

LAND at SWINGDON FARM, ASHWATER, DEVON

Results of a Desk-Based Assessment
Walkover Survey &
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

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Date: 13.13.2013
Authors: E. Wapshott
B. Morris

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For

Lucy Boulton

of

Mosscliff Environmental (the Agent)

By



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Fieldwork Managers: Dr. Bryn Morris
Project Officer: Dr. Bryn Morris
Desk Based Assessment: Dr. Bryn Morris
Fieldwork: Emily Wapshott
Report: Dr. Bryn Morris; Emily Wapshott
Report Editing: Natalie Boyd
Research: Dr. Bryn Morris
Graphics: Dr. Bryn Morris

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Summary

This report presents the results of a desk-based assessment, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Swingdon Farm, Ashwater, Devon, in advance of the construction of a single 250kW (45m to tip) wind turbine.

The proposed turbine would be installed on land that belonged to several different farms in the 19th century, all of which was enclosed from open upland common grazing (Sandworthy Moor) in the 19th century. There are a number of Bronze Age barrows within 1km, but the walkover and geophysical surveys carried out at the site failed to identify anything of archaeological interest within the footprint of the development.

In terms of the wider landscape, the site is located on a slight south-west facing slope, below the summit of a broad gentle ridge orientated north-east to south-west. This landscape is open and exposed, and any tall vertical element will be highly visible. However, the large-scale plateau-like landform and relatively simple landuse should serve to diminish the visual scale of the development.

*The overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, on the basis that most of the heritage assets affected do not derive their significance primarily from setting, or, in particular, are so denuded through agricultural practice as to be effectively subsumed within the modern landscape.*

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1.0 Introduction

Location: Swingdon Farm
Parish: Ashwater
County: Devon
NGR: 238470.98297

1.1 Project Background

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) at Swingdon Farm, Ashwater, Devon (Figure 1). The work was commissioned by Lucy Boulton of Mosscliff Environmental (the Agent) on behalf of Mr James Hale (the Client) in order to identify any archaeological features or sites that might be affected by the installation of a 250kW wind turbine and associated access and cable run.

1.2 Topographical and Geological Background

The location of the proposed turbine is a field approximately 800m east of Swingdon Farm (see Figure 1). It sits below the summit of a gentle north-east to south-west ridge of land at about 160m AOD. The land falls away to the south-west.

The soils of this area are the slowly permeable seasonally waterlogged clayey soils of the Hallsworth 1 Association (SSEW 1983). These overlie the mudstones and siltstones of the Crackington Formation (BGS 2013).

1.3 Historical Background

The site lies near the northern edge of the parish of Ashwater; this parish lies in the Hundred of Black Torrington and the Deanery of Holsworthy. The Manor of Ashwater (*Aissa*) was a Domesday estate belonging to the Bishop Geoffrey or Countances. The area around the site formed part of Sandworthy Moor, an extensive area of unenclosed upland grazing, until the first half of the 19th century.

The area around Swingdon Farm is classified *medieval enclosures based on strip fields*, and *post-medieval enclosures*, on the Devon Historic Landscape Characterisation. The turbine itself will be located on land classified as *rough grazing*, being heathland or moorland, although the HLC has the modern landuse recorded as *modern woodland*.

1.4 Archaeological Background

Very little archaeological fieldwork has taken place in this area. A 20ha geophysical survey was recently undertaken at Venn Farm, which failed to identify anything of significance (Railton 2013). Swingdon Farm is located just off the summit of a broad hill, in close proximity to a dispersed group of ten Bronze Age barrows.

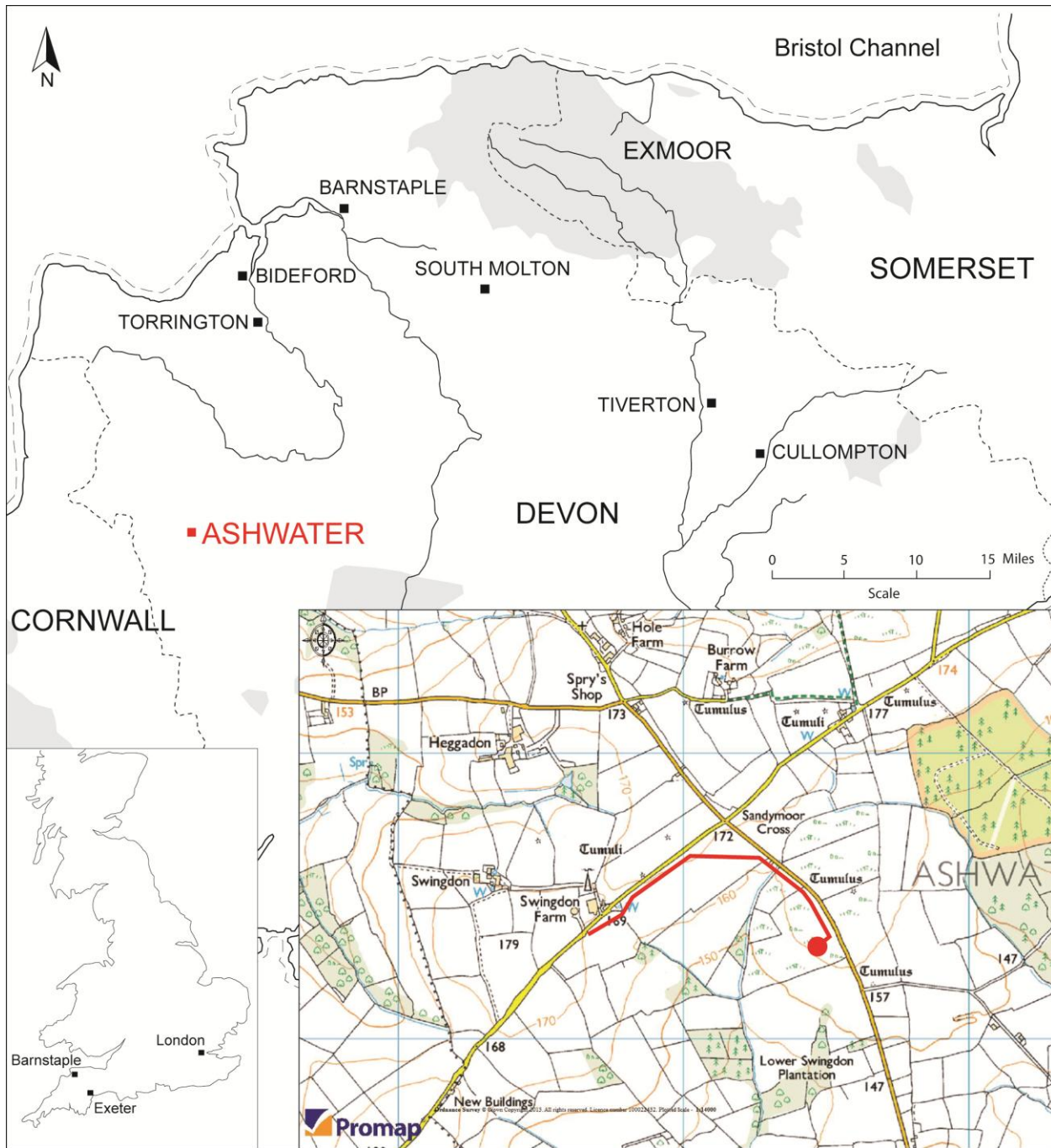


Figure 1: Site location (the location of the proposed turbine and cable run is indicated).

1.5 Methodology

This document follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *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 2nd 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), and the *Visual Representation of Windfarms: Good Practice Guidance* (Scottish Natural Heritage 2006).

2.0 Results of the Desk-Based Assessment

2.1 Documentary History

The proposed turbine is to be located on land enclosed from open upland grazing in the 19th century. When the moor was enclosed, the land was assigned to the tenements and farms that had held rights to the moor. The turbine site itself was assigned to East Venn Farm, owned by Richard Preston Esq. and leased by William Cole. East Venn was part of the manor of Ashwater, originally held by the Carminow family, but passing via a co-heiress to the Carews in the 15th century. Sir Peter Carew sold the manor to Sir George Carey of Cockington in c.1600, whose descendant sold it to Richard Preston in c.1812 (Lysons 1822).

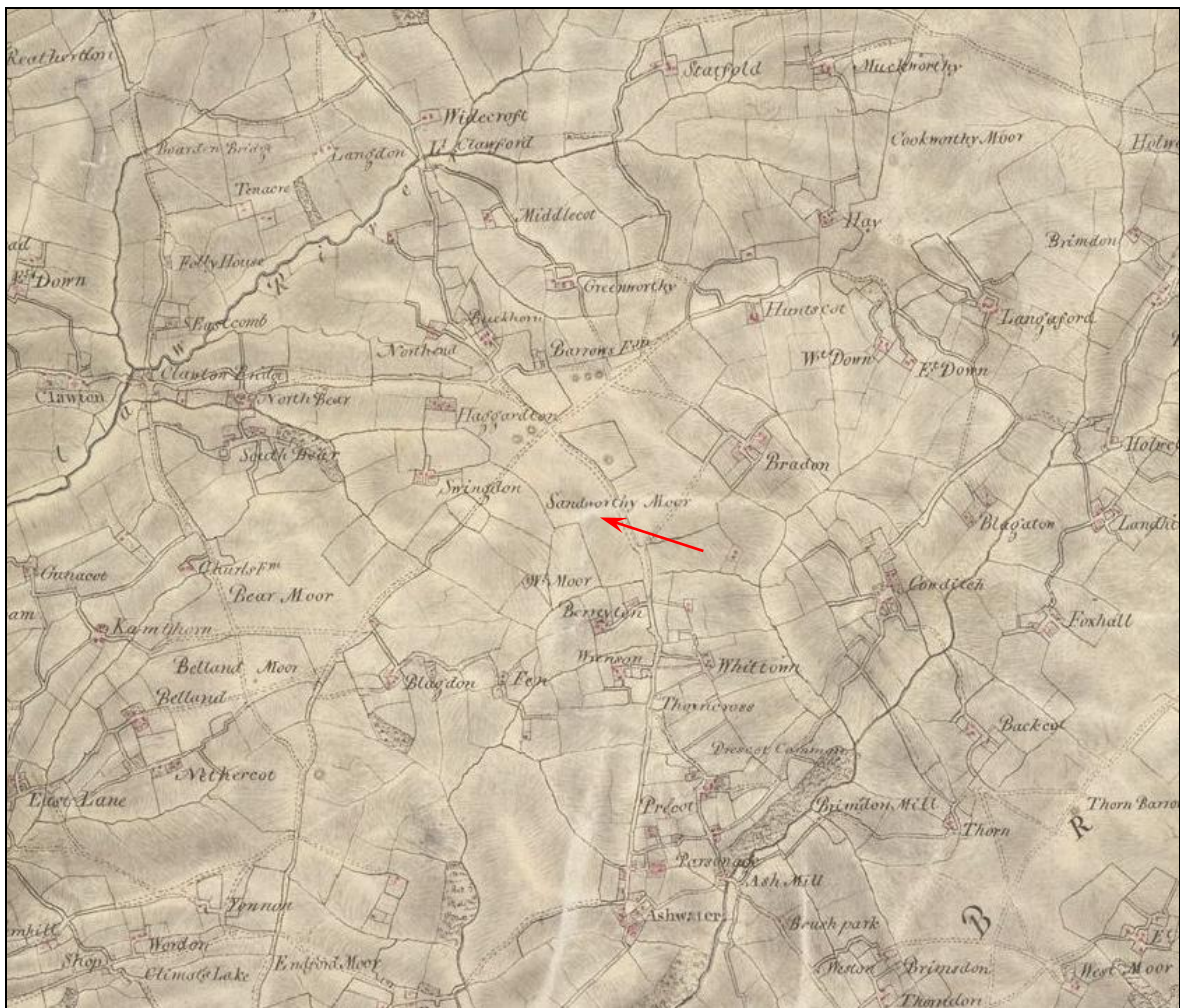


Figure 2: Ordnance Survey Surveyors Draft 1803 (BL) (the location of the site is indicated).

While the land in question did not belong to either Swingdon Farm or Heggadon Farm, both place-names incorporate the element *dun*, taken to mean a hill with a convex rounded summit (Gelling & Cole 2000). *Swyndon*, recorded 1296 and meaning *swine+hill*, may refer to earlier pannage practices.

2.2 Ordnance Survey Surveyor's Draft 1803

The earliest large-scale mapping of any value is the 1803 Ordnance Survey surveyor's draft map of the area (Figure 2). The Draft is not particularly reliable with regard to the field boundaries, but

does usually show the difference between enclosed and unenclosed land with some accuracy. The proposed turbine is to be located on Sandworthy Moor, part of an extensive but discontinuous area of unenclosed land stretching from St Giles in the Heath to Black Torrington. The earlier large-scale maps of this area – Donn (1765) and Greenwood (1827) – do not give much additional detail, although the Greenwood Map appears to show Sandworthy Moor as being rather more extensive than the 1803 map.

2.3 The 1843 Ashwater Tithe Map

The proposed turbine is to be located within field no.872 *West Moor*; the cable run will bisect fields 874 (*Higher Marsh*), 875 and 876 (both *South Moor*), 879 (*Homer Field*) and 881 (*Higher Field*). All these field names are indicative of late enclosure. *West Moor* and *Higher Marsh* belonged to East Venn Farm, *South Moor* belonged to two tenements at Haggadon, and *Homer Field* and *Higher Field* formed part of a small intake known as *part of Sandbury Moor*. This is again indicative of late enclosure, and represents the division of a former area of open grazing between the farms/tenements that held rights over the moor. Field 821 to the east is noted as *Barrow Breach*, but the field names are mostly prosaic and straightforward.

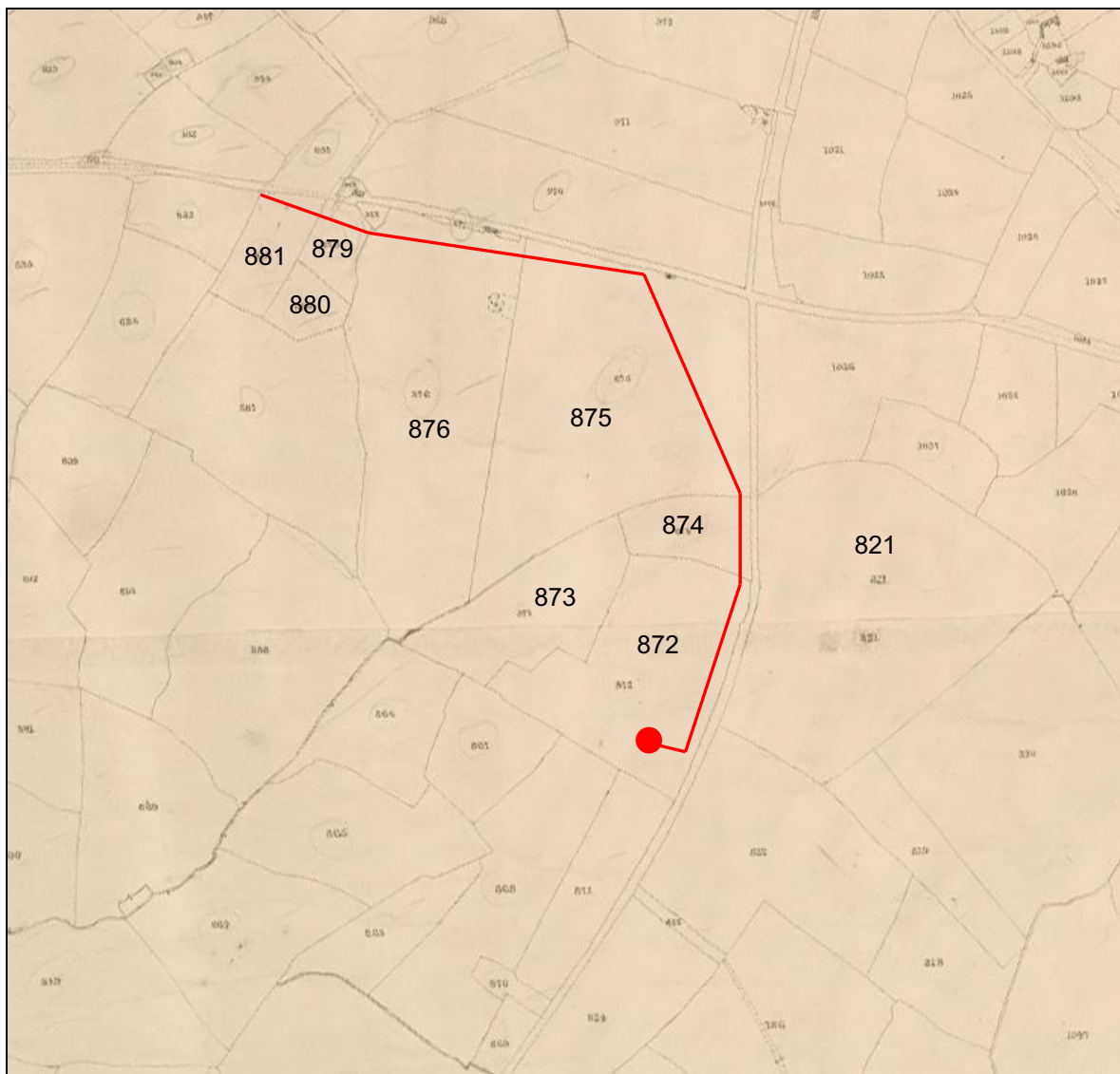


Figure 3: Extract from the 1843 Ashwater tithe map (DHC) (the location of the proposed turbine and cable run is indicated).

Land at Swingdon Farm, Ashwater, Devon

<i>No.</i>	<i>Owner</i>	<i>Lessee</i>	<i>Field Name</i>	<i>State of Cultivation</i>
	<i>East Venn</i>			
821	Richard Preston	William Cole	Barrow Breach	Coarse pasture & arable
872	Richard Preston	William Cole	West Moor	Coarse pasture & arable
873	Richard Preston	William Cole	Lower Marsh	Coarse pasture & arable
874	Richard Preston	William Cole	Higher Marsh	Coarse pasture & arable
	<i>Heggadon</i>			
875	John Palmer	Himself	South Moor	Coarse pasture
	<i>Heggadon</i>			
876	Oliver Veale	Himself	South Moor	Coarse pasture & arable
	<i>Part of Sandbury Moor</i>			
879	Richard Preston	B&M Baskerville	Homer Field	Arable
880	Richard Preston	B&M Baskerville	Lower Field	Coarse pasture & arable
881	Richard Preston	B&M Baskerville	Higher Field	-

2.4 The Ordnance Survey 1st and 2nd Edition Maps

The Ordnance Survey 1st Edition Map (not illustrated) shows that this landscape changed very little between 1843 and 1906. The earlier OS maps consistently show the area as rough pasture/moorland. Apart from the creation of a number of field boundaries, this landscape changed very little until the second half of the 20th century.

3.0 Site Inspection and Archaeological Background

3.1 Site Inspection

The site of the proposed turbine was visited by E Wapshott in December 2013. Photographs were taken, the field walked and the topography and boundaries noted. The field lies on a shallow south-west facing slope; to the west the ground drops away to a steep boggy valley. There is a small plantation to the north and rushy pastures dominate to the west. The proposed turbine would be located at the crest of a high knoll, with the ground running flat and level to the east and north. There are wide views to the east, west and south, but less so to the north as the ground rises slightly. The field in question is a rough pasture field, and no obvious earthworks were observed. The field is surrounded by large hedgebanks, particularly noticeable to the south of the field, and shields views from ground level. The field is accessed in its south-east corner from the parish road.



Figure 4: The west side of the field containing the proposed turbine, showing clear views to the surrounding countryside; from the east.

3.2 Archaeological Background

A 20ha geophysical survey was undertaken in January-February 2013 at Venn Farm in advance of the construction of a PV array, but only revealed historic field boundaries lost since c.1840 (EDV6143). No further archaeological works have been reported. Swingdon Farm is located just off the summit of a broad hill, in close proximity to a dispersed group of ten Bronze Age barrows.

Land at Swingdon Farm, Ashwater, Devon

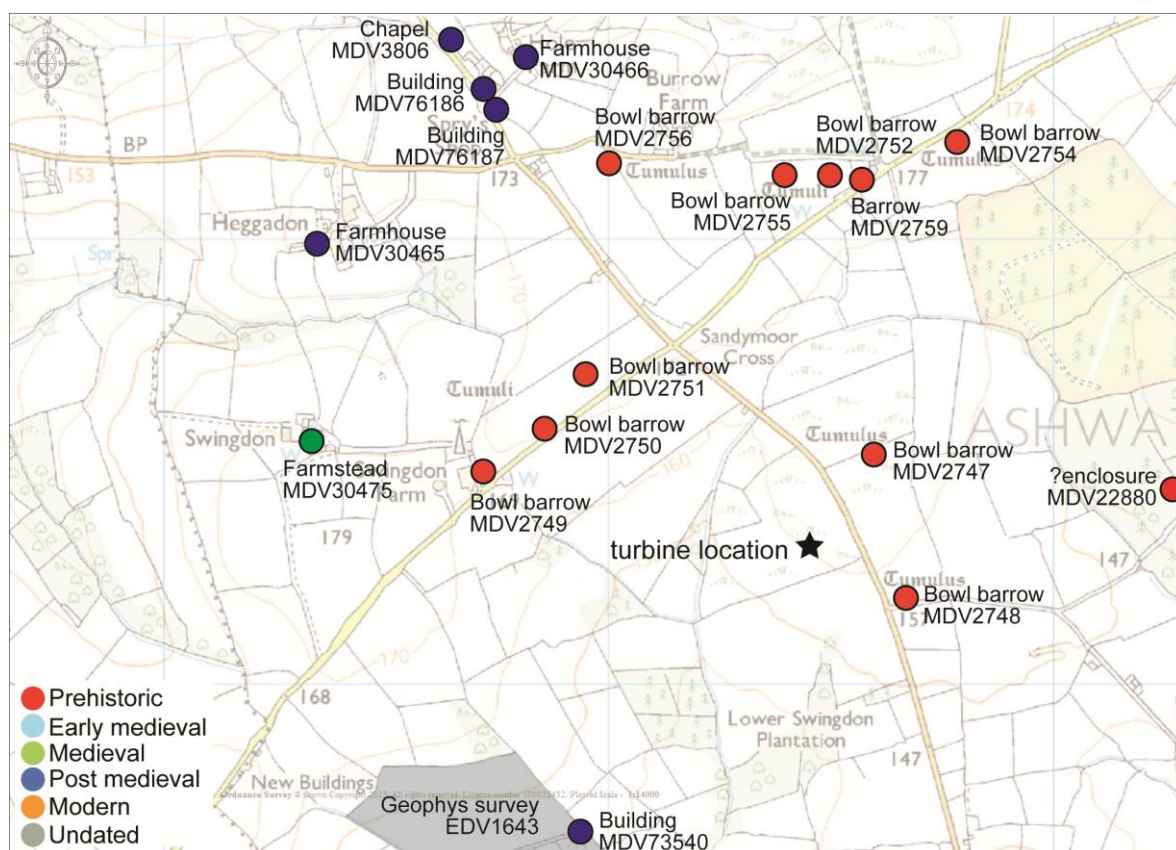


Figure 5: Local HER records (source: DCHET).

