upper end of Cooper's Hill; viewed from the south-west.



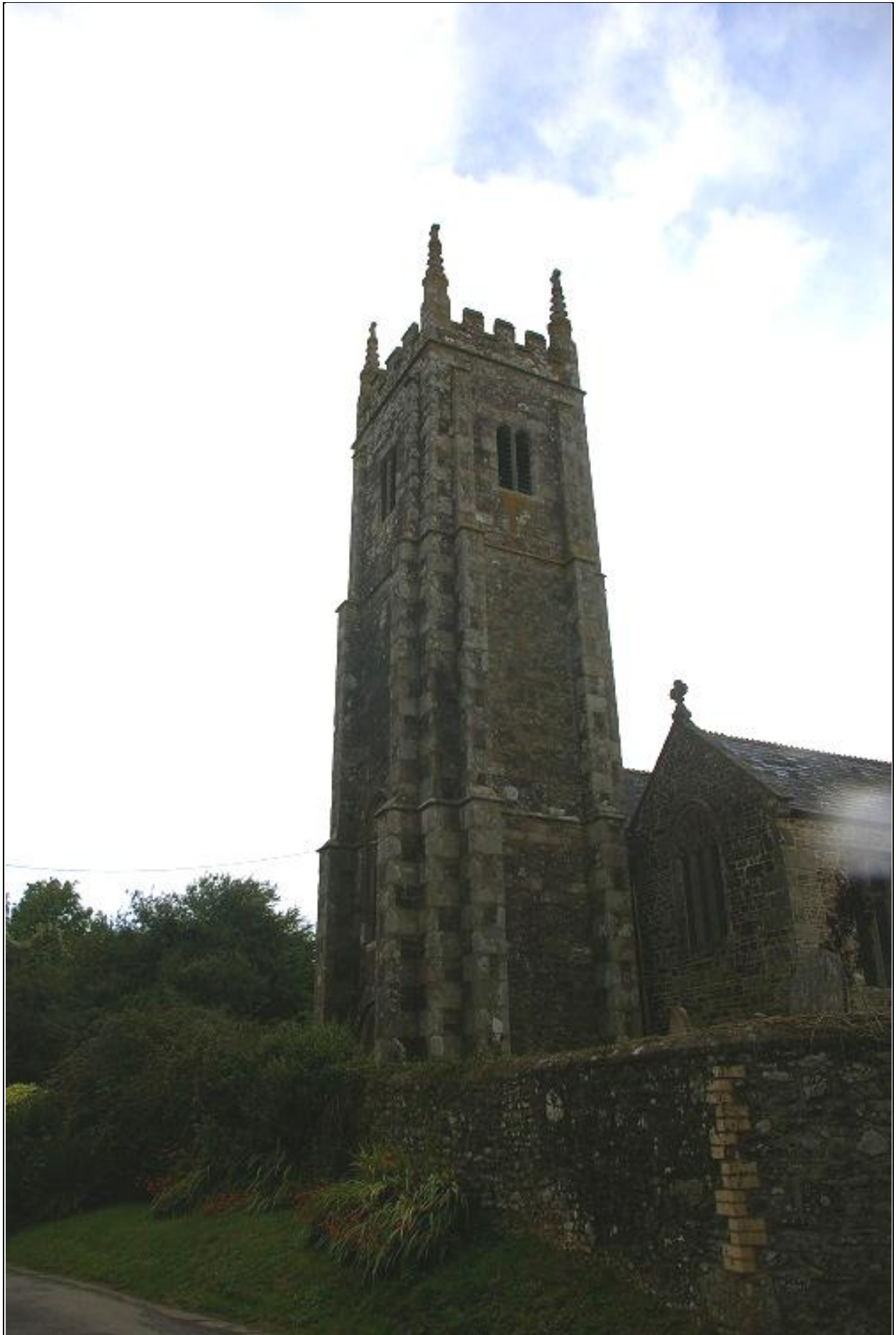
Parsonage Court and associated thatched outbuildings; viewed from the east.



Winkleigh Court, alongside the A3124; viewed from the south-west.



The listed cottages in Broadwoodkelly; viewed from the south-east.



The tall square tower of the Church of All Hallows, in Broadwoodkelly; viewed from the south-west.



The drive to Pattiland Farm and Grattons Farm; viewed from the north.



Corstone Farm and its courtyard of barns and buildings; viewed from the north-west.



Burrow Farm, a Grade II\* listed farmhouse outside Monkokehampton; viewed from the south-east.



Listed buildings in Monkokehampton; viewed from the west.



Another listed cottage in Monkokehampton; viewed from the south.



The Lych Gate to the church in Monkokehampton; viewed from the north-east.



Church of All Saints, in Monkokehampton; viewed from the south-east.



Shilley Bridge, north of Monkokehampton; viewed from the south.





The main gates leading to the south front of Ash House, showing the wooded grounds; viewed from the west.



The lower gates, to Ash House, leading to the stud and farm, showing how trees and woods surround the house and outbuildings; viewed from the south-west.



Weekmoor Cross Cottage, set in its wooded garden, at the crossroads; viewed from the south-west.



Duckslake Cottage, set in a wooded valley, south-west of Iddesleigh; viewed from the south-east.



The long drive to Fursdon Farm; viewed from the south-east.



The outbuilding at BullHead Farm, with thatched roof; viewed from the north.



Barwick hamlet, with several farms and cottages, south-west of the proposed turbine; viewed from the north-west.



Little Barwick, on a north-facing slope, southwest of the turbine site; viewed from the south-west.



Bryony Hill Farmhouse and buildings; viewed from the southwest.



View from Lane End Cottages ; viewed from the east.



Pixton Farm, with its gardens walls and adjacent buildings; viewed from the south-west.



The farm buildings at Pixton; viewed from the south.



Pixton Cottage and garden; viewed from the east.



Pixton viewed from the south-east.



Listed cottage to the eastern end of Iddesleigh; viewed from the west.



Listed outbuilding in Iddesleigh viewed from the south.





Listed cottage in Iddesleigh, set in a garden with high hedges; viewed from the north-west.



Thatched cottages located to the east of Iddesleigh; viewed from the south-west.



The Old Northcote Arms, attached house and Rose Cottage, in Iddesleigh; viewed from the south-east.



The Duke of York public house in Iddesleigh; viewed from the south-east.



Cordwainer's Cottage in Iddesleigh; viewed from the south-west.



Thatched cottages adjacent to the churchyard, in Iddesleigh, including Thatch End; viewed from the south-east.



Shot from the churchyard in Iddesleigh towards the proposed turbine site; viewed from the north-west.



Shot towards the proposed turbine site from Iddesleigh; viewed from the north-west.



Huish Farm drive which leads to the hamlet; from the south-west.



Shot of the proposed turbine site from St Petroc in Petrockstowe; viewed from the north-west.



Merton Church and village square; viewed from the east.



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)