Mon. ID	Site Name	Record	Notes
MDV2747	Bowl barrow SW Sandymoor Cross	Monument	Barrow c.28m diameter, poorly preserved.
MDV2748	Bowl barrow SE Sandymoor Cross	Monument	Barrow c.24m diameter, poorly preserved.
MDV2749	Bowl barrow at Little Swingdon Farm	Monument	Barrow c.30m diameter, poorly preserved.
MDV2750	Bowl barrow NE of Little Swingdon Farm	Monument	Barrow c.25m diameter, poorly preserved.
MDV2751	Bowl barrow SW Sandymoor	Monument	Barrow c.45m diameter, poorly preserved.
MDV2752	Bowl barrow W of Oak Cottage	Monument	Barrow c.35m diameter.
MDV2753	Bowl barrow NE of Oak Cottage	Monument	Barrow c.25m diameter, poorly preserved.
MDV2754	Bowl barrow W of Oak Cottage	Monument	Barrow c.30m diameter, poorly preserved.
MDV3806	Chapel nr Hole Farm	Building	19 th century chapel.
MDV22880	Earthwork	Monument	Possible enclosure.
MDV30466	Hole Farmhouse	Settlement	Building shown on 1843 tithe map.
MDV30465	Heggadon Farm	Settlement	19 th century farmhouse, <i>Heghedon</i> first recorded 1330.
MDV30475	Swingdon Farm	Settlement	<i>Swyndon</i> first recorded 1296.
MDV73540	West Moor	Monument	Building shown on 1843 tithe map.
MDV76186	Building nr. Hole Farm	Building	Building shown on OS 1 st Edition map.
MDV76187	Building nr. Hole Farm	Building	Building shown on OS 1 st Edition map.
EDV1643	West Venn geophysical survey	Survey	Carried out in 2013.

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

3.3 Assessment of Impact

Ground disturbance associated with the installation of supports for the wind turbine, the concrete base pad and posts to carry the cabling or ancillary works during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within

the development area, or of elements of these. The works, expected to be deeper than current topsoil levels, will affect any buried cut features.

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

4.0 Summary of the Geophysical Survey

4.1 Introduction

A magnetometer (gradiometry) survey was carried out at the site of the proposed turbine, and along the line of the access track and cable run. This work was undertaken by SWARCH personnel in November 2013, and the data was processed by Stratascan. What follows is a summary of the full report (see elsewhere – Stratascan *forthcoming*).

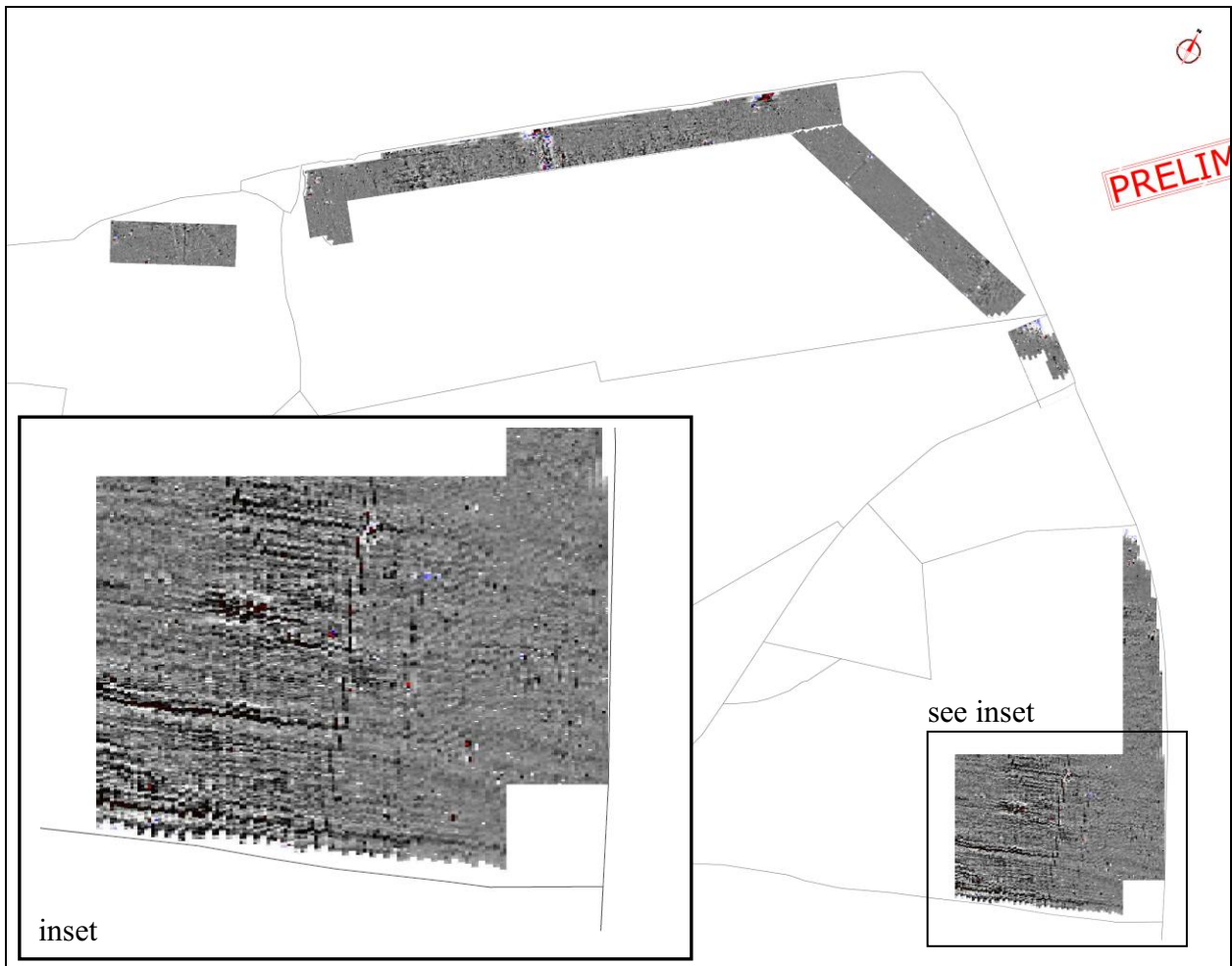


Figure 6: Shade plot of the data, with minimal processing (Stratascan *forthcoming*).

4.2 Interpretation and Conclusion

The survey identified a small number of geophysical anomalies (Figures 7-8). However, most of these appear recent in origin (representing metallic debris) or otherwise appear fairly modern. There are four fairly clear almost parallel linear anomalies in the south field, but as these are also parallel to the modern field boundaries, it seems likely they relate to land drainage.



Figure 7: Geophysical interpretation (Stratscan *forthcoming*).

5.0 Visual Impact Assessment

5.1 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.*

5.2 Likely Impacts of the Proposed Development

5.2.1 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 (40m to hub and 55m 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 area's landscape character. The operational phase impacts are temporary and reversible.

5.2.2 The Sinclair-Thomas Matrix

The Sinclair-Thomas Matrix was developed in order to predict the likely visual impact of windfarms in the wider landscape. This work took place in the late 1990s, but remains virtually the only guidance on the subject. Note that in the following table (below), the quoted distances are predicated on good, clear visibility. In the following assessment, heritage assets have been divided up by the Sinclair-Thomas Matrix zone.

Descriptors	Zone	Height to tip (m)			
		41-45	52-55	70	95
Approximate Distance Range (km)					
Dominant: due to large scale, movement, proximity and number	A	0-2	0-2.5	0-3	0-4
Prominent: major impact due to proximity, capable of dominating the landscape	B	2-4	2.5-5	3-6	4-7.5
Moderately intrusive; clearly visible with moderate impact, potentially intrusive	C	4-6	5-8	6-10	7.5-12
Clearly visible with moderate impact, becoming less distinct	D	6-9	8-11	10-14	12-17
Less distinct: size much reduced but movement still discernible	E	9-13	11-15	14-18	17-22
Low impact: movement noticeable in good light, becoming components in overall landscape	F	13-16	15-19	19-23	22-27
Becoming indistinct with negligible impact on the wider landscape	G	16-21	19-25	23-30	27-35
Noticeable in good light but negligible impact	H	21-25	25-30	30-35	35-40
Negligible or no impact	I	25	30	35	40

The modified Sinclair-Thomas Matrix (1999).

5.2.3 Scale and Duration of Impact

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

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

Impact Assessment

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

<i>Permanent/irreversible</i>	Where the impact of the turbine is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the turbine i.e. c.25 years.

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

Condition Assessment

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

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

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

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

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

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

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

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

Parks and Gardens

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

gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

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"> • World Heritage sites and associated structures • Buildings and archaeological remains of acknowledged international significance • Historic landscapes of international value • Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s) • Assets that can contribute significantly to acknowledged international research objectives
High	<ul style="list-style-type: none"> • Scheduled Monuments • Grade I and II* Buildings • Other Listed structures that can be shown to have exceptional qualities not adequately reflected in the Listing grade • Designated and undesignated historic landscapes of outstanding interest • Undesignated landscapes of high quality and importance, and of demonstrable national value • Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s) • Conservation Areas containing very important Buildings • Undesignated assets of comparable quality and importance • Assets that can contribute significantly to acknowledged national research objectives
Medium	<ul style="list-style-type: none"> • Grade II Listed Buildings • Designated or undesignated assets that contribute to regional research objectives, or have exceptional qualities in their fabric or historical associations • Designated special historic landscapes, or undesignated landscapes that would justify designation • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors(s) • Conservation Areas containing buildings that contribute significantly to its historic character • Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings
Low	<ul style="list-style-type: none"> • Designated and undesignated assets of local importance • Historic but unlisted buildings of modest quality in their fabric or historical associations • Robust undesignated historic landscapes • Historic landscapes of interest to local interest groups • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations • Historic townscape or built-up area of limited historic integrity or built settings • Assets compromised by poor preservation and/or poor survival of contextual associations • Assets of limited value, but with potential to contribute to local research objectives
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest • Buildings of no architectural or historical merit • Landscapes of little or no significant historic interest
Unknown	<ul style="list-style-type: none"> • The importance of the resource has not been ascertained • Buildings with some hidden (i.e. inaccessible) potential for historic significance

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

5.3 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this relatively open landscape will be extensive but not uniform. The ZTV was mapped to a total distance of 10km from the turbine site by Mosscliff Environmental (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, woodlands and natural topography, particularly to the south-west and west. Theoretical visibility has been assessed as the visibility to the blade tip (55m). Up to 1km all HER records were consulted; up to 5km Listed Buildings (of all grades) 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. This latter work was based on a ZTV generated by SWARCH; this is a bare-earth ZTV, generated by MICRODEM (ver 2010.11.5.2) using OS Opendata Panorama DTM data (Ordnance Survey data © Crown copyright and database right 2013).

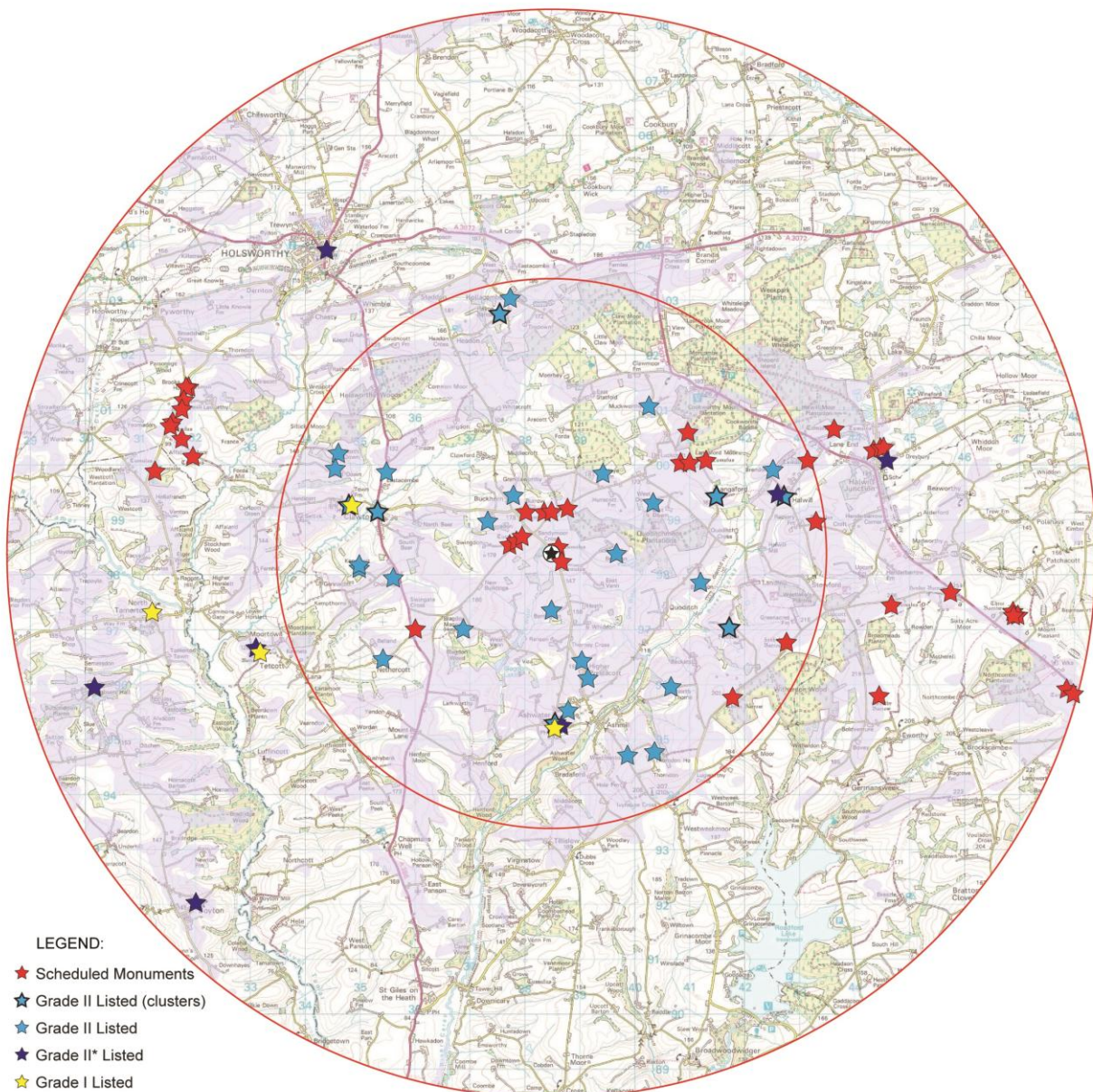


Figure 8: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine (based on a ZTV supplied by Mosscliff Environmental).

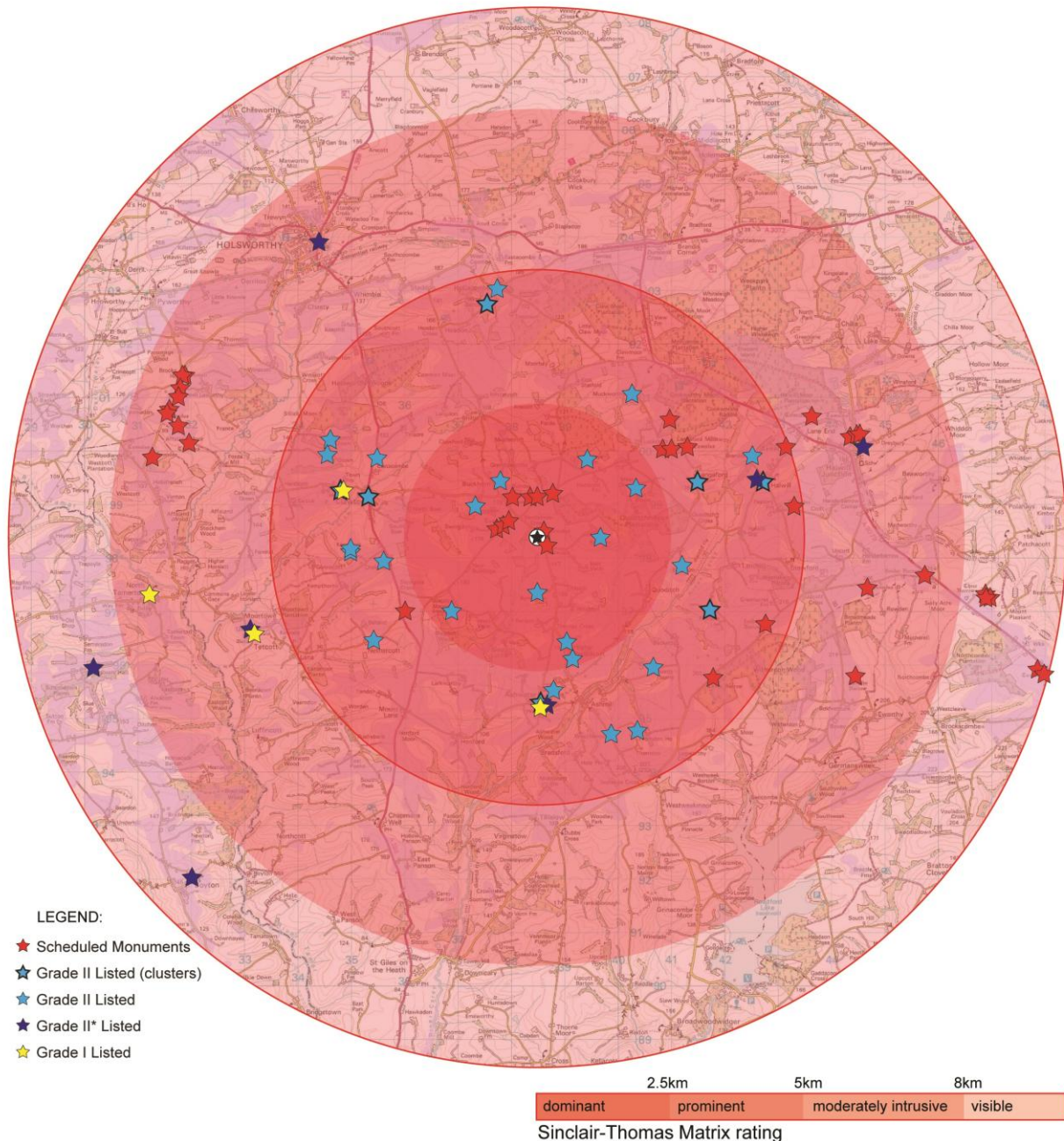


Figure 9: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, related to the Sinclair-Thomas Matrix.

5.4 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 then 10km, together with the heritage assets that landscape encompasses. The areas mapped on the ZTV as having intervisibility are extensive close to the proposed turbine, but increasingly patchy beyond that. Ashwater is the nearest historic settlement, set on a high knoll of ground to the south at c.3.5km. The historic core of the village is focused around the main green and the Grade I Listed church; it is largely sheltered from views to the proposed turbine by the outer fringes of the village and more modern housing. Halwill with its Grade II* Listed church and other heritage assets is the next closest historic settlement at c.4km, and most of the heritage assets are blocked by the other buildings in this settlement.

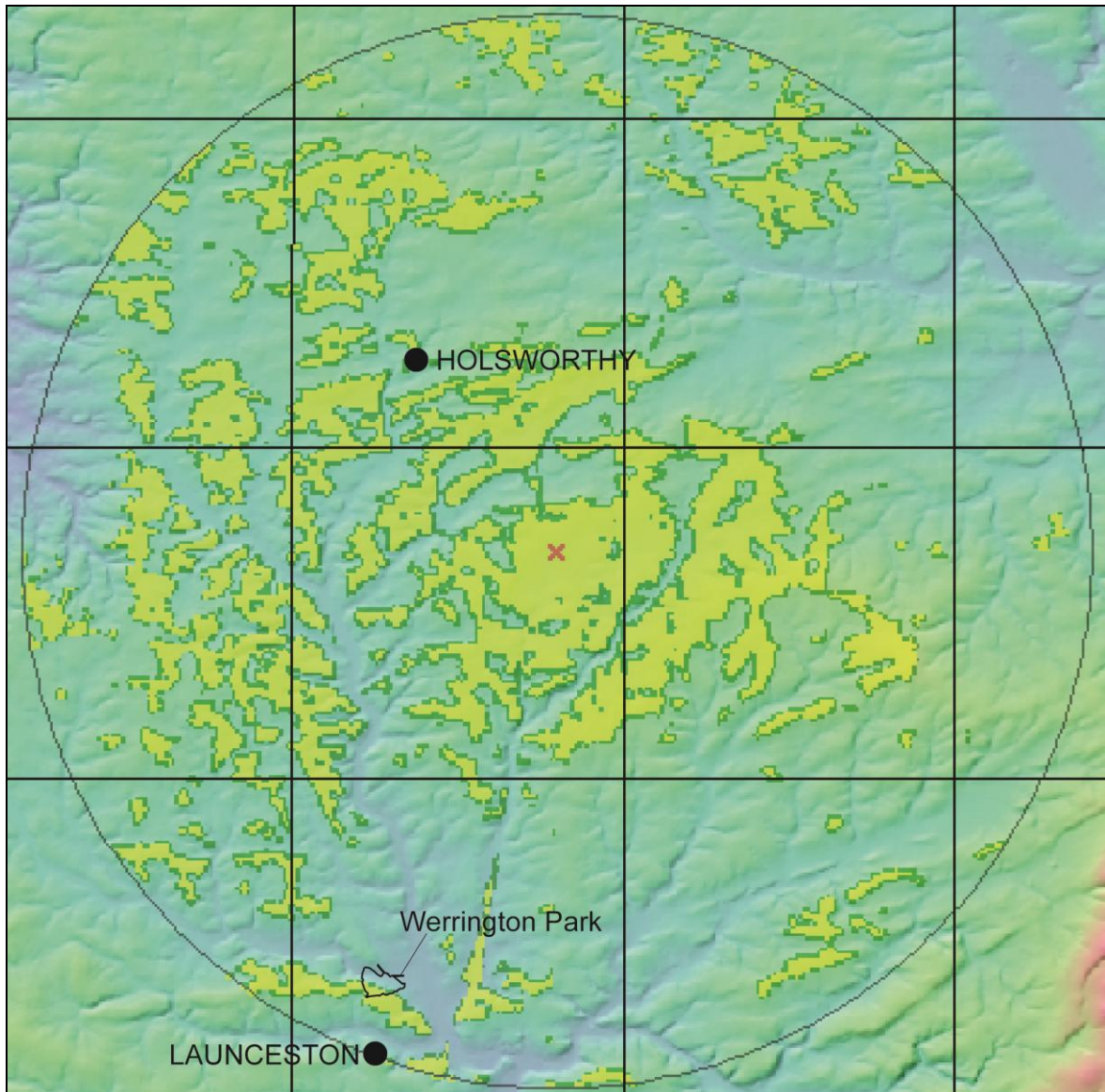


Figure 10: 15km ZTV: distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine; the areas in yellow are those with theoretical intervisibility with the proposed turbine (based on a ZTV generated by SWARCH). This is a bare-earth ZTV, generated by MICRODEM (ver 2010.11.5.2) using OS Opendata Panorama DTM data (Ordnance Survey data © Crown copyright and database right 2013).

The busy historic market town of Holsworthy is the closest major settlement at c.7.5km, but only the most elevated sections of the town would have any views across to the turbine. An operational turbine has been constructed c.3km from the town to the south-west. Most of the historic buildings, the majority of which are Grade II Listed, are located along the main street and square and provide local blocking for one another. There are nine Scheduled Monuments within 1km of the proposed turbine, all of which form part of the round barrow cemetery at Sandymoor Cross. Most of these monuments are very slight, and have little or no landscape presence. A large group of Scheduled Monuments are to be found on and around Affaland Moor c.8km to the east; some of these survive in a better condition, and there would be views to the proposed turbine from some of the barrows.

5.5 Impact by Class of Monument/Structure

5.5.1 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 linhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Heggadon Farm; medium significance; Grade II Listed; condition: unknown. The farmhouse lies south of its extensive farm buildings, with a small plantation to the south-east of the main farmstead and yard. There would be clear views across the lower ground to the south-east, with local blocking from the plantation the only limiting factor. The significance of the farm is not defined by its outlook, but based on its architectural value, as an example of a regional agricultural building. The wider landscape setting of the farm would be affected by the turbine, and as the farm is partly defined by its relationship with its landscape; impact: **negative/minor**.
- Hole Farm; medium significance; Grade II Listed; condition: fair. The farmhouse lies directly adjacent to the parish road. The farm stands in a heavily-wooded enclosure, and there are no views to the south; impact: **neutral**.
- Haye Farmhouse; medium significance; Grade II Listed; condition: unknown. Located down a long private track, the farm is set within an enclosure bounded by tall mature hedgebanks; it would also be partly shielded from views by the large Quoditchmoor Plantations. However, the farm sits on high land to the north of the turbine site and therefore local blocking will not be as effective as with some of the other farmhouses. It is likely the turbine will still be partly visible through the trees, especially in winter. The farmhouse looks east and west and not to the south-west, and therefore the main outlook from the asset will not be directly affected; impact: **negative/minor**.
- West Down and adjoining barn; medium significance; Grade II Listed; condition: unknown. Set down a long private track to the east of the large Quoditchmoor Plantations, and set within a wooded enclosure with a tree-lined track leading to the farmstead. It is likely that

there would be comprehensive local blocking and no intervisibility; impact: **negative/unknown** must however be applied.

- Braddon; medium significance; Grade II Listed; condition: unknown. Located down a long private road, this farm appears to be located within the Quoditchmoor Plantations. Due to the relatively flat nature of the land here, the dense trees of the plantation would completely block all views to the turbine, despite its proximity; impact: **neutral**.
- Berrington Farmhouse; medium significance; Grade II Listed; condition: unknown. Set down a long track off the main road to Ashwater, this farmhouse lies 1km from the proposed turbine site. The farm stands on a south-facing slope, with the proposed turbine on the high ground to the north-east. A small plantation of native trees lies north of the farmhouse, breaking up the field system; however, although local blocking will help lessen the impact of the turbine, at this distance the large modern feature will naturally dominate its immediate farming landscape setting. Views from the farmhouse would be affected, but are not key to the significance of the structure. The farmhouse lies south of its extensive farm buildings and its views focus to the south away from the turbine. On balance, impact: **negative/minor** as it is largely the wider setting rather than the specific asset that is affected.
- Blagdon Farmhouse; medium significance; Grade II Listed; condition: unknown. Set in a wooded enclosure with views to the south and east, the landscape around the buildings appears to be partly landscaped. The trees that are set around the house to the north and east would restrict views to the turbine. There are also specimen and mature trees that line the grand entrance to the complex. These stand to the north-east, also interrupting views to the turbine. Local blocking may not be comprehensive, and there would still be views from the house to the turbine; there would certainly be views from the grounds. Blagdon Farmhouse is of large size, formerly a gentleman farmer's residence, and is now run as a hotel; it is therefore more sensitive to a change in its views. Despite significant local blocking, the impact on the heritage asset is **negative/minor**, as even slight views would have more of an impact.
- Over Prestacott; medium significance; Grade II Listed; condition: fair. Located in a large farm complex with extensive modern steel-framed buildings, as well as historic outbuildings. The modern buildings wrap around the farmhouse to the west, north and east and would provide comprehensive local blocking, especially since the ground is fairly level between the farm and the proposed turbine; impact: **neutral**.
- Buckingham Farmhouse; medium significance; Grade II Listed; condition: good. Located in a small hamlet, the farmhouse lies to the south of a large modern farm complex, with substantial steel-framed buildings and a green lane lined by tall mature trees. Although there would be general views to the turbine, it is very unlikely the building will have clear views due to extensive local blocking, especially since the ground here is fairly level up to the proposed turbine site; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Northdown Farmhouse; medium significance; Grade II Listed; condition: unknown. Located down a long farm track on high ground facing south-east, with wide views across the valley of the River Claw. The farmhouse can be seen on the west side of a complex of buildings and barns, so despite clear general views towards the site of the proposed turbine, it is likely local blocking will apply. As a farmhouse its agricultural function and vernacular architecture provide the basis for its Listing; therefore although its views and wider landscape setting would be affected, the impact would not be particularly pronounced; impact: **Negative/minor**.
- East Down Farmhouse; medium significance; Grade II Listed; condition: unknown. Set down a long farm track on high ground facing south-east, with wide views across the valley of the River Claw. The farmhouse lies to the east of its buildings, mature hedgebanks line the

enclosure in which the farmhouse stands, and a plantation of mature trees south of the farmhouse may also limit views. As a farmhouse it was not designed with views in mind; its agricultural function and vernacular architecture provide the basis for its Listing. Therefore, although its views and wider landscape setting would be affected by the construction of the turbine, the impact would not be particularly significant. Impact: **negative/minor** reduced to **neutral** by local blocking.

- Eastacombe Farmhouse; medium significance; Grade II Listed; condition: good. Clear and direct views across the wide valley of the River Claw to the proposed turbine site on high ground to the south-east. The farmhouse is an unusually tall building and stands on a high knoll of ground. The context of the farmhouse, within its farmyard and outbuildings, gives the asset a sense of place which adds to its significance as a historic agricultural complex. As a farmhouse it was not designed with views in mind, its agricultural function and vernacular architecture provide the basis for its Listing. Therefore, although its views and wider landscape setting would be affected by the construction of the turbine, impact is assessed as **negative/minor**.
- Hayne Farmhouse, range of farm buildings, granary and garden walls and railings; medium significance; Grade II Listed; condition: good to excellent. The farm buildings lie to the south of the main house and wrap around to the west; the house looks into an enclosed farmyard. The only views south are gained through the main gateway, but the tall hedgebanks that line the road block most views out to the rest of the countryside. Claw Moor plantation, the plantation near Muckworthy, and Quoditchmoor Plantations lie between the heritage asset and the proposed turbine site. The house was built for agricultural purposes and is therefore focused on its farm buildings and land, not necessarily its views. However, Hayne Farmhouse was also built with status in mind, as it has a grand frontage: it has big picture windows to the south. It is therefore more sensitive to changes in its views than other farmhouses; impact **negative/minor**. The farm buildings face towards the house, with few openings onto the lane, and the farmyard provides both context and setting for these buildings. The significance and value of the buildings is not connected to their views, they were built and designed to fulfill specific farm functions and are valued for their architectural form. Local blocking is also provided by the tall hedgebanks that line the lane to the south; impact: **neutral**.
- Cholditch Farmhouse; medium significance; Grade II Listed; condition: unknown. Located down a long farm track, on the north side of a shallow river valley. The farm is surrounded by hedges and the gardens contain a number of mature trees. The house stands to the west of its extensive barns and buildings, both historic stone structures and modern steel-framed sheds. It would have some limited views across to the proposed turbine, over the roofs of the buildings. As a farmhouse its significance is not linked to its outlook but its vernacular architecture, age and preservation; impact: **neutral**.
- Kenicott Farmhouse and two ranges of farm buildings; medium significance; Grade II Listed; condition: good. Set down a long farm track but visible across the fields; low tightly-clipped hedgebanks and hedges line the fields. The house faces north and south but stands on the high ground south of Clawton and will have views east towards the high ground where the proposed turbine would be situated. The farmhouse and farm buildings were not built for their views but for their agricultural function, related to their landholding. The views, despite being clear, will not have a significant impact on the building, but the proposed turbine would have an impact on the wider farming landscape; impact **negative/minor**.
- Nethercott Farmhouse; medium significance; Grade II Listed; condition: excellent. Located down below a small parish road, this farmhouse stands on a south and west-facing slope. It has an extensive range of buildings and barns, many of which stand directly to the east along the edge of the road. The north side of the lane is lined by a tall hedgebank that shields the farm and buildings. The ground rises to the north beyond the hedgebank. Views

from the farm are to the south and into the farmyard, and outlook is less relevant to its significance than its historic function, architectural value and preservation. Impact: **neutral**.

- House, 20m north-east of Thorndon House; medium significance; Grade II Listed; condition: good. Attached to a large range of outbuildings. Modern farm buildings lie to the north and largely block views, however local blocking would not be comprehensive. The wind turbine would impact on the wider farming landscape, but the farm is not defined by its outlook; impact: **negative/minor**.
- West Manton Farmhouse; medium significance; Grade II Listed; condition: excellent. Facing east-west, set in a garden east of a parish road, with farm buildings and outbuildings to the north and east. The house has no windows in its northern elevation, so there would be no direct views to the turbine. However, there would be views from the gardens and grounds of the farmhouse. These views are slightly limited by a number of mature trees to the north of the farm and forming a wind break to the building. The farm stands on high ground, and would have uninterrupted views up to the north towards the site of the proposed turbine. The wind turbine would impact on the wider farming landscape; impact **negative/minor**.
- North Thorne Farmhouse; medium significance; Grade II Listed; condition: fair. Set in a heavily-wooded enclosure, with its outbuildings to the east and the whole farmstead lying south of Prestacott Wood. It is unlikely this building will enjoy intervisibility, due to local blocking; impact: **neutral**.
- House, 50m west of Blagaton Farmhouse; medium significance; Grade II Listed; condition: unknown, located down a private farm track. This farm stands on the south-east facing (west) side of the River Carey valley. The focus of any views from the farm would be to the south and east, where the land falls away; to the north the land is fairly flat, before rising towards Sandymoor Cross, where the proposed turbine would be situated. The extensive Quoditchmoor Plantations lie to the north and west of the farm, between it and the proposed turbine site. It is likely these extensive conifer woodlands would provide a significant element of local blocking. It is possible the turbine would be visible over the top of the woodland, but the fairly level ground here would suggest that local blocking would be fairly comprehensive. The farm itself is not visible across the trees, set in a wooded enclosure, with trees to the north side; impact: **neutral**.
- Brendon Farmhouse and adjoining farm building; medium significance; Grade II Listed; condition: unknown. Located in a heavily-wooded enclosure, with a plantation of native trees to the west of the farm, and accessed via a private track off the road. It is framed by the wooded former railway line to the south and east. Large farm buildings appear to lie to the north-east of the farmhouse. The building will have been built for an agricultural purpose, not for its views and outlook, positioned in the most convenient place in its land holding and near to the village of Halwill. The asset is Listed and its significance defined by its architectural merit and preservation, as an example of a local/regional vernacular. The turbine would not affect its agricultural heritage, current usage, architectural value, or even its views due to the local blocking by the trees and woodland. Impact assessed as **negative/unknown**, but neutral expected.
- Langaford Farmhouse, Whites Farmhouse, Cottage 10m east of Ronjen, Ronjen and farmhouse adjoining at west; all medium significance; all Grade II Listed; condition: mixed, most good to fair. The buildings are set around a small green, with other modern bungalows and structures interspersed between the historic houses. The buildings all face across or lie adjacent to one another, the hamlet providing both the context and setting for each asset, which the proposed turbine is unlikely to affect. The fieldsystem immediately around the hamlet is comprised of radiating narrow parallel fields that would suggest a relict medieval strip field system. There is also a ring-fence hedgebank boundary, creating a cohesive and enclosed historic settlement and associated fieldsystem. Langaford Lane, which leads to the hamlet, is lined by tall mature hedgebanks; the houses and fields are bounded by similar tall mature trees and hedgebanks. A plantation of mature native trees

lies to the west of the settlement. The buildings all look to the south and east, the ground rising to the north and west. The large Forestry Commission Quoditchmoor Plantations also lie to the west and north-west between the settlement and the proposed turbine site. This will drastically reduce the visibility of the turbine. The buildings of the hamlet are defined by their agricultural function and were not built with wide landscape views in mind but with a focus on their immediate landholdings; their value lies in their vernacular architecture and their group value, not outlook; impact: **neutral**.

- Lower Luckworthy; medium significance; Grade II Listed; condition: excellent. Part of a small hamlet of agricultural buildings, set on a slight south-facing slope. The farmhouses and their associated buildings are grouped together but divided by trees and mature hedgebanks, which preclude clear views. They do have views out to their land, with a general focus to the south. The land to the west is flatter, and there is a very large Forestry Commission plantation here and another to the south-west at Quoditchmoor Plantations. These conifer or mixed native plantations would provide a significant level of local blocking, but it is possible that elements of the turbine, such as its rotating blades, may still be visible to some extent. The hamlet provides the setting for these buildings, and the proposed turbine would not affect the former agricultural function of the farmhouse, or its relationships with its unlisted outbuildings. Views are largely irrelevant to the significance of the farmhouse, which is valued for its vernacular architecture. Impact assessed as **negative/minor to neutral**.
- Lower Farm farmhouse and two ranges of farm buildings; medium significance; Grade II Listed; condition: good. Located to the west of the church, with other small cottages and buildings to the east and south. The farmhouse and its buildings lie within an enclosure bounded by mature hedgebanks. Other barns and buildings will partly shield the farmhouse from any views, in addition to the local blocking provided by the trees. The setting in the village and its immediate context in relation to its buildings, gardens and land would not be affected by the proposed turbine. There would be clear views from the fringes of the village back to the proposed turbine site, but from within the settlement the focus is inwards and between buildings and the church. The asset is Listed for its age, preservation and vernacular style, which would not be affected; the farmhouse was not built with designed views in mind but as a village farmstead. Impact: **neutral**.
- Town Farmhouse; medium significance; Grade II Listed; condition: fair. Located north-west of the church. Barns and other buildings will partly shield the farmhouse from any views, supplemented by blocking from the trees on the mature hedgebanks that divide the plots in the village and form the outer enclosure of the settlement. The setting in the village and its immediate context within its garden and grounds would not be affected by the turbine. There would be clear views from the edge of the village back to the proposed turbine site, but from within the settlement the focus is inwards and between buildings and the church. The asset is Listed for its age, preservation and vernacular style, and this would not be affected; the farmhouse was not built with designed views in mind but as the 'churchtown' farm, associated with the farming of the church land holdings in the parish. Impact: **neutral**.

5.5.2 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.

Sinclair-Thomas Matrix Zone B: Prominent

- Foxhole Manor, barn 20m north of manor, stable 10m north of manor; Foxhole Farmhouse and barn to the north-east of farmhouse, farm building 20m west of farmhouse; all medium significance; all Grade II Listed; condition: all good to excellent. On the east bank of the River Carey, on a north-west facing slope. The landscape within the immediate area is of small irregular fields and narrow enclosures suggestive of a relict medieval strip field system; this setting contributes to the significance of the buildings, giving the settlement its historic landscape context. The buildings themselves are grouped within a series of wooded enclosures, with some formalised gardens around the manor. The buildings are divided by hedgebanks and mature trees. There is a marked inward focus to the settlement, with the buildings defined by their historic function and relationships within the settlement, e.g. the farm buildings to the farmhouse, or the manor house with its own outbuildings. The farmhouse, outbuildings and farm buildings are all quite low in height; the farmhouse has low eaves and small windows, and the surrounding trees provide local blocking; impact: **neutral**. The large manor house was built with views in mind, being a gentry structure; however, its views are limited to its formal gardens and focused mainly on the south façade of the house. The house is aligned east-west, with views across the large lawn. Decorative and parkland trees shield it from views to the north-west, and its associated outbuilding shield it to the north. Impact: **negative/minor** for the manor.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Tetcott Estate: Manor Cottage, Tetcott Barton, Tetcott Manor; high significance; Grade II* Listed; condition: good. The buildings are set in a small group in the centre of a walled park, on a south and slight east-facing slope. The buildings look down the valley to the River Tamar; to the north-east stands a large plantation and the buildings are set amongst trees designed to shield them and create vistas across the parkland. Mature parkland trees break up the landscape. The buildings are understood as estate buildings within the walled landscaped park that surrounds them. They provide the context and setting for one another, which the turbine would not affect; impact: **neutral**.

Sinclair-Thomas Matrix Zone D: Visible

- Ogbeare Hall; high significance; Grade II* Listed; condition: unknown. Set down a long private track, the house is shielded from any views by several large woodland plantations: Ogbeare Wood, Cherriton Wood, Sutton Wood and Westcott Wood. The house and its associated farm buildings appear to be located within a further enclosure of trees, with parkland trees seen standing in several field enclosures. The land holding appears inwardly-focused on the house and its buildings, the associated historic tree planting creating a concealed and private situation. **Negative/unknown** must be applied but neutral is expected due to the local blocking factors.

5.5.3 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 20th 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 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 unlikely to prove particularly intrusive.

Sinclair-Thomas Matrix Zone B: Prominent

- Ashwater: K6 Telephone Kiosk (No. Ashwater 211); medium significance; Grade II Listed; condition: good. Located just east of the village green, comprehensive local blocking is provided by the buildings around it. Its view are restricted to the central open space within the village and the surrounding façades of houses. Views from the telephone box are completely irrelevant to its value as a heritage asset, Listed for its 'form', design and rarity value, as well as its preservation. The box was not designed with views in mind and therefore the turbine can have no impact on it; impact: **neutral**.
- Ashwater: Ashwater Barton; medium significance; Grade II Listed; condition: fair to good. Long house set to the south of the village, on a south-facing slope. Comprehensive local blocking is provided by the houses set around the village green to the north. The building is too low to have any views of the turbine over the roofs of these other buildings; impact: **neutral**.
- Ashwater: Wembley House; medium significance; Grade II Listed; condition: good. Located to the north of the village green, to the west side. The house has a small garden to the rear and to the west, which is abutted by a row of detached modern houses with fenced gardens and hedges. Behind the house tall telegraph poles carry the main electricity lines into the village. Views to the turbine would be largely blocked by the modern buildings; impact: **neutral**.
- Ashwater: Holmdene; medium significance; Grade II Listed; condition: good. Low, thatched building set to the north of the village green, with small first floor windows set into the eaves. The house is framed to east and west by other houses; that to the west is set at an angle, partly adjoined and partly shielding the heritage asset. The house has a long narrow plot to the rear bounded by hedgebanks, with a small stone building to the north-west and a modern garden shed and green house to the north-east. The setting of the house within the village, and in the context of its own garden, would not be altered by the construction of the turbine and although there would be some limited views, the small size of the building and the local blocking provided by hedges and banks would minimise this. The cottage would not have been designed with wide landscape views in mind, but to have a focus on the central green, the heart of the settlement; impact: **neutral**.

- Ashwater: Bell Tower Cottage; high significance; Grade II* Listed; condition: good. The significance of this asset lies in the structural interior of the house, which dates to the medieval period. The house stands south-west of the church, in a slight hollow, with the village green on higher ground to the west. Houses line the northern side of the village green and as the asset is lower than these, they will provide comprehensive local blocking; impact: **neutral**.
- Ashwater: The Old Rectory, including garden wall; medium significance; Grade II Listed; condition: unknown. Set within heavily-wooded private grounds to the north-east of Ashwater in a shallow valley. To the north-west the house has a large walled garden and outbuildings lie to the north of the main building. There would be limited views to the proposed turbine, glimpsed through gaps in the trees and from some first-floor windows; views from the house are focused to the south-east and south. The gardens and grounds are very focused on the main building, and it also has a large courtyard of barns and buildings to the south-east. The house would have been built with views and vistas in mind as a gentry residence, therefore the asset is more sensitive to changes in the wider landscape. Even partial views will have some impact, and as the proposed turbine would be only 3.5km away, on the higher ground to the north, the impact is assessed as **negative/moderate**.
- Clawton: 1 and 2 Church Road; medium significance; Grade II Listed; condition: excellent. Set alongside the river in the base of the valley, these small cottages sit at the main crossroads, to the west side, facing north across to the war memorial. They are low, wide buildings and there is another house built immediately to the east, with a barn that adjoins the building to the east end. This other house and barn will provide comprehensive local blocking, the only other views from the houses being restricted to the north; impact: **neutral**.
- Clawton: Elm Cottage, Mazoe, Tudor Rose and Thorpe Cottage; medium significance; Grade II Listed; condition: fair to good. Located low in the valley, on a slight north-facing slope, south of the main part of the village, on the west side of the A388. The building is possibly one earlier 17th century house divided into four cottages in the 18th century. The ground rises to the south and east; the gardens are divided by fences and hedges, enclosing the front of the building, shielding the cottages from the main road. The village school lies to the south-east and is shielded from the rest of the village by a line of tall conifers, which block all views out of the village to the east and south-east. Houses to the east side of the road also provide significant blocking, as does Claw Park, a large modern housing estate built opposite to the east; impact: **neutral**.

5.5.4 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.

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Leonard, Clawton; high significance; Grade I Listed; condition: good. Located high on the wide escarpment that forms the western flank of the valley of the River Clav, the church enjoys wide-ranging views to the north, north-east, east, south-east and south-west. The tower and body of the church are framed on the south side and to the west by trees, but it is more open to the north and east providing clear views to the building from the surrounding countryside, claiming landscape primacy in its immediate environment. The church tower is also a significant feature in the landscape visible from the north and south, although from the high ground to the east this is less of a factor. The church will retain its line of sight to Holsworthy, Tetcott, North Tamerton and also somewhat down to Ashwater, although the turbine would possibly intrude be present to the north part of the view to this church. The network of church towers so much a feature of this area would therefore be largely unaffected. However, when viewing this landscape from the north, the high ground to the east and the proposed turbine would draw the eye from the present foci; the large moving object will naturally take precedence, and the tower will lose primacy within the landscape. When viewed from the west and to some extent the south-west, the proposed turbine may loom up on the horizon behind the church tower and again usurp precedence. Despite limited views and the maintenance of visual links with other churches, an assessment of **negative/moderate** should be applied.
- Church of St Petrock; medium significance; Grade II Listed; condition: fair to good. A small church with a squat bell tower and steep pitched roof. Wide general views to the south, south-east and south-west. Below the church there is a large farm complex with historic barns and modern buildings, which limits views to quite an extent. The squat nature of the tower limits its landscape presence; it only holds any real landscape primacy from the south, as it is fringed by trees to the north. The turbine would be visible at 5km, and there are a number of operational turbines in far closer proximity, particularly the one at

Cookbury just to the north, and others to the south-east near Halwill; impact: **negative/minor**, but cumulative impact may be an issue.

- Church of St Peter; high significance; Grade I Listed; condition: excellent. Set to the east of the village, the church sits at the top of a south and east-facing slope. It enjoys wide views to the east, south-east and south. To the north the church is surrounded by historic buildings and houses, to the north-east there is a green lane lined with mature trees that provide comprehensive local blocking. The village allotments, also surrounded by mature hedgebanks, lie directly to the north. Only the church tower will have views to the turbine as the body of the church, the graveyard and its monuments would all be shielded by the surrounding buildings. The landscape primacy of the church is evident from the south and east, however it is visible immediately to the north, on the approach to the village, as the ground slopes south and the village sits on a high knoll of ground. There are views to the churches at Germansweek, Broadwoodwidge, Boyton, to Dartmoor, and to Holsworthy, the key local market town, and the turbine does not affect the line-of-sight between these towers. However, when looking south, e.g. from Hollacombe Church, the turbine would interrupt the line-of-sight. Impact: **negative/minor**.
- Church of St Peter and St James; high significance; Grade II* Listed; condition: good. Set in a wooded churchyard, surrounded by tall mature trees and a hedgebank. The church is shielded from any views by buildings to the south and west; the church tower is also shielded by trees. Local blocking applies in this instance, and its landscape primacy, especially to the east, would not be affected. **Neutral** impact.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of the Holy Cross; high significance; Grade I Listed; condition: excellent. Located on the Tetcott estate, which is walled and enclosed by a number of large plantations, the small church stands within a settlement comprised of Manor Farmhouse and its service buildings and cottages. The buildings are surrounded by mature parkland trees and further parkland trees are spread across the parkland, further limiting views. The church tower is only visible from the south as the ground rises to the north. There are some views to Ashwater to the south-east as well. When looking across the landscape, a pattern of settlement is revealed through the location of church towers at North Tamerton, Tetcott and Clawton, as well as Boyton, to the south. These buildings maintain direct visual links with one another. The turbine would not interrupt this network as it would stand 6km to the north-east. The setting of this church, within its manicured parkland context, adds to its significance, which we can understand the preservation, age and development of the church. The turbine would not effect this key element; impact: **neutral**.
- Church of St Denis; high significance; Grade I Listed; condition: good. Located on a south-facing slope with wide views to the east, south-east and south. The church and village sit at the confluence of the River Tamar and its tributary the River Deer. The proposed turbine would certainly be visible, but at a distance of over 7km to the north-east. When looking south-east from beyond the turbine, near Cookbury for example, the turbine will dominate and interrupt any views to the distance church towers. However, it is too far away to directly compete with them in the landscape. The primacy of the church in its landscape will not be affected and its immediate context within its walled churchyard and setting in the village would not be compromised or affected by distant views; impact: **negative/minor**.
- Church of St Peter and St Paul; high significance; Grade II* Listed; condition: good. Views to and from the church in Holsworthy would be largely blocked by the buildings of the town. However, the turbine would be located on the highest ridge of land to the south, so there would be views to and from the church tower. The turbine would interrupt views to Ashwater church slightly, but views to other churches, e.g. Bridgerule, Pyworthy, North Tamerton and Clawton, would not be affected. An operational turbine stands to the east of Holsworthy, and several lie just to the north, and these already compete with the church for

primacy in its immediate environment. Further afield, the church tower has retained its landscape presence. We can still understand the church as a focal point for the community in the centre of its region; its urban setting would not be affected; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone D: Visible

- Church of the Holy Name; high significance; Grade II* Listed; condition: good. Located on a high ridge of ground, this church enjoys long views back to Holsworthy and all the countryside between. It holds landscape primacy within its immediate area and further afield, and has a direct line-of-site to churches at Tetcott, Luffincott, North Tamerton, Ashwater, St Giles on the Heath and Clawton. The turbine does not interrupt these important views, and the proposed turbine would stand c.8.5km away, meaning the turbine would appear as a minor feature in the landscape and would not compete for landscape primacy; impact: **negative/minor**.

5.5.5 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.

Sinclair-Thomas Matrix Zone B: Prominent

- Clawton Bridge Methodist Chapel; medium significance; Grade II Listed; condition: fair. The building sits west of the main Holsworthy-to-Launceston road through the settlement; it is surrounded by houses, with the school to the south-east, on the eastern bank of the River Claw. The ground rises to the south-east and east, with wooded slopes and tall hedgebanks providing a considerable element of local blocking between the asset and the site of the proposed turbine; the buildings in the village also provide some local blocking; impact: **neutral**.

5.5.6 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 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

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

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

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Leonard churchyard: three headstones, two chest-tombs and a ledger stone; medium significance; Grade II Listed; condition: fair. The church and churchyard sit on the east-facing slope of a high escarpment that forms the west side of the River Claw valley. There are wide general views to the north-east, east and south-west. Views to the south-east towards the proposed turbine would be more limited. However, the proposed turbine would be located on high ground and would still be visible from the wider area around the church. Churchyard memorials do not generally derive their significance from their outward views, but more from their religious symbolism and memoriam function. Views between monuments and the church are of more import to their value and our understanding of them. Therefore, despite some views, impact is assessed as **neutral**.
- Church of St Peter and St James churchyard: there are six headstones; medium significance; Grade II Listed; condition: fair. The churchyard is thickly fringed with mature trees and hedgebanks. There are also buildings positioned around the churchyard, to the north-west, west and south-west, further blocking views from the churchyard itself; impact: **neutral**.
- Base of Cross, 22m south-east of porch of St Peter and St James; medium/high significance; Grade II Listed, Scheduled; condition: good. Set in the wooded churchyard, shielded by the churchyard walls, hedgebanks, trees and the buildings of Halwill; impact: **neutral**.
- Roadside Cross, 40m south-east of St Peter and St James; medium/high significance; Grade II Listed, Scheduled; condition: fair. Set on a stony bank adjacent to a tall mature tree and shielded by houses to the west and south-west. This roadside cross stands very close to the church and churchyard. Its value lies in its age, preservation and religious symbolism; impact: **neutral**.
- Lych Gate, south of St Peter and St James; medium significance; Grade II Listed; condition: excellent. Significant for its function as the threshold between consecrated and unconsecrated ground, it is defined by its association with the church. There is little value or contribution to its significance from views outwards from the asset, as views between the lychgate and the church, from the settlement to the gate, and from within the churchyard to the gate, are the key visual links enhancing our understanding of the structure; impact: **neutral**.
- Church Room; medium significance; Grade II Listed; condition: good. There would be some limited views to the proposed turbine over the roofs or between the other houses of the settlement. Located just north-west of the churchyard, the church room building is defined by its former function and association with the church. Its significance is not connected to its views but its historic function and its specific architectural design which reflects its association and historic use. Views between the building and the church and between the building and the historic houses in the settlement are important for its village context. Views out to a modern feature on the horizon to the west are unlikely to have any great impact on the setting or our understanding of the asset and its place/context; impact: **neutral to negative/minor**.

5.5.7 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 intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to turbines is lessened where tall hedgebanks restrict line-of-sight.

Sinclair-Thomas Matrix Zone A: Dominant

- Three bowl barrows 350m south-east of Sandymoor Cross; high to very high significance; group of Scheduled Monuments; condition: mixed, fair to trace, one slight mound clearly visible, the other two barrows may only survive as below-ground features. The field in which these monuments stand is now bounded by tall manicured hedges. The shallow height of the extant mound is such that the hedges block all views out from the enclosure. The upstanding barrow no longer has a wider landscape presence. We continue to understand the shallow mounds as a funerary monument, and its appearance and immediate environment will continue unchanged. Impact **neutral**, as the landscape presence of these monuments is so slight.
- Bowl barrow 220m east of Spry Shop's Cross; high significance; Scheduled Monument; condition: trace. Possible ephemeral earthwork within rushy pasture. The hedgebanks of the field are very tall and overgrown. It is probable the shallow nature of the feature means it will be wholly blocked by the hedges, minimising its landscape presence; impact **neutral**.
- Two bowl barrows, 450m and 520m north-east of Sandymoor Cross; high significance; group of Scheduled Monuments; condition: trace. Two very slight earthworks, the majority of the monument appears to survive below ground only. The field boundary to the south is a low clipped hedge atop a stone-faced bank; the road is higher than the field surface. The turbine is to be situated 1km to the south-west, on slightly lower ground. The height of the turbine is such that it would probably be visible over the hedge. The monuments have lost their landscape presence, but the turbine would dominate the landscape in which they survive and carry the eye when viewing the wider area. Instead of establishing visual links from these features to the other surviving barrows the visitor to the area would look to the turbine. Impact **negative/minor**, due to poor survival of assets.
- Bowl barrow 250m north-east of Oak Cottage; high significance; Scheduled Monument; condition: fair to trace. The Scheduled Monument survives as a below-ground feature, with a slight but noticeable mound. The mound retains little to no landscape presence, save within its own field enclosure. However, the turbine would be clearly visible from this location; the turbine would dominate the landscape in which these features survive and carry the eye when viewing the wider area, drawing attention from the other surviving barrows within the cemetery. Impact **negative/moderate**.
- Bowl barrow 540m south-east of Sandymoor Cross; high significance; Scheduled Monument; condition: trace, very slight possible rise in ground level associated with a crop mark, very little if any landscape presence. The monument only appears visible when viewed against the dark hedgebank from a certain angle and is very ephemeral. The monument has no wider presence in the landscape. Its significance remains high due to its archaeological potential, but the turbine would have no impact on that potential. The slight mound will have some limited views to the turbine across the road, and the turbine would dominate its immediate environment and claim visual focus; impact **negative/moderate**.
- Bowl barrow 770m south-east of Sandy Moor Cross; high significance; Scheduled Monument; condition: trace, associated with a cropmark, very little if any landscape presence at all, even less than the barrow in the same field to the north. Its significance remains high due to its archaeological potential; impact **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Thorn barrow 520m south-east of Coop, in Highermoor Plantations; high significance; Scheduled Monument; condition: good. Now contained within a clearing in a plantation, trees and hedgebanks provide comprehensive local blocking; impact **neutral**.
- Foxhole Barrow; high significance; Scheduled Monument; condition: good. Upstanding mound in an agricultural field, the mound has some views over the lower hedgebanks to the north. Wide views towards the turbine site, but at a distance. Within its immediate area the barrow is still a key visual feature as it has retained landscape primacy; impact **negative/minor**.
- Bowl barrow 220m east of Rectory Farm; high significance; Scheduled Monument; condition: fair. Located in a field with high hedgebanks, on the east side of a high bluff; there are some wide views out from the general area but the poor preservation of the barrow means there is local blocking by hedgebanks, and its landscape presence is reduced to the field enclosure in which it is found; impact **neutral**.
- Bowl barrow in Cookworthy Plantation; high significance; Scheduled Monument; condition: unknown. Located in a modern forestry plantation, this asset is completely surrounded by conifers and there is no intervisibility with the rest of the landscape; impact **neutral**.
- Four bowl barrows on Langaford Moor; high to very high significance; a group of Scheduled Monuments; condition: mixed, one good upstanding mound, two shallower ephemeral mounds in fair condition, one trace feature to the north with no landscape presence. They survive on open ground, with direct line-of-sight between two of the monuments, as intended. The barrow to the east is blocked by the southern spur of the Cookworthy Moor Plantation. This section of conifer wood blocks all views to the proposed turbine; impact **neutral**. The two barrows to the east would have views out to the turbine, although the hedgebanks would provide some level of local blocking. The barrows retain an open ground setting and have views to each other and to other locations in the area. This makes them more sensitive to the visual disruption of the proposed turbine; impact **negative/moderate**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Bowl barrow 240m south-west of Lane End; high significance; Scheduled Monument; condition: unknown, this monument could not be located. Impact **negative/unknown** but neutral expected.
- Bowl barrow, near Beechwood Bungalow; high significance; Scheduled Monument; condition: poor to trace. This barrow is situated in rough pasture fields south of Affaland Moor and is surrounded by tall hedgebanks and a plantation of trees. There would be some views from the area to the east, but the landscape presence of the barrow is much reduced; impact **neutral**.
- Large group of barrows on Affaland Moor, five in number, stretching up the west side of the moor and running to the south-east; high to very high significance; a group of Scheduled Monuments; condition: mixed, good to trace. The barrows are located in rough rushy pasture, with scattered moorland shrubs and bushes to the western edge which partly shield the low barrows. They survive within an area of open upland, as intended, and key visual links between the majority of the features survive. We can understand and experience this group as intended as a group of burial mounds, placed on high ground with wide views. To the north-east, and very close to the moorland, there is an operational turbine that is clearly visible on the skyline. The proposed turbine is likely to be visible to the east, at a distance of c.8km. At such a distance it is unlikely to compete for landscape primacy, and it will not dominate the moor, but it would impact on their outlook and wider landscape setting. Views towards the barrows are key features of their memorial function; impact **negative/minor**.
- Two bowl barrows north-west of Leworthy; high significance; Scheduled Monuments; condition: fair for one, excellent for the other. Located in a large field, these monuments sit

on a high ridge; this is a continuation of Afflaland Moor, but these barrows are separated from the rest of the group by a plantation of trees and are no longer on open ground. However, both barrows lie within the same enclosure and maintain views to each other as well as wide landscape views to the east. The best preserved monument is a significant upstanding mound that looks out over the hedgebanks of the field. This has immediate landscape primacy within the field enclosure and its immediate environment, such as the adjacent fields and adjacent road. The plantations of trees and hedgebanks do limit its wider presence. The proposed turbine at a distance of c.8km would be too far away to compete directly for landscape primacy and will not affect the setting or context of the monument. Outlook would be affected slightly, especially as there is an operational turbine c.2-3km that already carries the eye. Impact **negative/minor**.

- Upcott Barrow; high significance; Scheduled Monument; condition: good, upstanding mound. Upcott Cross Plantation lies directly to the west and north-west, and Westlake Plantation is located on the lower ground to the north-west; these blocks of woodland provide comprehensive local blocking; impact **neutral**.
- Hender Barrow; high significance; Scheduled Monument; condition: good. Located west of the busy A3079 at a junction. Wide landscape views to the south and east, towards Dartmoor, with less of a focus on views to the west and north. At a distance of almost 10km the proposed turbine is unlikely to have any significant impact on the barrow, as the barrow will retain landscape primacy within its immediate environment; impact **neutral**.
- Three bowl barrows, including Great Barrow, north of Halwill Junction; high to very high significance; a group of Scheduled Monuments; condition: good to fair. Located in fields beyond Halwill Junction. One large, tall barrow stands just east of the former railway line, overgrown and topped with a hedgebank, with a road to the west, on a south-facing slope. There are clear views to the south and south-east, less so to the north-west, towards the proposed turbine. Intervisibility is further limited by the trees and modern buildings of Lane End, which stretches in ribbon development along the A3079. Impact **neutral**.
- Bowl barrow on Halwill Moor; high significance; Scheduled Monument; condition: unknown. Located to the south of Halwill Plantation, which would block any views to the turbine site. Additional blocking is provided by Cookworthy Plantation of the other side of the road; impact **neutral**.
- Bowl barrow 620m north of Higher Eworthy; high significance; Scheduled Monument; condition: unknown. Set in farmland south of Witherdon Wood Plantation and Broadmeads Plantation, which provide comprehensive local blocking; impact **neutral**.

Sinclair-Thomas Matrix Zone D: Visible

- Two bowl barrows on Broadbury; high significance; Scheduled Monuments; condition: fair. Located to the west of the busy A3079, south-east of a large plantation, called Northcombe Plantation. All views to the turbine would be blocked by the plantation trees; impact **neutral**.
- Four bowl barrows north-west of Mount Pleasant Farm; high to very high significance; a group of Scheduled Monuments; condition: fair to poor, one good condition mound. Located to the east of the busy A3079, these monuments sit on the edge of Sixty Acre Moor and stand on high ground with wide views to the south, towards Dartmoor, and to the east. There are views back to the west and north-west, but these are severely limited by the large Forestry Commission plantations that are a character of this area. Broadmeads Plantation and Upcott Cross plantation would both block views to the turbine; impact **neutral**.

5.5.8 Other Skyline Monuments

Miscellaneous structures or monuments with a landscape presence

Sinclair-Thomas Matrix Zone B: Prominent

- Beacon on Belland Moor, 770m north-east of Belland; high significance; Scheduled Monument; condition: unknown. The site of the beacon appears to be set within an overgrown intake in the centre of the field system. The overgrowth, trees and hedgebanks would block any views between the beacon and the proposed turbine. It is unlikely the proposed turbine could have any real impact on the Scheduled Monument; impact **neutral**.

5.5.9 Institutional Buildings

A range of structures, usually exhibiting elements of formal planning, sometimes with a view to aesthetics

A wide range structures relating to formal governance or care, built and/or maintained by local, county or national authorities. This category covers structures built for a specific purpose and includes: work/poor houses, hospitals, asylums, council offices or other facilities. Some of these buildings are 18th century in date, but most are 19th century or later. These structures betray a high degree of formal planning, within which aesthetics, setting and long views could play an important part. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Winsford Hospital; high significance; Grade II* Listed building; condition: excellent. A low one-and-a-half storey building with ground floor windows and steep pitched roof; a long east-west range with projecting ranges to the south side. The building lies within manicured semi-formal grounds with clipped hedges and lawns, framed by trees to the roadside and to the east and west where mature hedgebanks define its enclosure. The property appears to focus its attention to the south, across its lawns and the fields beyond, and to the north (front) courtyard and stone-walled entrance. The buildings of the settlement of Halwill Junction and the large plantation around Holy Lane Farm would provide comprehensive local blocking for this unusual building. The building was built in c.1900 and designed by the Arts & Crafts architect Charles Voysey; it was designed to look south across its gardens, with large early 20th century stone mullion-style windows. However, proposed turbine would not appear in the important views to the south; impact: **neutral**.

5.5.10 Registered Parks and Gardens

Informal 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, but can be more modern creations. Landscape parks are particularly sensitive to intrusive visual elements, 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.

Sinclair-Thomas Matrix Zone E: Less Distinct

- Werrington Park: high significance; Registered parkland; condition: excellent. Located c.2km north of Launceston. The park is c.157ha in size, bounded on all sides by agricultural land, from which it is separated by a late 18th century stone wall. The River Ottery flows from north-west to south-east through the site and the valleys afford fine views to the south-east, with well-wooded land rising steeply to the south. There are hills to the south-east

and south-west, and there are also three small combs leading off the main river valley to the south. The main house and its approaches lie on the south-facing slopes of the park, north of the River Ottery, and look out across the park to the south; these views would not be affected by a distant turbine located to the north. Only the more elevated parts of the southern half of the park would (potentially) have views to the turbine; this part of the park is heavily wooded, which would provide comprehensive local blocking in some areas. There are a number of individually designated assets in this part of the park. This includes the southern lodge and gate piers – associated with the principal approach to the house through the park – the Sugar Loaves (folly) and Terrace House (all Grade II Listed). These form part of a wider landscape schema, presumably incorporating designed views across the valley to the house in its setting. As the park is not open to the public it was not possible to confirm to what extent those views might be affected; however, the listing does note that views between the house and the Sugar Loaves ‘is obscured’ (see Appendix 2, below). Impact assessed as **negative/unknown**; however, given the distances involved it is unlikely to be greater than negative/minor.

5.5.11 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**.

- In the North Devon and Torridge joint landscape character assessment (Land Use Consultants 2010) this area is characterised as *farmed lowland moorland and culm grassland*, where it meets the *inland elevated undulating plateau*. These character areas are described as elevated landscapes dissected by river valleys, with scattered rural settlements often located on high ridgelines. Both character areas are noted for their tranquillity and remoteness, and long-ranging views are deemed important. However, the large-scale plateau landform, relatively simple land cover, absence of distinctive features and low scenic quality would suggest a low-to-moderate sensitivity to wind turbine development. Overall, the impact on the character of this historic landscape is likely to be **negative/minor** to **negative/moderate**.
- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

5.6 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
A	90707	HEGGADON FARM	SX3736298987	Negative/minor
	90708	HOLE FARMHOUSE	SX3776699459	Neutral
	90706	HAYE FARMHOUSE	SX3942299863	Negative/minor
	90712	WEST DOWN FARMHOUSE & BARN TO S	SX4036299317	Negative/unknown
	90705	BRADDON	SX3964998390	Neutral
	90704	BERRINGTON FARMHOUSE	SX3852897343	Negative/minor
	90656	BLAGDON FARMHOUSE	SX3694096985	Negative/minor
	90723	OVER PRESTACOTT	SX3912896101	Neutral
	90722	BUCKINGHAM FARMHOUSE	SX3912896101	Neutral
B	90664	NORTHDOWN FARMHOUSE	SS3460400209	Negative/minor
	90658	EAST DOWN FARMHOUSE	SX3452499972	Neutral
	90659	EASTACOMBE FARMHOUSE	SX3543599648	Negative/minor
	90784	HAYNE FARMHOUSE & GARDEN WALLS & RAILINGS TO S	SS3751502737	Negative/minor
	90786	RANGE OF FARMBUILDINGS 30M SW OF HAYNE FARMHOUSE	SS3754202702	Neutral
	90785	GRANARY 20M S OF HAYNE FARMHOUSE	SS3756102717	Neutral
	90660	CHOLDITCH FARMHOUSE	SX3559097894	Neutral
	90662	KENNICOTT FARMHOUSE	SX3505498095	Negative/minor
	90663	2 RANGES OF FARMBUILDINGS FORMING THE W & S SIDES OF THE FARMYARD TO SW OF KENNICOTT	SX3500698048	Negative/minor
	435117	NETHERCOTT FARMHOUSE	SX3531996435	Neutral
	90734	HOUSE 20M NE OF THORNDON HOUSE	SX4036494747	Negative/minor
	90748	WEST MANTON FARMHOUSE	SX3985294688	Negative/minor
	90743	NORTH THORNE FARMHOUSE	SX4069495985	Neutral
	90709	HOUSE 50M W OF BLAGATON FARMHOUSE	SX4128397901	Neutral
	90766	BRENDON FARMHOUSE AND ADJOINING FARMBUILDING	SX4250299892	Negative/unknown
	90727	LANGAFORD FARMHOUSE	SX4142799447	Neutral
	90725	RONJEN AND FARMHOUSE ADJOINING TO W	SX4146699407	Neutral
	90726	COTTAGE ABOUT 10M E OF RONJEN	SX4148599410	Neutral
	90724	WHITES FARMHOUSE	SX4141599383	Neutral
	90710	LOWER LUCKWORTHY	SS4028701047	Neutral to negative/minor
	90781	LOWER FARM FARMHOUSE	SX4265499344	Neutral
	90782	2 RANGES OF FARMBUILDINGS 30M E OF LOWER FARM FARMHOUSE	SX4269499351	Neutral
	90783	TOWN FARMHOUSE	SX4268899423	Neutral
	90771	FOXHOLE MANOR	SX4168496992	Negative/minor
	90768	FOXHOLE FARMHOUSE	SX4175396992	Neutral
	90773	BARN ABOUT 20M N OF FOXHOLE MANOR	SX4168997020	Neutral
	90769	BARN IMMEDIATELY TO NE OF FOXHOLE FARMHOUSE	SX4177397003	Neutral
	90772	STABLE 10M N OF FOXHOLE MANOR	SX4167497005	Neutral
90770	FARMBUILDING 20M W OF FOXHOLE FARMHOUSE	SX4173096994	Neutral	
C	435310	TETCOTT MANOR, MANOR COTTAGE, TETCOTT BARTON	SX3315396575	Neutral
D	97206	OGBEARE HALL	SX3017295936	Negative/unknown
B	90788	K6 TELEPHONE KIOSK (NO ASHWATER 211)	SX3863995254	Neutral
	90715	ASHWATER BARTON	SX3855995086	Neutral
	90717	WEMBLEY HOUSE	SX3857195263	Neutral
	90718	HOLMDENE	SX3861395257	Neutral
	90720	BELL TOWER COTTAGE	SX 38646 95234	Neutral

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	90721	OLD RECTORY INC. GARDEN WALL AT REAR	SX3886295271	Negative/moderate
	90670	1 AND 2 CHURCH ROAD	SX3528399253	Neutral
	90666	ELM COTTAGE	SX3531999094	Neutral
	90668	TUDOR ROSE	SX3531799082	Neutral
	90669	MAZOE	SX3531699072	Neutral
	90667	THORPE COTTAGE	SX3531999089	Neutral
	90671	CHURCH OF ST LEONARD	SX3485599263	Negative/moderate
	90787	CHURCH OF ST PETROCK	SS3775003044	Negative/minor
	90719	CHURCH OF ST PETER	SX3868895233	Negative/minor
	90774	CHURCH OF ST PETER AND ST JAMES	SX4272499431	Neutral
C	435118	CHURCH OF THE HOLY CROSS	SX3321296509	Neutral
	67213	CHURCH OF ST DENIS	SX3119697329	Negative/minor
	91942	CHURCH OF ST PETER AND ST PAUL	SS3437703907	Negative/minor
D	67901	CHURCH OF THE HOLY NAME	SX3200292047	Negative/minor
B	90665	CLAWTON BRIDGE METHODIST CHAPEL	SX3531899171	Neutral
	Multiple	MONUMENTS IN ST LEONARDS CHURCHYARD	SX3483599250	Neutral
	Multiple	MONUMENTS IN ST PETER AND ST JAMES CHURCHYARD	SX4271399412	Neutral
	90777	BASE OF CROSS 22M SE OF THE PORCH OF THE CHURCH OF ST PETER AND ST JAMES	SX4272799412	Neutral
	90780	CROSS AT ROADSIDE 40M SE OF THE CHURCH OF ST PETER AND ST JAMES	SX4274899394	Neutral
	90778	LYCH GATE TO THE S OF THE CHURCH OF ST PETER AND ST JAMES	SX4273299405	Neutral
	90779	CHURCH ROOM	SX4275699359	Neutral to negative/minor
A	34265	THREE BOWL BARROWS 350M SE OF SANDYMOOR CROSS	SX 37716 98478, SX 37848 98575, SX 37942 98704	Neutral
	34266	BOWL BARROW 220M E OF SPRY'S SHOP CROSS	SX 38011 99178	Neutral
	34267	TWO BOWL BARROWS 450M & 520M NE OF SANDYMOOR CROSS	SX 38391 99144, SX 38494 99147	Negative/minor
	34268	BOWL BARROW 250M NE OF OAK COTTAGE	SX 38781 99221	Negative/moderate
	34269	BOWL BARROW 540M SE OF SANDYMOOR CROSS	SX 38616 98514	Negative/moderate
	34270	BOWL BARROW 770M SE OF SANDYMOOR CROSS	SX 38663 98195	Neutral
B	32224	THORN BARROW 520M SE OF COOP, IN HIGHERMOOR PLANTATIONS	SX 41814 95726	Neutral
	34241	FOXHOLE BARROW	SX 42780 96754	Negative/minor
	30324	BOWL BARROW 220M E OF RECTORY FARM	SX 43324 98932	Neutral
	28648	BOWL BARROW IN COOKWORTHY PLANTATION, 290M E OF THE BAPTIST CHAPEL	SS 40923 00546	Neutral
	28647	FOUR BOWL BARROWS ON LANGAFORD MOOR	SS 40856 00002, SS 41033 00019, SS 41312 00088	Neutral and negative/moderate
C	28644	BOWL BARROW 240M SW OF LANE END	SS 43192 00068	Negative/unknown
	CO 603	BOWL BARROW 70M E OF BEECHWOOD BUNGALOW	SX3122099915	Neutral
	30338	BOWL BARROW ON AFFALAND MOOR 780M NW OF FORDA MILL	SS 31962 00184	Negative/minor
	30337	BOWL BARROW ON AFFALAND MOOR 840M SW OF LEWORTHY	SS 31718 00484	Negative/minor
	30336	TWO BOWL BARROWS 690M & 760M SW OF LEWORTHY	SS 31567 00759, SS 31615 00837	Negative/minor
	30335	TWO BOWL BARROWS 450M & 500M W OF LEWORTHY	SS 31741 01022, SS 31762 01162	Negative/minor
	30334	TWO BOWL BARROWS 430M NW OF LEWORTHY	SS 31858 01392	Negative/minor
	32240	UPCOTT BARROW	SX 44693 97442	Neutral
	34242	HENDER BARROW	SX 45766 97689	Neutral
	28643	THREE BARROWS INCLUDING GREAT HALWILL BARROW NORTH OF HALWILL JUNCTION	SS 44373 00244, SS 44493 00308, SS 44559 00303	Neutral

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	28654	BOWL BARROW 500M NORTH E OF LANE END, HALWILL MOOR	SS 43678 00651	Neutral
	30333	BOWL BARROW 620M N OF HIGHER EWORTHY	SX 44470 95785	Neutral
D	30332	TWO BOWL BARROWS ON BROADBURY, 140M & 230M S OF OAKFIELD	SX 47859 95907, SX 47997 95806	Neutral
	32194	FOUR BOWL BARROWS 340M NW OF MOUNT PLEASANT FARM	SX 46953 97290	Neutral
B	34274	BEACON ON BELLAND MOOR 770M NW OF BELLAND	SX 36000 97016	Neutral
C	94255	WINSFORD HOSPITAL	SX4454599993	Neutral
E	1493	WERRINGTON PARK	SX3311186805	Negative/unknown
	-	HISTORIC LANDSCAPE CHARACTER	--	Negative/minor to negative/moderate

6.0 Conclusions

6.1 Discussion and Conclusion

The proposed turbine, and most of the cable run, would be installed on land that belonged to several different farms in the 19th century, all of which was enclosed from open upland common grazing (*Sandworthy Moor*) in the 19th century. The field containing the proposed turbine belonged to East Venn Farm; this farm probably formed part of the Manor of Ashwater, which was originally a Domesday estate.

There are a number of Bronze Age barrows within 1km, but most of these monuments are poorly preserved with a much-reduced landscape presence. The walkover and geophysical surveys carried out at the site failed to identify anything of archaeological interest within the footprint of the development.

In terms of the wider landscape, the site is located on a slight south-west facing slope, below the summit of a broad gentle ridge orientated north-east to south-west. This landscape is open and exposed, and any tall vertical element will be highly visible. However, the large-scale plateau-like landform and relatively simple landscape should serve to diminish the visual scale of the development.

Within 5km of the proposed turbine there are 35 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but two are Grade II* and two are Grade I. There are five Grade II* buildings and two Grade I buildings at 5-10km. There are 18 Scheduled Monuments within 5km, and another 21 Scheduled Monuments at 5-10km. Most of the Scheduled Monuments are Bronze Age barrows located in elevated positions in the landscape.

Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. Many of the buildings and monuments would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge on a large number of heritage assets (**negative/minor**), even though only a small number would be more seriously affected. These are the Old Rectory at Ashwater, the Church of St Leonard at Clawton, and a number of the Bronze Age barrows at Sandymoor Cross and Langaford Moor (**negative/moderate**).

There are nine Scheduled barrows within 1km of the proposed turbine site, clustered in and around the high ground at Sandymoor Cross. Despite the topographical location of these barrows in relation to the proposed turbine, it is nonetheless the case that changes to their setting (enclosed agricultural fields rather than open moorland) and their degree of preservation (generally poor) have diminished their landscape presence considerably. If these monuments survived in a better condition, as a group their value would be considerably enhanced; as it stands, their value lies mainly in the archaeological information they may or may not contain.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, on the basis that most of the heritage assets affected do not derive their significance primarily from setting, or, in particular, are so denuded through agricultural practice as to be effectively subsumed within the modern landscape.

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Devon Heritage Centre, Exeter
Ashwater tithe map
Ashwater apportionment

Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT SWINGDON FARM, ASHWATER, DEVON

Location: Swingdon Farm
Parish: Ashwater
County: Devon
NGR: 238470.98297
Pre-Planning Application ref: 1/0655/2013/FUL
Proposal: A single Wind turbine
Date: 29.11.2013

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 Lucy Boulton of Mosscliff Environmental (the Agent). It sets out the methodology for desk-based research, geophysical survey, visual impact assessment and for related off site analysis and reporting for the proposed erection of a single wind turbine with a height of m to tip on land at Swingdon Farm, Ashwater, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Ann Dick, Devon Council Historic Environment Planning Advice Officer (HEPAO) and Nick Russell, English Heritage Assistant Inspector of Ancient Monuments.

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed turbine location is set within *Rough Grazing* on the Devon Historic Landscape Characterisation. There are at least eight Scheduled round barrows within 1km of the site, including two within 400m.

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 a one 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.
- 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 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) has been commissioned 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 following English Heritage 2012 guidelines on the Setting of Heritage Assets (<http://www.english-heritage.org.uk/publications/setting-heritage-assets/>). The significance of Assets will be determined according to The Design Manual for Roads and Bridge (DMRB) Volume 11 Tables 5.1, 6.1 and 7.1 and using our professional judgement as recommended by the 3rd Edition of The Guidelines for Landscape and Visual Impact Assessment. The study 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. These distances are based upon those required for a Medium -sized turbine as outlined in Cornwall Council guidelines on *The Development of Onshore Wind Turbines* (Version 3 – June 2013).
- 4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages (non-verified) 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 methods based on English Heritage 2012 Guidelines on the Setting of Heritage Assets.

4.3 Geophysical Survey:

The programme of work shall include a magnetometer survey of a one 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. The results of this survey will inform whether an archaeological evaluation or further archaeological recording of any potential buried remains or other mitigation is required.

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;

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- 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.

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

A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database.

6.0 FURTHER WORK

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

7.0 PERSONNEL

The project will be managed by Colin Humphreys; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. The geophysical survey will be undertaken by SWARCH personnel and the data processed by Stratascan Ltd. Relevant staff of CCHES will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought.

Dr. Bryn Morris

South West Archaeology Ltd the Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH

Telephone: 01769 573555

email: mail@swarch.net

Appendix 2

Key Heritage Assets

Name: Church of St Leonard

Grade: I

UID: 90671

Description: Parish church. C12 chancel and font. C14 arcades and west tower, some late C15/early C16 fenestration and roofs. Stone rubble with freestone dressings and slate roof. West tower, nave, chancel, north and south aisles, south west porch. Decorated and Perpendicular styles. The original C12 church was rebuilt in the C14, possibly with transepts, before the north and south aisles and west tower were added. The transept arches were probably rebuilt in the late C14. The chancel masonry is small pieces of stone brought to course, changes in masonry suggest that parts of the north wall have been rebuilt. The chancel has a coped gable and kneelers with a C19 3-light Perpendicular window with a hoodmould and carved label stops. On the north side a round-headed 1-light C12 window which may have been reset. On the south side a priest's doorway has a 2-centred hollow-chamfered arch with quatrefoils in the spandrels, a moulded architrave and a relieving arch. To the left of the door a large blocked window under a relieving arch, to the right a 2-light C19 Perpendicular style cusped square-headed window with a hoodmould below a relieving arch. The north aisle has coped gables with kneelers at ends, the north wall appears to have been rebuilt above the windows. The east window is a 2-light C19 Perpendicular square-headed cusped window with a hoodmould, label stops and a relieving arch. Three 3-light circa late C15/early C16 3-light windows on the north side are square-headed with cusped lights, hoodmoulds, label stops and relieving arches. The 2 easternmost windows have iron stanchions and saddle bars. A 2-centred arched doorway to the west is chamfered with diagonal stops, a hoodmould and label stops. The circa late C17/early C18 door has wide planks and studs. On the south side the south aisle has a 2-light C19 Perpendicular style cusped square-headed window with a hoodmould below a relieving arch. The 2 eastern windows in the aisle are similar to the north side windows with stanchions and saddle bars intact. The westernmost window is a 2-light probably C19 square-headed cusped window with hoodmould, label stops, relieving arch and no stanchions or saddle bars. No west windows to either aisle. The south west porch has a coped gable and kneelers with a C19 cross on the apex of the gable and a 1634 slate sundial above an unusually tall 4-centred arched doorway with hollow chamfered jambs decorated with ballflowers. The doorway has a hoodmould and label stops. The interior of the porch has an unceiled waggon roof, formerly ceiled with carved moulded ribs and C19 replacement flat carved bosses and C19 carved wallplates. 1 medieval boss survives with traces of ancient colour. The inner doorway is chamfered with a 2-centred arch. The 3-stage unbuttressed C14 west tower has no string course below the battlementing and obelisk corner pinnacles on rectangular bases. The string courses at belfry and bellringers' stage continue round a grand polygonal battlemented stair turret in the centre of the south face which projects above the battlementing of the tower proper. The position of the stair turret is similar to Totnes and Harberton but earlier, and the details are unusual for the region with large run-out stops at the base and 2 slit windows alternating with 1 small quatrefoil window and 1 window at belfry stage consisting of 3 flamboyant mouchettes pierced in a roundel. The west doorway has a 2-centred arch with shallow moulding and a bead hoodmould and label stops below a relieving arch. A small shield and flower are carved on the mouldings of the doorway at the springing of the arch. A 3-light Decorated west window with geometric tracery is probably a C19 replacement. The belfry opening on the west face is also geometric Decorated in style with 2 trefoil-headed lights below a quatrefoil. The window has a hoodmould, label stops and slate louvres. On the north side the belfry opening has 2 trefoil-headed lights with slate louvres below a square-headed hoodmould with label stops. On the east face the belfry opening is an arched uncusped 2-light window with a hoodmould and label stops. On the south side the position of the stair turret restricts the belfry opening to a 1-light trefoil-head window with slate louvres and a hoodmould with label stops. The east face of the tower has a small rectangular chamfered window at bellringers' stage. Interior Chancel walls plastered, aisle walls half-plastered. The chancel/nave division is marked by the change in height between the chancel and nave roofs, with no chancel arch proper. Tall plain narrow tower arch. 4-bay north and south arcades, the easternmost bays on both sides polyphant with main and subsidiary shafts with mouldings between and capitals to the main shafts only. The south arch is 2-centred, the north arch 3-centred, Pevsner suggests that they may have been intended as transeptal arches. The 3 westernmost arches have octagonal freestone ashlar piers with double chamfered arches and brattished capitals. The nave roof is a circa late C19 canted waggon with moulded ribs, carved bosses and wallplates. The north and south aisle roofs are largely Perpendicular open waggon roofs with carved ribs, bosses and wallplates, most of the bosses appear to be C19 copies. The chancel roof is an open waggon, probably formerly ceiled, with carved ribs, bosses and C19 wallplates, most of the bosses appear to be replacements. The chancel walls are whitewashed but the remains of a late C19 pargetting scheme survives with 2 large angels and possibly St George killing a dragon and contemporary colour may exist below the whitewash. The decoration was the work of the Revd. G.D. Melhuish, (1891- 97). Late C19 timber reredos with dossall, the reredos consists of 5 crested panels with flamboyant tracery. A medieval piscina on the south side has a chamfered arch, the moulded projecting bowl is probably later. On the north side a C19 moulded polyphant ambrey has a hoodmould, label stops and a hollow-chamfered arch with ballflowers. Late C19 mosaic floor to the chancel. A hagiocope between the south aisle and the chancel must have post-dated the roof loft stairs which still exist in a fragmentary form. Circa late C19 5-sided timber drum pulpit on a polyphant base has panels of blind tracery above a frieze of quatrefoils, the polyphant base is also carved. The font is C12 and probably polyphant with 2 orders of cable moulding round the bowl and a base decorated with 4 profile heads at the corners and ornament carved on 2 of the main surfaces of the base. The whole design is unusual and may be a reconstruction. The font is on a later square plinth on a platform of late medieval tiles of the Barnstaple type decorated with stylized swans, lions and fleur de lis. The benches in the nave are circa 1860s with shouldered ends and engaged shafts with some stiff leaf carving. Blind traceried motifs are carved on the ends. On the north wall an early C17 plaster wall monument, painted white, commemorates the son of Christopher Osmond of Fernhill, died 1631. A reclining figure in relief is flanked by Ionic columns supporting a moulded cornice. Above the cornice a cartouche with armorial bearings is flanked by the figures of Peace and War. A mourner kneels at the feet of the reclining figure and there is a cartouche inscription panel above the figure. Below the plaster memorial a slate inscription panel is fixed to the wall commemorating Christopher Osmond, died 1631. The inscription is round the border with an outer border of fine strapwork and interlace, armorial bearings and a verse in the centre. On the north wall of the tower a large undated plaster Royal Arms. A small probably C16 brass of a praying cleric is fixed to one of the choir stalls. A late C19 east window showing the influence of the Morris Company appears to be contemporary with the reredos. Pevsner, North Devon (1952) Church Guide. (n,d.)

Listing NGR: SX3485599263

Name: Church of St Peter

Grade: I

UID: 90719

Description: Church of St Peter (formerly listed as Church of St Peter 14.2.85 ad Vincula) GV I Parish church. C12 font, north transept C14 or earlier, south arcade C14 and C15, tower late C15, substantial restoration of the 1880s. Roughly squared stone rubble with granite and freestone dressings, slate roofs. Some arcade piers Decorated but church otherwise largely Perpendicular in character although parts of the

Land at Swingdon Farm, Ashwater, Devon

fabric may be earlier. Nave, chancel, west tower, north transept, 6-bay south aisle, 1 bay to the chancel, north west porch. The pre C14 building was probably cruciform with a south aisle added in the C14. Parts of the tower masonry may also date from the C14. In the C15 the south aisle was altered and re-roofed, the nave re-roofed and the tower rebuilt. The name was refenestrated in the late C15/early C16. In the 1880s the chancel was extended, rebuilt and re-roofed, the north side rebuilt and the north transept re-roofed. A porch was added on the north west. Prior to this the main entrance appears to have been at the south west. The 1880s fittings are of a very high quality. The fabric of the chancel appears to be entirely C19. The coped east gable has kneelers and is crowned by across. 3-light Perpendicular east window with hoodmould and label stops below a pierced trefoil in the gable. The south wall of the chancel has a 1-light trefoil-headed late C19 window. The north side has 1 similar window with a hoodmould and label stops and 1 window of 2 trefoil-headed lights with a common hoodmould with label stops. The rectangular rood loft stair turret has a catslide roof and a slit window. The north transept has a coped gable and a 3-light square-headed cusped circa late C15/early C16 east window with a hoodmould and label stops, the mullions have been replaced. The 3-light granite Perpendicular north window with hoodmould and label stops is probably C19. On each side of the south west porch is a 3-light square-headed cusped circa late C15/early C16 window with hoodmould and label stops. The gabled C19 south west porch has fish scale slates, a plain arched outer doorway, a narrow round-headed chamfered inner doorway and a plaster barrel roof. 2 straight joints in the south aisle suggest that it may have been partly rebuilt in the C19 when 3 buttresses with set-offs were added. A shallow-moulded arched priests' door on the south side at the east end is late C15/early C16 with a circa C12 corbel head inserted above. The doorway at the west end of the south side is probably the reused outer doorway of a late C15 porch which no longer exists. The moulded arched granite doorway has a moulded square-headed architrave, carved spandrels and a hoodmould with carved label stops. The C15 4-light granite east window to the aisle is deeply recessed with Perpendicular Y tracery, cusped lights, hoodmoulds and carved label stops. The 3 granite south windows are of more conventional Perpendicular design with hoodmoulds and carved label stops. The west window of the aisle is similar. A section of wall between the tower and the west wall of the south aisle probably represents the remains of the C14 west wall of the aisle. 3 stage unbuttressed battlemented west tower with rectangular corner pinnacles with obelisk finials crowned with crosses. The tower has a projecting north east stair turret of unusual design. The bottom stage is rounded to the west and has rubble masonry of small dimensions. The 2 upper stages are canted to the west and the top stage rises above the battlementing of the tower proper as a battlemented turret with rectangular corner pinnacles. The west face of the tower has a chamfered west doorway with a hoodmould and label stops below a 2-light square-headed Perpendicular window with a hoodmould and label stops. Belfry openings on all 4 faces have 2 chamfered round-headed lights with slate louvres. A small chamfered lancet is at bellringers' stage on the south face. Interior Rendered walls. The south arcade alternates between C14 Decorated octagonal piers in ashlar masonry and moulded C15 Perpendicular granite piers. The octagonal piers have short moulded capitals and tall bases of rectangular section. The granite piers have conventional Perpendicular mouldings but are constructed in 2 pieces lengthways with the shafts doubled at east and west. Pevsner suggests that this design was adopted to give them the same width as the C14 piers reused when the aisle was rebuilt. The granite capitals do not match the piers perfectly. The arches of the arcade are equally unusual. The chancel bay and the south side of the nave bays have a double roll moulding but the inner order on the nave side is a chamfered freestone ashlar arch. The C19 timber chancel arch springs from a carved moulded rood beam carried on moulded brackets and shafts supported on small corbels. The un moulded tower arch is carried on simple impost and has a relieving arch above. The nave roof is a Perpendicular plastered waggon, unusually wide, with carved ribs, bosses and wallplates. The wallplates are largely C19 but otherwise the carving is original with fine shallow foliage bosses of various designs. A waggon roof to the south aisle has similar carving with an original wallplate on the south side. The chancel roof is a C19 boarded ceiled waggon with carved ribs, bosses and wallplates. The round-headed chamfered doorway to the roof loft stairs appears to have been recut. Outstanding C12 font, probably Polyphant with profile heads at the corners of the bowl. 3 faces of the bowl are carved with foliage framed by a border moulding terminating in beast's heads of a Scandinavian appearance. The fourth face contains a fine running animal with a similar border moulding. The bowl is on a short octagonal stem and chamfered plinth. The C19 fittings are of a high quality. C19 tiling to the chancel. An elaborate 1880s reredos of 5 bays of minutely carved timber tabernacle work with flamboyant tracery over a tile painting of the supper at Emmaus, the timber frame of the reredos linked to the tile painting with trompe l'oeuil effects. The theme of the painting is continued on a tin dado with stencil decoration and demi-angels running across the east wall on either side of the carved traceried hinged riddels that frame the reredos. The altar has panels of fleur de lis plate tracery which match the throne. Fine pair of priests' stalls and a timber arcaded altar rail. The choir stalls are elaborate with carved traceried panels to the ends and an integral parclose on the south side with cusped arcading. Also of. the 1880s is the tower screen. A good timber drum pulpit on a wineglass stem with panels of blind arcading filled with delicate diaper carving and symbols of Christ was carved by Northcott of Ashwater. The carved rectangular bench ends to the front of the nave and aisle are partly C19 and partly C19 repairs of medieval bench ends, some carved with symbols of the Passion. The benches to the west with panelled ends are circa late C18/early C19. 2 medieval stained glass heraldic shields in the east window, Carew impaling Carminow, Courtenay impaling De Redvers and 1 shield of monogram. East window C19 by Beer of Exeter. Fixed to the south side of the south aisle an elaborate circa late C15 Beerstone Monument, probably to Thomas Carminow, died 1442, probably moved from the south chancel chapel. The effigies of a knight and lady lie on a chest beneath a canopy with a heavily cusped arch, the principal cusps terminating in angels' heads. The chest is decorated with the remains of richly cusped blind quatrefoils and a quatrefoil frieze crowns the tombs, the original cresting has been replaced by a circa C17 depressed timber pediment. The soffit of the canopy is decorated with ribs and the remains of a gnadenstuhl is carved in a niche at the feet of the effigies. There is a good C17 slate ledger stone fixed to the east wall behind the altar. A large plaster 1638 Royal Arms is fixed to the south wall framed by Corinthian columns and a moulded plaster cornice at wallplate level. The Arms have been repainted in the late C20. Pevsner, North Devon (1952) Devon Nineteenth Century Churches Project.

Listing NGR: SX3868895233

Name: Church of the Holy Cross

Grade: I

UID: 435118

Description: Parish church. Fabric of nave and chancel C13, south transept C13 or C14, tower C15, vestry probably C19. Stone rubble with granite dressings, the tower ashlar masonry with granite quoins and lacing, slate roofs. Nave, chancel, west tower, south transept, south east vestry, south west porch. Early English and Perpendicular with considerable C19 replacement. A C13 nave and chancel church may have been extended in the C14 by the south transept. The vestry is probably a late medieval structure but may have preceded the tower. The chancel has a C19 3-light Decorated east window with bar tracery, a chamfered lancet on the north side has buff brick jambs but the head of the window appears to be medieval. 3 windows to the north side of the nave, the easternmost is a tall 2-light square-headed cusped Perpendicular window, the 2 westernmost windows are chamfered lancets, the masonry C19 externally but probably medieval internally. On the south side the westernmost window is a trefoil-headed C19 lancet with hoodmould and label stops, to the left of the porch a circa late C13 trefoil-headed lancet. The small C19 south west porch has a gabled slate roof and a segmental arched stone doorway and a canted ceiled waggon roof with ribs and bosses. The south transept has a rebuilt gable and a 3-light granite Perpendicular south window with a hoodmould and label stops. The south east vestry is set back from the transept and has a roll-moulded arched granite doorway on the south side and a probably re-sited trefoil-headed lancet on the east side. Slim unbuttressed battlemented 3-stage west tower with polygonal corner pinnacles with tall crocketed finial.

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Moulded segmental-arched west doorway with a hoodmould, label stops and carved spandrels. 3-light Perpendicular granite west window with a hoodmould and label stops, 1 rectangular chamfered opening at bellringers' stage on the east face, 2-light chamfered arched belfry openings on all 4 faces. Interior Plastered walls; chamfered chancel arch; double-chamfered tower arch, the inner order carried on large granite corbels. C19 canted boarded waggon roof to nave with moulded ribs and bosses, C19 scissor brace roof to chancel. Trabiated C19 timber opening into south transept with pierced cusped spandrels, transept roof similar to nave. The chancel fittings are circa early C20 with a timber reredos, altar and poppy-head choir stalls, the sanctuary lined with a brattished dado of linenfold panels. The timber drum pulpit with blind tracery panels is probably also early C20. C12 font, the bowl with a carved frieze, the base with palmette carving and profile heads to the corners. Some unusual rustic circa early C16 or later benches survive, carved with leaves and architectural detail. The south transept is the Arscott family pew and contains some C17 and C18 woodwork which has been incorporated into the seating. Wall monument in transept to John Arscotte, sheriff of the County, died 1699, Corinthian columns flank an inscription panel below a scrolled pediment with armorial bearings above. Several good C18 wall monuments. Window above the font late 1880s by the Hardman Co. The church forms part of an important group including Tetcott Manor (qv) and associated buildings.
Listing NGR: SX3321296509

Name: Church of St Denis

Grade: I

UID: 67213

Description: Parish church. Early C15. Restored in 1875 when chancel was rebuilt and north vestry added. Stone rubble with granite freestone dressings. Comprising nave, chancel, south aisle, south porch, west tower and north vestry. Nave and chancel in one and full length south aisle. Chancel appears to be entirely rebuilt (straight joints at east end and north side, and absence of plinth moulding unlike remainder of church). On north side of chancel reused window, probably from west end of north side of nave. C19 chancel east window of 5-lights with Perpendicular style tracery. The nave and south aisle have flush granite bands at sill and arch springing levels and hollow chamfered plinth moulding and eaves. 2 nave north windows and 1 north chancel window with straight heads with carved label stops and cusped heads to lights. Polygonal ashlar rood stair turret on north side of nave. Four south windows and west window of south aisle of 3-lights with rectilinear/Perpendicular tracery and pointed arches. The east window of south aisle has Perpendicular Tracery with intersecting bars. Four-centre arch south doorway with roll-mould between 2 chamfers. South porch with hollow chamfer and roll-moulded pointed arch, sunken spandrels and label. Porch has ceiled wagon roof with carved running foliage ribs and wall plate and carved bosses. Holy water stoup. Slate sundial in gable of porch dated 1828. Fine tall unbuttressed west tower in 3 stages with slight batter. Weathered string courses and moulded cornice below embattled parapet and large octagonal crenellated pinnacles with crockets. Moulded plinth with deep frieze of panels containing roundels with mouchettes, trefoils, quatrefoils, Star of David etc. Bell-openings with blind tracery, 3 cusped lights, colonnettes and slate louvres. Moulded west doorway with quatrefoils in spandrels and label, and with 3-light west window above with Perpendicular rectilinear tracery. Internal tower stairs with loops on north-west corner. Late C19 vestry on west end of north side of nave. Interior: 5-bay south arcade with monolithic granite piers of Cornish standard A-type (Pevsner) with moulded capitals and bases and wide moulded 4-centred arches. Tall moulded tower arch with standard A-type (Pevsner) responds, and chamfered ogee doorway to tower stairs. Plain unmoulded granite rear arches. Restored nave roof of unceiled barrel (plaster removed) with arch braces to collars. Wooden chancel arch with old carved pieces applied. Late C19 unceiled wagon roof to chancel with carved bosses. C15 ceiled wagon roof to south aisle with moulded ribs, carved bosses and carved running vine wall plate. Rood stair door to rood loft blocked and screen removed. Small simple round arch piscina in south wall of chancel and another simple pointed arch piscina on south side of south aisle. Circa early C16 carved bench ends, reused in C19 benches, 2 in choir stalls have carved animals on top. Circa C17 Hexagonal carved wooden pulpit. C12 font with rough round bowl and later stem. Late C19 glazed tile reredos and wrought iron altar rail. Some late C19 and early C20 stained glass. Small brass at east end of south wall of aisle to Leonard Loves, died 1576 of Ogbear Hall, North Tamerton, q.v. Interior of bell chamber not inspected. Decoratively carved and inscribed slate to Walter Robins, died 1706, at east end of south side of aisle.
Listing NGR: SX3119697329

Name: Bell Tower Cottage

Grade: II*

UID: 90720

Description: Early C15 to mid C16, with C19 and C20 century alterations.

MATERIALS: Whitewashed stone rubble and cob with a slate roof. C19 extensions to the rear of stone rubble.

PLAN: Two storey house with a two room plan with a central cross passage. The northern room and chamber above have been enlarged by one narrow bay to the rear under a gabled roof. The rest of the rear wall has been replaced by timber framed wall and a narrow service extension built across the rear as far as the end of the northern bay. There is a single storey outshut on the south end under a lean to roof. Contained within the central block are the timber remains of a hall house with an original two room and cross passage plan, with an undershot cross passage and a service room at the south end with a solar above, and open hall to the north.

EXTERIOR: A two-storey roughly symmetrical front with a wide central panelled door with open timber and slate canopy. The four front windows are C20 century timber casements with glazing bars, with similar windows on other elevations. There is a left gable end projecting stone stack with set-offs and brick chimney shaft and a rendered stack to the right gable. There is a single storey lean-to to the right.

INTERIOR: The main block contains the substantial remains of the late medieval three bay open hall house, with a solar at the southern end projecting over the former cross passage. The hall occupied the northern end bay. It was originally open to the roof, with the first-floor evidently inserted when the projecting rear cross wing extension was added, probably in the C17. The northern gable end fireplace and chimney breast were probably added at the same time. The large inglenook fireplace, with later bread oven door, were exposed in renovations. The stairs rise on the inside back wall from the northern room to the first-floor landing, which provides access to three first-floor chambers in the main block and a further room in the rear extension. The first floor is carried on a series of massive joists running axially along the building from the south end wall, jettied into the original hall. The roof is constructed of relatively large timbers and remains largely a medieval structure, although the outer walls were raised slightly and new timbers added to the original ones to lower the pitch when the original thatch covering was replaced with slate. Three bays are carried on oak upper cruck trusses. The northern and western trusses are of similar construction with principles joined at the apex in a vertical butt joint secured by a horizontal slip tennon fixed by a peg on each side of the butt. The trusses support two sets of threaded purlins and a clasped diagonally set ridge. The common rafters, are relatively wide and meet over the ridge where they are edge halved together and held by a horizontal peg. There is some soot blackening to the structure. The third truss, against the south wall is only partially exposed and of different construction with the purlins resting on the back of principle rafters; it may be a later insertion to provide additional support for the purlins at the south end. Structural evidence suggests that the cottage was widened by rebuilding the rear wall and extending the roof over it, at some time after the cross wing had been added and the hall floored over. Finally, the lean to extension and second chimney breast was added to the south gable.

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Listing NGR: SX 38646 95234

Name: Church of St Peter and St James

Grade: II*

UID: 90774

Description: Parish church. 014 or earlier west tower and north nave wall, the rest entirely rebuilt 1870-9, Samuel Hooper of Hatherleigh being the architect in 1878. North wall of the nave stone rubble, tower stone rubble brought to course, the rest squared on stone rubble, freestone dressings, slate roofs with crested ridge tiles. West tower, nave, chancel, north and south transepts, north east vestry, south porch. The C19 rebuilding is in the Decorated style, the gables with chamfered stopped bargeboards with kneelers and the ends of the purlins exposed. The east wall has angle buttresses with coped set-offs. A chamfered string rises under the sill of the 3- light Geometric east window with hoodmould and carved foliage label stops. The south wall of the chancel has 2 trefoil-headed 1-light windows with chamfered architraves. The north and south transepts have 3-light windows with intersecting tracery with hoodmoulds and carved foliage label stops, the south transept has a 1-light east window similar to those in the chancel. The north side of the nave has a central 3- light intersecting traceried window with a hoodmould with reused medieval carved head label stops flanked by two 2-light C19 Decorated uncusped windows with Y tracery. There is an angle buttress with coped set-offs at the west end of the north and south sides. The south porch has a steeply-pitched gabled roof and a chamfered stopped doorway below a shield carved with "1870". The porch is flanked by 2-light Geometric Decorated windows with hoodmoulds and carved foliage label stops. The north east vestry has an asymmetrical east gable, a chamfered stopped east doorway and a 2- light square-headed stone mullioned north window. The unbuttressed battlemented 2-stage west tower has a projecting rectangular north east stair turret with slit windows, the east wall of the turret is flush with east wall of the tower. The turret has a sloping slate roof. The tower pinnacles have an unusual convex inner profile and terminate in crocketed finials. The chamfered west door is probably C19 below a 2- light square-headed cusped C19 window with a hoodmould and label stops. 2-light chamfered belfry openings to all 4 faces of the tower, the south face has a small cusped 1-light window at bellringers' stage. Interior The porch has a narrow chamfered 2-centred doorway, slate-topped benches and the remains of a reused medieval carved wallplate. The interior of the church has plastered walls. C19 arched brace roofs throughout, the nave roof has a moulded wallplate and the braces spring from moulded timber corbels. The double-chamfered crossing arch has an inner order carried on moulded corbels; the chancel arch is double-chamfered, the inner hollow-chamfered order springs from moulded capitals on short shafts supported on foliage corbels. The braces of the transept roofs spring from moulded corbels above timber shafts carried on moulded stone corbels. The 2-bay chancel roof has a brattished vine-carved wallplate. The unmoulded tower arch springs from chamfered imposts. Timber crested reredos of 5 blind arches with paintings of Christ flanked by saints and angels. Trefoil-headed piscina on south wall with a hoodmould, carved foliage corbels and diaper tiling. An aumbry on the north wall has a hoodmould, label stops and fleur de lis cusping with a billet moulding on the shelf. Moulded timber altar rail with metal barley sugar standards and ornamental pierced spandrels. Set of contemporary tiling to chancel and spandrels. Set of contemporary tiling to chancel crossing. Choir stalls in the south transept have fleur de lis poppyheads, others are rectangular with blind traceried carving. Organ case in the north transept is probably contemporary with the restoration. Simple stepped nave bench ends with moulded rails. 5-sided 1910 Jacobean style drum pulpit on a stem with a moulded base decorated with lively grotesques. The drum consists of standards decorated with strapwork between panels of symbolic carving and foliage under round-headed arches. Plain octagonal granite font, possibly C14 (Creswell) with a late C19 domed font cover with crocketed brackets pierced with trefoils and a pinnacle. Late C19 timber lectern. Chamfered arched blocked doorway to the tower stair turret on the west wall. Beatrix Cresswell, Notes on Devon Churches (1922). Typescript in West Country Studies Library. Devon C19 Churches Project.

Listing NGR: SX4272499431

Name: Winsford Hospital

Grade: II*

UID: 94255

Description: Small hospital. 1899-1900 by C.F.A. Voysey. Rendered walls with stone window dressings. Slate roof, hipped to left end, gabled to right and with 3 gables and the front and 2 at the rear. 7 rendered stacks, all axial apart from a front lateral stack towards the left end. The plan is very unaltered from the original with an entrance hall to the right of centre which gives access to a corridor running along the rear of the building onto which a number of small front rooms open. 2 small wings project at the rear towards either end between which a C20 sun-lounge has been built. Single storey. Asymmetrical 16 window front of 1, 2 and 3 light mullions. There is a large gable to its right; a smaller gable is to the right of centre over the entrance with another large gable immediately adjoining to its right. The 2 larger gables are extended to the rear into small wings. The front door is part glazed with a 2-light window also under the gable immediately to its left. In this gable is a plaque with an inscription commemorating the founding of the hospital by Maria Medley and bearing the date 1900. Very unaltered interior with original fittings such as plank doors with their wrought iron strap hinges; decorative ventilation grills, and chimney-pieces of which the one in the hall is carved with coats of arms including those of its benefactress and another has inverted heart design. This building is a rare example in Devon of a Voysey building which still serves its original purpose and is very unaltered.

Listing NGR: SX4454599993

Name: Church of the Holy Name

Grade: II*

UID: 67901

Description: Parish church. Circa C14 origins restored in 1876-7 probably by J.P. St Aubyn. Stone rubble with moulded plinths. Slate roof, nave and chancel in one. Plan: Early Norman font and piscina possibly early C13 (Sedding). Lower part of tower circa early C14 and 5-bay south aisle circa C15. Tower partly rebuilt 1692-4 (datestone) and church restored in 1876-7. Exterior: West tower of 3 stages with battlemented parapet and octagonal turrets. Carved slate stone on tower records that William Symmons of Bradridge (died 1692) gave £100 towards the building of the tower. Circa late C19 window inserted in west door. 2-light belfry openings with slate louvers. 3-light C15 Perpendicular tracery to nave, chancel and south aisle with C19 Perpendicular tracery towards west end of north wall and at west end of south aisle. Circa C16 arch to south porch with C18 sundial above and moulded 2-centred arch to south door. Interior: Plastered walls. Circa C15 waggon roofs with moulded ribs and carved bosses; east end of south aisle nave, elaborate with carved ribs. 5-bay C15 south aisle arcade with type A (Pevsner) piers and segmental granite arches. Circa late C15 or early C16 remains of chancel screen. Early Norman font (illustrated by Sedding) and crude possibly C13 piscina. Carved soffits of lintels above south aisle windows probably original and insitu. C19 furnishings. Painted timber Coat of Arms of Lovis family (qv Beardon) with motto 'Love is good if in the Lord'. Memorials including those to Richard Jenn of Westcott, 1795 and W. Symmons of Bradridge 1692. Several C18 and C19 headstones and ledger stones reset against outer south aisle wall. Pevsner, N. and Radcliffe, E. The Buildings of England, Cornwall, 2nd edition 1970. Sedding, E.H. Norman Architecture in Cornwall, 1909.

Listing NGR: SX3200292047

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Name: Ogbeare Hill

Grade: II*

UID: 97206

Description: Country house now in use as old peoples home. The C15 great hall is all that survives of what must have been a large medieval house. The hall has been extensively restored and encased in a large late C19 house. (Recently restored and enlarged according to 1883 Kellys Directory). Stone rubble with granite dressings and slate roof with gabled ends. The C15 hall faces east with a lateral stack rising from the front wall with set-offs and a moulded granite cap. To right large 4-light hall window with elliptically arched lights, hollow chamfered and with roll-moulded King Mullion and hood mould with carved stops. Set back to left of stack a tall 2-light window with roll-moulded elliptically arched lights and hood mould with carved stops. Similar window to gallery over screens passage doorway on left with moulded elliptical arch outer arch with hood mould and four-centred inner arch with carved spandrels and tympanum with armorial device. The hall is encased on north, south and west sides in a late C19 gothic style gabled house of 2-storeys with stone mullion windows and a 3-storeyed tower with a pyramidal roof, in an angle over the entrance porch which has a chamfered Tudor arch. The service wing of the late C19 house, to the west, has been demolished. Interior of hall: roof appears to have been rebuilt but reusing carved arch braces and wall plate and carved bosses to intersecting wind bracing. The screen passage has gallery over, which is jettied into hall on carved bressumer. The screen is made up of reused timber with carved running foliage. The joists supporting the gallery over the screens passage are similarly carved. Large granite fireplace on front wall of hall has moulded elliptical arch, carved foliage spandrels and frieze of sunken quatrefoils above. Leonard Loves (died 1576), who was Elizabeth I's treasurer for Cornwall and Devon, lived at Ogbeare Hall in late C16. There is a memorial brass to him in the Church of St Denis, North Tamerton qv. Reference : Kelly's Directory, 1883.

Listing NGR: SX3017295936

Name: MANOR COTTAGE TETCOTT BARTON TETCOTT MANOR

Grade: II*

UID: 435310

Description: Manor house sub-divided into 3 occupations. C16 and C17 with substantial C18, C19 and C20 alterations. Stone rubble with granite dressings, some walls Flemish bond brick, scantle slate roofs hipped and gabled, stone and brick chimneys, some early crested ridge tiles. A complex house with several building phases which are not easy to distinguish owing to the re-siting of external features and the re-use of old materials. A small central courtyard is surrounded by 4 irregular picturesque ranges: the core of the west range may be an early hall range although there is little evidence of the early plan, and considerable piecemeal addition and alteration, mostly of the C18. The single depth through passage south range has a re-sited datestone of 1603 and a 2-storey porch, it may have been a service wing upgraded in the mid and late C17, the date of a fine first floor room with panelling and a plaster ceiling is circa late C17. It was later in agricultural use, at least in part. The 2-storey porch appears to post-date one of the sash windows of the south range and is likely to have been rebuilt or to be an antiquarian addition of the C19 or C20, but it may genuinely C17. The east range contains a fine first floor 'court room' with late C17 and early C18 plasterwork. The north range is mostly brick and incorporates a double-depth block that could be late C17, or, alternatively, might represent the re-use of early brick, or it could well be contemporary with the building of 'new' Tetcott i.e. circa 1700. The sub-division of the house is also complex, for example the circa mid C17 stair in the west range that serves the present Manor House is said originally to have been the stair of the Barton before the partition walls were altered. The south elevation has an asymmetrical stone rubble 9-window front with sash windows and an approximately central 2-storey gabled porch with a rounded outer stone doorway with a keystone below a resited datestone, a 16-pane boxed sash and a large, probably C18 slate sundial in the gable. The inner doorway of the porch has a cranked arch and massive late C16/early C17 door with studs and staples. To the left of the porch the range has regular fenestration of 12-pane horned sashes, these date from 1936. The rear wall of the left end of the range is brick and was upgraded from a shippon in 1936 (see interior). To the right of the porch the range has 10-, 12-, 18-pane sashes. The upper floor sashes are later C18 but set in openings with brick jambs of apparently C.1900. The lower floor sashes date from 1936. A straight joint indicates that the right hand bay is an addition and that the axial stack at the right end was originally a gable end stack. The west elevation has a picturesque asymmetrical 4-plus 2-window front, the right hand end set back with 2 gabled dormers, the left-hand end with a massive brick end stack and 1 gabled dormer on the front to the left. In the centre the eaves rise to form a separately roofed block with a steep hipped roof and a stack on the front with a tall chimney shaft. The set back right-hand block has one 12-pane sash and three 3-light stone mullioned windows with hoodmoulds and label stops. The gabled dormers have attractive decorative slatehanging in the gables. The block in the centre with a hipped roof has a probably C17 chamfered rounded doorway on the right return, a further entrance on the front to the left under a wide slated porch canopy carried on timber posts, one 3-light stone mullioned window to the right of the door, 3 first floor 12-pane sashes. To the left of the hipped block 2- and 3-light casements with glazing bars. The north and east elevations show considerably more alteration and rebuilding with features of the several periods. The chief interest here is the interior. The courtyard retains several granite mullioned windows. Interior C17 features in the south range include several moulded stopped doorways, some with unusual heart stops and unconventional carved stops and fine C17 doors with moulded battens forming panels, some of the doorways have been re-sited. The principal room to the right of the through passage has large roughly-chamfered cross beams, at least one of which is reused, and closely spaced exposed joists, C20 grate. This room was reinstated from a cider store in 1936. A small section of C17 plaster frieze to the rear of the passage is decorated with thistles, roses and fleur de lis. Features of the early C17 includes a dog-leg stair and turned balusters and newel posts with barrel finials, some of the treads are solid timber baulks. The principal first floor room in the south range has a coved plaster ceiling with moulded panels of circa late C17 with co-eval timber panelling on the walls. The present fireplace has chamfered granite jambs and lintel. The roof above this shows much alteration and reconstruction with some reused smoke blackened timbers, one cranked collar, and evidence over the coved ceiling of a previous plaster barrel ceiling of the early C17. The west end of this range has a presumably C19 scissor brace roof whitewashed throughout, evidence that it was indeed an open cowshed until division into rooms in 1936 and post war. The "court room" in the east range has an armorial plaster overmantel of circa late C17 and a central plaster ceiling motif of a trumpeting angel, possibly of early C18 date. The roof of this range is partly of principal rafter type and partly of couples with a ridge piece. The interior of the west range is less rich in visible early features but there may be chimney pieces and beams concealed behind the modern plaster. Barrel vault ceiling on the first floor. The disused upper floor rooms in the north-west corner remain little altered from the early C18 with a simple turned baluster staircase and two panel doors. The roofs in this section are partly principle rafter with dovetailed collars and halved and pegged apices and partly coupled rafters with halved and pegged apices. The kitchen in the north range has a massive partly-block fireplace that may be C16 or C17 in origin with a high granite lintel. Tradition has this room as the hall but it is likely to have been the kitchen of the manor. History The manor was bought in circa 1550 by the first John Arscott of Tetcott and he commenced building a house which may in part still survive, but very heavily disguised. The quadrangular plan, characteristic of Tudor houses, appears to be more the result of chance than deliberate design, and the original purpose of the different ranges remains very ambiguous. Features both external and internal survive from all periods, while the roof structure mostly appears to be C17. The house was downgraded from the manor in circa 1700 when a new brick Tetcott in the Baroque style was constructed immediately to the east. In effect this meant that the old buildings became service ranges and the home farm, and this situation continued until the estate was inherited by the Molesworths of Pencarrow in 1788 and the family seat moved there. This led to the demolition of 'new' Tetcott

Land at Swingdon Farm, Ashwater, Devon

in 1831 and the further downgrading of 'old' Tetcott. It still continues in use as a farmhouse in the north-west corner of the courtyard; but the south range was brought back from agricultural to domestic use in 1935 by Sir John Molesworth-St Aubyn and it continues in use by the family today. Much history and legend surround the life of the Arscotts in this house, including several curious tales concerning their late C18 jester 'Black John'. The hunting prowess of the last of the Arscotts is celebrated in a west country ballad and Hoskins suggests that the Arscott family and their house "epitomise all the ancient Devonshire Squires and their homes". Tetcott Manor has a long and intriguing building history, the irregular exterior is extremely picturesque and forms a fine group with Tetcott Church and a number of associated buildings of different dates. Listing NGR: SX3315396575

Name: Church of St Peter and St Paul

Grade: II*

UID: 91942

Description: Anglican parish church. Mid C15 tower, clock dated 1867, carillon added 1875, restored 1890 when one pinnacle replaced, chancel rebuilt 1880-2, nave, south aisle capitals raised and porch rebuilt 1883 when north aisle added. Architect Otho B. Peter of Launceston, roof carvings by John Northcott of Ashwater. Early English style. Tower local stone with granite buttresses squared and coursed, church local stone squared and coursed, Hatherleigh stone dressings, 2 tone slate roof, decorative ridge tiles, coped verges to south aisle and porch. Plan: chancel, nave, north aisle, south aisle with organ loft, west tower, 3-stage crenellated tower with 4 crocketed pinnacles, setback buttresses terminating in crockets, 3-light louvred bell-openings, lancet on south front below clock face, 4-light west window with cill and lower section cut off, rere arch moulded, 4-centred arch west door with hoodmould and labels. Buttressed south aisle windows all 3-light, lit gable ends, 3 on south front with gabled porch end bay left, pointed arch opening with rosettes to reveals, decorative ogee surround with blind niches, wrought iron double gate, ribbed barrel vaulted roof, Norman style round headed opening with zig-zag decoration incorporating Norman colonnette on west side from earlier church, C19 door, east wall has blocked arched recess for holy water stoup, west wall has Norman capital of colonnette with carved panel above depicting the Agnus Dei - thought to be the centre of a typanum; buttressed chancel with lancet on south side, 5- light east window, two 2-light windows on north front, 3-light windows to north aisle, lit gable ends, 3 on north front. Interior rendered. C19 painted and ceiled wagon roof to with angels on corbels, archbraced roofs to nave and aisles. Perpendicular tower arch with decorative capitals, opening glazed in C20. Chamfered depressed arch-head to tower stair. C19 chancel arch carried on marble colonnettes with foliage capitals, corbelled out. C19 arcades with octagonal piers and double chamfered pointed arches. C19 fittings, encaustic tiles in chancel by Maw & CO., font purchased 1888. Pulpit in memory of John Aspinall died 1904. Reredos 1926. Organ said to be by Renatus Harris and to have come from Chelsea Old Church, removed to Bideford 1723 and bought to Holsworthy in 1865 when it was restored and enlarged with decorative panels; in 1926 it was overhauled and reduced in size. Fine tomb slab to Theophilus Dennis, died 1696, with an unusual Celtic knot design. Convex slate roundel to Humphrey Saunders, rector, died 1670 in square moulded surround with putti. Tablet to Richard Kingdom died 1816, signed J.Kendall, Exeter. Stained glass: west window of north aisle by Bell 1876, the East window and north chancel window by Lavers and Westlake c1882. The Norman church was rebuilt in the C13 reflecting Holsworthy's affluence as a market centre; the medieval church was restored from a ruinous condition in 1808 when round headed wooden sash windows were inserted. Further restorations of 1858 and 1865 were swept away in the 1880s.

Listing NGR: SS3437703907

Name: Heggadon Farm

Grade: II

UID: 90707

Description: Circa mid C19. Stone rubble rendered to the front in the late C20 with a hipped slate roof with deep eaves and brick stacks at ends. Double depth plan, 2 rooms wide with a central stair hall. A single storey lean-to at the right end which continues round part of the rear is probably an early C20 addition. 2 storeys. 3- bay symmetrical front with a central porch with a simple moulded entablature carried on granite Tuscan columns to the front with timber pilasters to the rear, 10-panel front door. Original 16-pane sashes, ground floor right is a C20 copy. The rear door has an 8-pane rectangular fanlight. Central rear stair window with an elliptical arched head, stone voussoirs and margin glazing. Interior not inspected but contemporary joinery survives.

Listing NGR: SX3736298987

Name: Hole Farmhouse

Grade: II

UID: 90708

Description: Circa late C17/early C18. Cob on stone rubble footings, rendered to the front, corrugated iron roof over thatch, gabled at ends. 3 chimneys: stone stack with brick shaft on ridge heating hall, similar left end stack heating inner room, brick chimney at right gable end. Single depth 3-room plan with entrance into off- centre stair hall, with the hall stack backing on to the stair hall. The inner room is heated at the left end, the lower end room may originally have been unheated with a brick chimney inserted at the right gable end in the C19. Single storey lean-tos to the left and right ends may be contemporary with the house, a single-storey dairy under a lean-to roof is probably a C19 addition. 2 storeys. Asymmetrical 3-window front with a gabled brick porch on the front to the right and a C19. 6-panel front door. Ground floor windows to either side of the porch are 3-light late C19/early C20 casements, 3 panes per light. The left-hand window lighting the inner room is a C20 casement under a timber lintel. The first floor windows are high under the eaves: first floor window left is a 4-light casement, 2 lights have 6 panes each. The middle window is a sliding sash, 2 panes per light, the right-hand window is a 3- light late C19 or early C20 casement, 3 panes per light. There is a large blocked entrance on the front of the left-hand lean-to under a timber lintel. Pigeon holes with flight ledges to the rear of the house. Interior Stairs rise from a small entrance lobby. Early C18 2-panel door to the lower end room at the right. To the left the hall with a large fireplace with jambs of squared masonry and a replaced lintel. The inner room fireplace has a massive cambered chamfered lintel on jambs of neatly squared masonry. A doorway to the left of the fireplace leads into the left-hand lean-to. The lower end room has a circa early C19 china cupboard probably dating from the insertion of the stack and the conversion of the room to a parlour. Collar rafter pegged roof trusses with some C20 replacement.

Listing NGR: SX3776699459

Name: Haye Farmhouse

Grade: II

UID: 90706

Description: Small farmhouse with adjoining shippon and barn. Late medieval house remodelled in the C16, shippon adjoining at right end probably C17 in origin, right-hand barn probably C18, sympathetic C20 renovations. Stone rubble and plastered cob, house and shippon thatched, barn slated. Left gable end stack, axial stone stack at junction between house and shippon. A small 2-room medieval house with a 2-

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bay open hall to the right and an unheated inner room. In the C16 the hall was ceiled over and enlarged to the front by a gabled projection with a stack inserted at the right-hand end. The shippon adjoining at the lower end probably dates from a C17 phase giving a 3 room and passage plan. The inner room stack was added in 1792 (dated fireplace lintel) probably contemporary with the 2 small rear service rooms under a lean-to roof and the addition of the threshing barn at the lower end of the shippon. 2 storeys. Asymmetrical 2-window front, the hall projection gabled to the front and the former passage entrance to the right of the hall stack into the shippon which has a lower roofline. Sympathetic C20 fenestration of 3-light casements, 3 panes per light, 1 window to the hall projection. A small rectangular window on the right return of the projection with an ancient wooden frame and deep internal splay appears to have been a squint looking out on the approach to the farmstead. The shippon has a ventilation slit with a timber lintel to the right of the doorway, the barn has a central entrance under a timber lintel. Interior The smoke-blackened collar rafter truss of the medieval hall survives below a late C20 roof, the principal rafter to the front of the hall was removed in the C16 when the hall projection was added; the rear principal rafter is a raised cruck and, like the common rafters, is heavily sooted. The C16 hall is very complete with a large fireplace with 1 granite and 1 stone rubble jamb, a roughly chamfered lintel and a bread oven. The hall ceiling has exposed joists to the rear and 2 deeply chamfered C16 ceiling beams with step scroll stops to the projection. A straight stair runs against the rear wall of the hall behind a timber partition. Roughly-chamfered exposed joists to the inner room which has a large fireplace with 1 granite and 1 stone rubble jamb, the chamfered lintel dated 1792. Plank and batten doors with strap hinges are probably also late C18. An unusually complete example of a typically small west Devon house.

Listing NGR: SX3942299863

Name: WEST DOWN FARMHOUSE AND BARN ADJOINING AT SOUTH

Grade: II

UID: 90712

Description: West Down Farmhouse and barn - adjoining at south II Farmhouse and adjoining barn. C17 farmhouse, barn circa early C19. Whitewashed plastered cob on stone rubble footings, the barn unplastered cob. The house has an asbestos slate roof formerly thatched, hipped at the right end, gabled at the left end, a large stone axial stack heating the hall and a probably C19 stone stack at the right gable end. The barn has a corrugated iron roof hipped at the left end. The original C17 plan was a 3 room and through passage house with the hall stack backing on to the passage and a probably unheated inner room, the lower end a barn. A former rear outshut, probably added in the C18 or C19, was taken down to a flat-roofed rear extension in the C20. A long beam inserted under the eaves in the centre of the front elevation and a change in the plane of the front suggests that there has been some rebuilding, possibly after a partial collapse of the front wall. 2 storeys. Asymmetrical 4-window front to the farmhouse with the front door leading into the passage at the left under a long timber lintel. Three 3-light ground floor casements, the window to the right of the front door has 4 panes per light, the others 3 panes per light. The first floor windows high under the eaves are 2-light casements with glazing bars, the third window from the right is set down below a long beam built into the front wall. The barn adjoining at the left end has a loft entrance to the right and a door to the left. Interior The passage survives with exposed joists and a blocked opening into the lower end. The front of the passage has a slate floor, the rear, which is used as a storage room has a cobbled floor. The hall has a massive C17 fireplace with a cloam oven with 1 granite and 1 squared stone jamb and a timber lintel with a chamfer and ogee stops. The rear of the stack, visible in the passage, is constructed of neat courses of squared masonry with lacing courses of smaller pieces. 2 chamfered cross beams to the hall, the stops may be concealed behind the wall plaster. The hall has a keeping place on the front wall. The inner room has a C20 fireplace and 1 chamfered cross beam. large straight principal rafters visible in the first floor rooms are probably C17, apex of roof not inspected.

Listing NGR: SX4036299317

Name: Braddon

Grade: II

UID: 90705

Description: C17 core, partly rebuilt in the circa early C18, alterations of the late 1940s. Colourwashed plastered cob on stone rubble footings, corrugated asbestos roofs hipped at the right end, gabled at the left end. 2 rendered stacks on ridge at the junction between the 2 blocks. The original C17 plan may have been a 2 or 3 room and cross passage with an unheated lower end, the hall heated from a stack at the inner end of the hall and a projecting rear stair turret to the hall. The right-hand block of the present building represents the lower end hall and stair turret, the cross passage partition no longer exists. In the circa early C18 the inner room (the present left-hand block) was either added or completely rebuilt with a stack at the right end abutting the hall stack. The roof was raised in the 1940s when the thatch was replaced by corrugated asbestos. A break in the plane of the front suggests that the lower end may also have been rebuilt, it is now used for storage and there is no access from the loft over into the main part of the house. 2 storeys. Asymmetrical 4-window front, the left-hand block under a lower roof. A gabled brick porch and C19 6-panel front door lead into the former passage on the front to the right. There is a further entrance into the left-hand block through a single-storey lean-to with a slate roof. Ground floor window to left of porch is a 3-light circa late C19 casement, 3 panes per light. Elsewhere the fenestration is C20 with enlarged embrasures, including 3 first floor gabled dormers. There is a loft entrance to the right return into the loft over the lower end. The rear stair turret is rounded under a catslide roof. There were probably originally no rear windows as the house is built against the slope of the land. Interior The right-hand block has circa late C17 roof trusses with straight collars halved and pegged into roughly chamfered principal rafters which are halved and pegged at the apex. 1940s trusses above the C17 roof. The hall fireplace has been rebuilt in the C20. The inner room floor has been lowered and the stone rubble jambs of the fireplace have been rebuilt and do not meet the straight cut stops of the chamfered timber lintel. The stair turret has a timber newel stair.

Listing NGR: SX3964998390

Name: Berrington Farmhouse

Grade: II

UID:90704

Description: Cob on stone footings, whitewashed and rendered, slate roof gabled at ends. At the left end a projecting C19 stone rubble stack with set-offs with coping heats the lower end room, brick chimney shaft on ridge to hall stack, brick chimney shaft to right gable end stack heating the inner room. 3 room and cross or through passage plan with rear addition. The hall stack backs on to the passage. The lower end appears to have been entirely rebuilt in the C19 and the inner room may originally have been unheated with a stack added in the C19. A C19 stair has been inserted in the passage. 2 storeys. Asymmetrical 4-window front, slightly advanced to the hall with a gabled C19 brick porch and C19 front door leading into the passage. Two 2-light circa late C19 casements with glazing bars, the remainder of the fenestration is C20 with glazing bars in enlarged embrasures. Interior The hall has a large fireplace with chamfered lintel with diagonal stops on rebuilt stone rubble jambs. 3 axial beams, the central beam chamfered with ogee stops. C19 inner room chimney piece with decorative tiling. The left gable end fireplace is large with stone rubble jambs, lintel concealed. Principal rafters visible in the first floor rooms are straight. C19 estate roof trusses.

Listing NGR: SX3852897343

Land at Swingdon Farm, Ashwater, Devon

Name: Blagdon Farmhouse

Grade: II

UID: 90656

Description: Cob on stone rubble footings and stone rubble, partly whitewashed and plastered, partly hung with rag slates on the courtyard side. Slate roofs hipped and gabled at ends, 6 chimney stacks: the main (east) range has 2 axial stacks, a C19 brick chimney shaft to the rear and a gable end stack to the C19 wing; the west range has a massive axial stack and a gable end stack. Complex development. The plan is of 3 ranges round a narrow central courtyard, the south range is shorter, linking the longer east and west ranges. The east range has a crosswing at the north end. The evolution of the house is now entirely clear owing to the development of the east range in the C18 and C19. The east range may have been the early hall range served by a kitchen range at the west; alternatively, the west range, which is clearly early C17 in the origin may have been a hall range reduced in status to a kitchen when the east range was added in the later C17. The linking south range may also be C17 in origin. The east range was originally single depth and 3-rooms wide and the C17 axial stack to the north may have been the hall stack. There is no obvious evidence of a passage. In the circa early C18 a central rear stair projection and rear left and right single-storey lean-tos give an additional half room width to the earlier single-depth arrangement. In the C19 a cross wing was added at the right (north) end, and the internal partitions were altered. The west wing has also evolved; it is single depth and 3-rooms wide in plan but the south end is slightly set back and may be an addition of the C18 or C19. The middle ground floor room is early C17 with a massive fireplace at the south end, the north end of the C19 crosswing projecting at the right (north) end. Asymmetrical 4-window front with a C19 half-glazed door with margin glazing to the left and a large C19 porch into the left return of the crosswing. C19 sash windows throughout except for first floor window right which is C20. The sashes are 4-pane, ground floor window right is a paired sash. The right return of the wing has a canted bay window with a lead tent roof and sash windows, 1 ground floor tripartite sash and 2 first floor sashes with glazing bars. The west elevation of the west wing has a gabled stone porch on the front to the right, a first floor gabled dormer and C19 fenestration of casement windows with glazing bars and one 4-pane sash. The courtyard, paved with pitched stones is completed by a cob wall linking the east and west ranges. Interior: The east range has some C18 joinery and a C18 stair with boxed-in balusters. Ground floor room rear right has boxed-in cross beams and C17 joists with scatch mouldings are said to exist behind the ceiling plaster. The putative C17 hall has a good C19 chimney piece, some fragments of C17 and C19 panelling exist on the first floor, probably not in situ. The west range preserves a C17 ground floor room with a chamfered cross beam with runout stops and a massive partly blocked fireplace with stone rubble jambs. The right-hand room in the range has a chimney stack abutting the C17 stack, a large open fireplace with cloam oven and a feature that may be a smoking chamber. Roofspaces not inspected but may be of interest. Blagdon Manor is an extremely interesting example of an evolved house of C17 origins and high status. The interior has been very little altered since the C19 and the survival of the external slatehanging round the small courtyard is a particularly attractive feature of the building. The Domesday "Blakedon" formed a sub-manor of Claueton.

Listing NGR: SX3694096985

Name: Over Prestacott

Grade: II

UID: 90723

Description: Circa late C17/early C18, C19 fenestration. Rendered colourwashed cob on stone rubble footings, asbestos slate roof gabled at ends, formerly thatched, large rendered stack on ridge with brick chimney shaft, C19 brick chimney at right gable end. 2 room and through passage plan with the hall stack backing on to the passage and the lower end room probably originally unheated with a stack inserted in the C19. It is possible that there was originally an inner room which no longer exists and that the plan was 3 room and through passage. Rear left single-storey lean-to for dairy, now converted to a kitchen, is probably also C19. 2 storeys. Asymmetrical 3- window front with a C20 gabled porch. First floor window above porch is a 2-light C19 casement panes per light. Other windows 3-light C19 casements, 9 panes per light, all windows have internal iron stanchions. Interior The passage is intact. The hall fireplace has C19 timber jambs and lintel, the lintel said to conceal an earlier one. A new roof was put on over the old trusses, which have been truncated, when the thatch was replaced with asbestos slate.

Listing NGR: SX3912896101

Name: Buckingham Farmhouse

Grade: II

UID: 90722

Description: Possibly medieval origins, alterations of circa mid to late C17, C20 renovations. Cob on stone rubble footings, colourwashed and plastered with a water reed thatched roof half-hipped at the left end and gabled at the right end. Brick chimney at right gabled end, axial brick chimney. The development of the house is not absolutely clear but the early plan may have been 2-rooms wide, the right-hand end being a 2-bay open hall with a partition wall to the passage which had a solid wall to the 2-storey lower end. The roof structure suggests that the third room, adjoining the lower end, is either a rebuilding or an addition. The 2 right-hand roof trusses are, however, only very lightly smoke-blackened and this may have occurred accidentally. The gradient of the site and the C17 features, however, indicate a 3 room and through passage plan with the hall in the centre heated from a stack at the inner hall, a heated lower end room to the right of the passage and a lower status unheated inner room probably used for storage. A rear outshut under a catslide roof is probably an C18 or C19 addition. A C19 stair has been inserted in the passage which appears to have been decreased in width. The chimney breast of the axial stack has been altered, probably in the late C19 or early C20 partly blocking the fireplace of the middle room but using the stack to heat the inner room. 2 storeys. Asymmetrical 3-window front with an off-centre C19 brick gabled porch on the front to the right and a further entrance on the front at the left into the inner room. Ground floor windows are 3-light casements, 3 panes per light. the thatch eaves are eyebrowed over the first floor window left which is a 2-light casement 6 panes per light. The other 2 first floor windows are 2-light casements, 8 panes per light. There is a stone buttress at the right end. Interior The 4 roof trusses between the stacks are collar rafter with cambered collars lap dovetailed into the principal rafters which are lapped and notched at the apex with a diagonally set ridge. The purlins are threaded and roughly chamfered and the quality of the carpentry is high. The 2 right-hand trusses appear to be lightly smoke-blackened and the second truss from the right is closed. The trusses over the left-hand end have straight collars halved and pegged into the principal rafters but no attempt at a fine finish. The feet of the principal rafters throughout appear to be straight. The fireplace of the middle room (the C17 hall) has stone jambs of squared masonry and an ovolo-moulded timber lintel with ogee stops and a section of decorative carving between the moulding and the stops. The right gable end fireplace is similar. The remains of a plaster cornice were found during renovations to the middle room, the joists which are unchamfered are now exposed. Some fragments a similar cornice exist on the first floor suggesting a great chamber above the C17 hall. A 2-light ovolo-moulded timber mullioned window was discovered during renovations in the right gable end on the first floor. The window is blocked externally. The C17 features are of a high quality and suggest a high status house of that date.

Listing NGR: SX3912896101

Land at Swingdon Farm, Ashwater, Devon

Name: Northdown Farmhouse

Grade: II

UID: 90664

Description: Late medieval core remodelled in the circa late C17, C18 alterations. Whitewashed rendered cob on stone rubble footings, corrugated iron roof over thatch hipped at the left end, gabled at the right end over an adjoining barn and gabled at the end of the rear wing, axial stone stack. A late medieval open hall house with a 2-bay hall and probably a 2-storey inner room was remodelled in the C17 when the hall was ceiled over and a hall stack inserted backing on to the through passage. The passage is now at the left-hand end of the main range, the C17 lower end no longer exists and may have been dismantled in the C18 when an unheated rear left service wing was added forming an L-plan. The inner room, heated from an axial stack is now part of the barn adjoining at the right and the stack has been partly dismantled. A third stack, cob and truncated exists on the right gable end wall of the barn and may indicate a third heated room added at the inner end of the main range, or may represent the remains of a probably C18 single-cell cottage adjoining the main range. A stack was inserted in the rear wing, probably in the late C19/early C20 when it was converted to a kitchen. 2 storeys. Asymmetrical 2-window front with regular fenestration and a wide 6-panel front door to the passage on the front at the left. To the right of the door a circa late C19 3-light hall window, 6 panes per light, C20 window ground floor right. 2 first floor late C19/early C20 2-light casements with glazing bars. The barn adjoining at the right end has been partly rebuilt in concrete block. Interior 1 smoke-blackened collar rafter roof truss over the hall with a slightly cambered collar halved and pegged into the principal rafters which are mortised at the apex with a diagonally-set ridge. The battens and ridge are smoke-blackened but the medieval thatch has been replaced. A similar closed truss between the hall and inner room is not sooted on the inner side. The roofspace over the rear wing is not fully accessible but the trusses appear to be C18. Open fireplace with stone rubble jambs and a timber lintel to the hall which has a roughly chamfered cross beam and a cream oven. A newel stair rises in the rear right angle of the hall with a keeping place on the wall. The first floor room left has a late C17 fireplace with stone rubble jambs and a chamfered lintel with bar scroll stops. The rear of the cross passage has been converted to a bedroom. The interior of the house is very unspoiled with old wall plaster. The surviving medieval roof timbers are rare in this part of West Devon.

Listing NGR: SS3460400209

Name: East Down Farmhouse

Grade: II

UID: 90658

Description: C17 or earlier core, C19 alterations, C20 renovations. Colourwashed and rendered, probably cob on stone rubble footings, some brick, slate roof hipped at left end of main range, gabled at right end, front left wing gabled at end. Axial stack, end stack to main range, slightly projecting gable end brick stack to front wing. The original plan was probably 2 rooms and through passage with the hall stack backing on to the passage. The front left wing, adjoining the hall is probably also C17 in origin but may have been a later kitchen addition and has been partly rebuilt in brick. Disturbance to the right return wall of the inner room suggest that it has either been rebuilt or possibly the range extended further. 2 storeys. 2-window asymmetrical front to the main range with a front wing to the left and a C20 porch in the left-hand angle between the wing and the main range. The front door into the through passage has a wide open-fronted porch with a sloping slate roof carried on stone cheeks, (the rear through passage door is blocked under a timber lintel). C20 2-light casements with glazing bars, the first floor windows under raking roofs rising slightly above the eaves line. Interior Open fireplace to the hall with stone jambs and a plain timber lintel, chamfered ceiling beam. The wing has a chamfered cross beam and exposed joists. Roofspace not inspected but may be of interest.

Listing NGR: SX3452499972

Name: Eastcombe Farmhouse

Grade: II

UID: 90659

Description: Farmhouse circa late C17 core, circa mid C19 addition. Stone rubble probably with some cob under the eaves, slate roofs, the C19 wing hipped at ends, the main range gabled at the left end, the left end slates replaced with corrugated iron. Axial brick chimney shaft to main range, rendered stack at front end of C19 crosswing, projecting stone stack with set-offs at rear end of C19 crosswing. The main range was originally a late C17 2 or 3 room and through passage plan, the lower end under a corrugated iron roof is now in use as an outbuilding and does not appear ever to have been heated. The hall stack is at the inner end of the hall. There may have been an inner room to the C17 range but this is not certain as the C19 crosswing to the right abuts the inner end of the hall at right angles forming a T-plan. Rear service rooms including a former dairy were added to the rear of the main range, probably in the C18, under lean-to roofs. A stair was inserted in the through passage in the early C20. 2 storeys. The main range is approximately symmetrical with a central gabled open-fronted stone porch and a C20 front door. A barn door to the left leads into the lower end. First floor window left above the barn doors is a 3-light casement under a timber lintel. First floor window above the porch is a 2-light casement, 6 panes per light, ground floor window right is similar. The left return of the crosswing to the right has C19 casements, 4 panes per light and a C20 glazed lean-to in the angle with the main range. Some of the windows in the right return of the crosswing are late C20 replacements. Interior The roof trusses are circa early C20 replacements but 1 circa late C17 collar rafter pegged truss with a broken principal rafter exists below the new roof over the hall and a second similar truss has been truncated above collar level. The hall fireplace has been partly blocked but the original jambs and lintel are said to exist behind the present arrangement. 1 early C18 2-panel door to the first floor. A remarkable slate sundial is fixed to the front of the house and dated 1737, "the time is shown at all hours of the day at Jerusalem and Barbadoes, while noon tide only is shown at Goa, Ispahan, Constantinople, Candia, Vienna..." (Crowley) and 7 other cities. "Sundials in North Devon", Jeanie Crowley, T.D.A., 1957, vol. 89, pp 175-191.

Listing NGR: SX3543599648

Name: 1 and 2 Church Road

Grade: II

UID: 90670

Description: Probably mid C17. Whitewashed cob on stone rubble footings, corrugated iron roof (formerly thatched) gabled at ends, stone end stacks. Single depth plan. Each cottage is 1 1/2-rooms wide with a heated hall/kitchen at the outer end of the range and a half room divided between an unheated service room and a stair in the centre of the range. The left-hand cottage has the service room to the front, the stair to the rear; the arrangement is reversed for the right-hand cottage. Front doors on either side of the central half rooms open directly into the heated rooms. A small lean-to adjoins the right return of the range. 2 storeys. Symmetrical 3-window front with front doors under corrugated iron porch canopies on timber brackets on either side of a 1-light window. Ground floor windows left and right are 2-light casements, 6-panes per light. 4-pane central first floor window; first floor windows left and right 2-light casements with glazing bars and probably originally identical. A 3-light ovolo-moulded C17 timber window on the left return of the range appears to be in situ. Interior Very unaltered since the

Land at Swingdon Farm, Ashwater, Devon

C19, the right-hand cottage preserves an open fireplace. A rare survival of an ingeniously-planned pair of C17 cottages on a prominent corner site. A similar pair exists in Manaton parish.

Listing NGR: SX3528399253

Name: Elm Cottage

Grade: II

UID: 90666

Description: Probably C17 origins. Whitewashed rendered cob on stone rubble footings, corrugated iron roof over thatch gabled at right end, right gable end projecting stack with bread oven. The cottage may originally have been the kitchen end of a large C17 house which was divided into a row of 4 cottages, probably in the C18. Alternatively, it may have been 1 of a row of 4 C17 single-cell cottages. 1-room cottage with a service room in a rear lean-to. 2 storeys. 1-window asymmetrical front with front door to the left and 2 C19 3-light casements, 6 panes per light, all windows have external shutters. Interior Open fireplace to hall with cloam oven. Roofspace not inspected but may be of interest. One of a row of 4 cottages facing the main road through Clawston, Elm Cottage has an exterior little altered since the C19.

Listing NGR: SX3531999094

Name: Tudor Rose

Grade: II

UID: 90668

Description: Probably C17 origins. Colourwashed rendered cob with corrugated iron roof, formerly thatched, axial stack at right end. The cottage may originally have been part of the inner end of a large C17 house which was divided into a row of 4 cottages probably in the C18. Alternatively, it may have been 1 of a row of small C17 cottages. Single depth plan, 1 1/2-rooms wide with direct entry into a large heated room to the right, the half room is a small unheated service room to the right. 2 storeys. Asymmetrical 2-window front with a front door on the left under a timber lintel. Small 1-light window under a timber lintel lighting the service room to the left, the other windows are 3-light casements, 3 panes per light, the ground floor window right under a timber lintel. Interior Plan intact. No access to roofspace at time of survey (1985), but roof trusses may be of interest. One of a row of 4 cottages facing the main road through Clawton. 'Tudor Rose' is paired in plan with 'Mazoe' which adjoins at the left and is an unusual survival of a very small 2-room cottage.

Listing NGR: SX3531799082

Name: Mazoe

Grade: II

UID: 90669

Description: Probably C17 origins. Colourwashed rendered cob with corrugated iron roof, formerly thatched, gabled at left end, left gable end stack. The cottage may originally have been part of the inner end of a large C17 house which was divided into a row of 4 cottages probably in the C18. Alternatively, it may have been 1 of a row of 4 C17 small cottages. Single depth plan, 1 1/2-rooms wide with direct entry into a large heated room to the left, the half room is a small unheated service room to the right. 2 storeys. Approximately symmetrical 2-window front with a central front door under a timber lintel. Ground floor window right C20 pivot-hung casement under a timber lintel. Other windows C20 2-light casements with glazing bars, ground floor window left under a timber lintel. Interior Plan intact, stair against rear wall. No access to roofspace at time of survey (1985) but roof trusses may be of interest. One of a row of 4 cottages facing the main road through Clawton. 'Mazoe' is paired in plan with 'Tudor Rose' (qv) which adjoins at the right and is an unusual survival of a very small 2-room cottage.

Listing NGR: SX3531699072

Name: CLAWTON BRIDGE METHODIST CHAPEL

Grade: II

UID: 90665

Description: Methodist chapel. 1870 (datestone). Stone rubble with buff brick dressings and quoins, slate roof gabled at ends, fleur de lis crested ridge tiles, (ritual) east end clad in corrugated iron. Simple rectangular plan the (ritual) west gable end with entrance to the road. Gothic style. 2-centred arched windows to either side have brick jambs, keystones and intersecting glazing bars above 12-panes. The symmetrical west end has a central 2-centred arched doorway with chamfered jambs and a keystone and a contemporary arched panelled door flanked by windows similar to those on the sides of the chapel. A ventilator in the gable has an arched frame, a keystone and slate louvres. Tablet on front above door inscribed "Wesleyan Chapel 1870". Interior Set of modest contemporary fittings intact, seating raised to the west end which has a timber narthex screen; moulded plaster cornice; pierced trefoil-headed rail in front of the rostrum which is broken forward on a stem and has trefoil-headed blind panels, steps up to the rostrum have chamfered stopped stick balusters and a wreathed handrail. A good example of a simple design and unspoiled interior.

Listing NGR: SX3531899171

Name: Thorpe Cottage

Grade: II

UID: 90667

Description: Small cottage. Probably C17 origins. Colourwashed rendered cob with corrugated iron roof, formerly thatched, axial stack at left end, single-storey front left addition. The cottage may originally have been part of the hall of a large C17 house which was divided into a row of 4 cottages probably in the C18. Alternatively, it may have been 1 of a row of small C17 cottages. Single depth plan, 1-room wide with a kitchen in the single-storey front addition. 2 storey and single storey. Asymmetrical 2-window front entered on the front at the left through the single-storey addition. Two 2-light C20 casements under timber lintels, similar first floor casement. Interior Open fireplace partly blocked. No access to roofspace at time of survey (1985) but roof trusses may be of interest. One of a row of 4 cottages facing the main road through Clawton.

Listing NGR: SX3531999089

Name: JOHNS HEADSTONE ABOUT 20 METRES SOUTH OF THE TOWER OF THE CHURCH OF ST LEONARD

Grade: II

UID: 90675

Description: Headstone. Early C19. Slate. Rectangular headstone commemorating Joseph Johns, died 1813. Scratch mouldings round the border and forming a round-headed arch with rustic trumpeting angels in the spandrels. A 3 stanza verse below the inscription includes the graphic lines "In pain and sickness long I lay/My flesh and lungs consumed away/Once like a flower I did bloom/But now lie mouldred in this tomb/". A fine example of local slate-cutting with a personal verse.

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Listing NGR: SX3483599250

Name: PAIR OF HEADSTONES ABOUT 5 METRES SOUTH WEST OF THE TOWER OF THE CHURCH OF ST LEONARD

Grade: II

UID: 90672

Description: Pair-of headstones. Early C18 and early C19. Slate. The southern headstone is rectangular and commemorates Francis Northey "who departed this transitory Life by a most grievous scald" in 1807. Scratch moulded border and a personal 2 stanza verse below the inscription. The northern headstone has a stepped head and commemorates Grace Oliver, died 1744 and other members of the Oliver family. A stylized skull and leaf trails are carved in the head.

Listing NGR: SX3484299252

Name: PAIR OF CHEST TOMBS ABOUT 8 METRES SOUTH WEST OF THE PORCH OF THE CHURCH OF ST LEONARD

Grade: II

UID: 90674

Description: Pair of chest tombs. Early C19. Stone rubble chests with slate lids. The southern chest commemorates Richard Banbury, died 1808. The slate lid has a border of scratch mouldings and an unusual inscription giving details of a bequest to poor children attending catechism. The northern chest commemorates Lewis Braund, died 1808 and other members of the Braund family. The lid is signed as engraved by "Richd Sillifant (?) Jun: Tetcott" and also records a charity which has been put in verse: "The interest of it I intend:/you shall give to the Labour men/That to this parish dowe belong;/I hope no mortal will them wrong/The money advanced shall be in store/and the interest payed for evermore/Unto you poor and most distressed;/I leave you this and wish you blessd/". The lid includes armorial bearings in a roundel. A pair of tombs with unusual inscriptions.

Listing NGR: SX3484699241

Name: LEDGER STONE ABOUT 7 METRES SOUTH OF THE TOWER OF THE CHURCH OF ST LEONARD

Grade: II

UID: 90673

Description: Ledger stone. Late C17. Slate. The inscription round the border commemorates John P (remainder of name illegible), verse within border.

Listing NGR: SX3483899240

Name: RANGE OF FARMBUILDINGS ABOUT 30M SOUTH WEST OF HAYNE FARMHOUSE

Grade: II

UID: 90786

Description: Range of farmbuildings about 30m - south west of Hayne Farmhouse GV II Range of farmbuildings running parallel to the road in front of Hayne Farmhouse (qv), consisting of a threshing barn over an open fronted cartshed and an adjoining stable block. Stable block circa early C19, late C19 threshing barn and open-fronted cartshed. Stone with bitumen-painted rag slate roofs, red brick dressings to the late C19 range. 2 storeys with entrances at first floor level from the farmyard. 6- bay asymmetrical late C19 range to the left with regular openings: the elevation facing the road has 5 cart entrances to the left with red brick piers and cambered arches, a further entrance to a store-room the right is flanked by windows. The first floor has 2 loft loading doors and 4 windows. The smaller circa early C19 range adjoining at the right has 2 entrances on either side of a window and 2 first floor windows above. Included for group value with Hayne Farmhouse.

Listing NGR: SS3754202702

Name: GRANARY ABOUT 20M SOUTH OF HAYNE FARMHOUSE

Grade: II

UID: 90785

Description: Granary about 20m south of Hayne - Farmhouse GV II Granary. Circa late 018/early C19. Flemish bond brick with bitumen-painted hipped slate roof. The granary stands to the left of the gateway to Hayne Farmhouse (qv) and is square on plan with cambered arches between brick saddles. Crown post roof.

Listing NGR: SS3756102717

Name: HAYNE FARMHOUSE AND GARDEN WALLS AND RAILINGS TO THE SOUTH

Grade: II

UID: 90784

Description: Hayne Farmhouse and garden walls 14.2.58 and railings to the south GV II Farmhouse including stone garden walls with iron railings. 1837 (datestone) incorporating parts of a circa late C17 building. The 1837 range stone rubble brought to course with ashlar dressings; slate roof with deep eaves, gabled at ends; end stacks with brick chimney shafts. The earlier building, adjoining at the left is whitewashed rendered cob with a lower slate roof hipped at the left end with an axial stack. Later alterations have obscured the original plan of the late C17 house, part of which was probably adapted as service rooms when the 1837 range was erected incorporating a fireplace and some walling of the right-hand end of the earlier house. The early C19 plan is 2 rooms wide, 1« rooms deep with a wide central passage leading into a full height rear stair hall. A rear right turret with a hipped slate roof is not tied into the main block and was probably a circa mid C19 addition for a washroom or flushing lavatory. 2 storeys. 3-bay symmetrical front to the main range with a central flat roofed stone porch with ashlar stone piers of square section tied into stone rubble porch walls below a timber cornice. The 6-panel front door has a panelled soffit and rectangular fanlight with hexagonal glazing bars. Fenestration of contemporary 16-pane sashes except ground floor window left which is a tripartite sash with small panes; 18 over 24 to the central light and 3 over 4 to the flanking lights. Interior The main range has a grand central stair hall with a fine open well rear stair with a landing, stick balusters and a ramped handrail wreathed round a barley sugar iron post with a finial. Good contemporary joinery throughout including doors with panelled soffits. Decorated plaster wall frieze to ground floor room rear right. Ground floor room front left has a stone floor, renovations in progress at time of survey (1985) have exposed a circa late C17 fireplace, the 1837 timber chimney piece is in the possession of the owners. Access to the washroom turret is from the stair landing only, a drain from the ground floor of the turret leads out to the rear of the house. C19 king post and strut roof trusses to the main range, the earlier range has circa late C19/early C20 roof trusses. The low stone wall with iron railings and a gate to the garden in front of the house ramps up to the house on the right return. The 1837 range is of a high quality for its type in the region and the design is unusual in that the window of the principal room in an otherwise symmetrical front appears to retain the earlier distinction between the hall and the rest of the house.

Listing NGR: SS3751502737

Land at Swingdon Farm, Ashwater, Devon

Name: Church of St Petrock

Grade: II

UID: 90787

Description: Church of St Petrock 14.2.58 GV II Parish church. Nave probably C13 in origin, chancel and west tower C14, substantial restoration of the 1880s. Stone rubble with freestone and granite dressings, slate roofs, C19 crested ridge tiles. Beatrix Cresswell describes the church as "one of the most venerable in the Diocese" for its pre-Conquest foundation that may date back to the C6. The lintel of the inner doorway is probably C12 and a lancet window suggests that parts of the nave may date from the C13 although the masonry has been thoroughly renewed in the 1880s. The chancel of what was probably a small nave and chancel church of the C13 was rebuilt in the C14 when the west tower was probably added. In the C15 the west window was inserted and the north side may have been refenestrated. The 1880s restoration renewed most of the nave and chancel masonry and refenestrated the north and south sides but probably in the style of the windows then extant. Small aisleless church with a saddleback west tower, a south porch and a nave and chancel of equal width. The east wall has timber verges to the gable and a 2-light C14 Decorated Polyphant window with a replaced mullion: 2 trefoil-headed lights below a plate tracery roundel slightly recessed with a C19 hoodmould and label stops below a relieving arch. The south chancel window is a trefoil-headed lancet of the 1880s which may be a copy of a late C13 or early C14 lancet. The nave chancel division externally is marked by C19 buttresses with set-offs to the north and south sides, a gabled stone ventilation pot on the ridge and a change in the design of the crested ridge tiles. A 2-light C19 Decorated window with plate tracery and hoodmould below a relieving arch to the east of the porch; the chamfered lancet with relieving arch and deep internal splay to the west of the porch may be a C19 copy of a previous Early English lancet. Angle buttresses with set-offs to the west end of the nave are C19. The north side has two 2-light square-headed C19 Perpendicular cusped windows with hoodmoulds and label stops. The 2 stage largely rebuilt saddleback west tower has a plinth, string course and coped gables with kneelers to the north and south. The tower has no west doorway and a late C15/early C16 uncusped granite 3-light west window with hoodmould and label stops. The west, north and south faces have round-headed chamfered belfry openings with slate louvres, renewed in the C19. The small south porch has a coped gable with kneelers and an unmoulded 2-centred outer doorway. The interior of the porch has a C19 collar rafter roof and an unusual inner doorway. The chamfered stopped jambs are probably recut or replacements of the 1880s, moulded imposts support a straight lintel which may be C13 or earlier in origin: short sections of cable moulding flank 3 recut stylized flowers in roundels with recut fleur de lis between. A plain tympanum above contains a small rectangular block of volcanic stone carved with the crucifixion below a trefoil-headed arch; figure carving below similar arches is visible on the left and right returns. The carving does not appear to be in situ and is probably C13 or C14. Pevsner suggests that it is part of a lantern cross. Interior Rendered walls to nave and chancel with the remains of limewash on the interior of the tower. 1880s double chamfered chancel arch springing from moulded corbels, 1880s double chamfered tower arch, the outer order dying into the walls. 4-bay arch braced nave roof of the 1880s springing from moulded timber corbels with a moulded wallplate. Canted boarded 1880s waggon roof to the chancel with moulded wallplates, ribs and carved bosses. 1880s tiling of unusual design to the nave and surprisingly elaborate on the chancel step for the size for the church. Altar step tiling probably exists but is concealed by a carpet. Modest fittings: no reredos lectern, or pulpit. Timber altar rail with moulded standards and spandrels of pierced carving. A reading desk of the C19 contains barley sugar balusters which are probably reused, C19 tower screen with barley sugar balusters. Set of modest square-headed bench ends, probably of the 1880s, with moulded rails. Plain octagonal medieval font bowl, probably C14, on a later octagonal stem with a C19 font cover of 4 crocketed pierced brackets with a crocketed finial. 2 stained glass chancel windows of 1888. Lying against the north boundary bank of the churchyard are three C18 slate headstones; one to William Dunn, the other two to the daughters of Charles --rown, and Thomas --rowne. The saddleback tower and C14 east window are unusual survivals in the county, although the tower has been thoroughly rebuilt and the saddleback design may not be of medieval origin. Pevsner, North Devon (1952).

Listing NGR: SS3775003044

Name: CHOLDITCH FARMHOUSE

Grade: II

UID: 90657

Description: Late C17 with C18 and C20 alterations. Rendered cob on stone rubble footings, whitewashed to the front, corrugated asbestos roof over thatch, hipped at the left end, gabled at the right end. Stone axial stack, right end stack with a stone chimney shaft and brick dressing. C17 3 room and through passage plan with the hall stack backing on to the passage. The hall probably also served as a kitchen as the lower end does not appear to have been heated. The inner room may also have been unheated originally with the present gable end stack added in the circa late C19. A 2-storey projecting bay under a catslide was added to the hall, probably in the C18 when the higher end roof trusses appear to have been replaced, and the house was refenestrated. In the C20 the rear of the through passage was screened off and the lower end converted to a kitchen heated from a fireplace at the rear of the hall stack. The hall has a stair along the rear wall behind a timber partition, the lower end has a servants' stair to the front. 2 storeys. Asymmetrical 3-window front with a 2-storey bay to the right of the axial stack and a plank and batten front door to the through passage to the left of the axial stack. Fenestration of 2-light casements with glazing bars, the 2 right-hand windows may be C18, the first floor window in the bay is an C18 sliding sash, there is a similar sash to the rear elevation. Other windows on the front elevation are C19 and C20 replacements. Interior C20 grate to the hall, the timber lintel of an earlier fireplace is visible in a cupboard and earlier jambs may exist behind the plaster. The hall has a C19 china cupboard and an unusual squint into the bay. C18 pegged roof trusses between the stack, C20 roof trusses over the lower end. A relatively unspoiled farmhouse typical of the region. Shown as Cholch on OS map.

Listing NGR: SX3559097894

Name: 2 RANGES OF FARMBUILDINGS FORMING THE WEST AND SOUTH SIDES OF THE FARMYARD TO THE SOUTH WEST OF KENNICOTT

Grade: II

UID: 90663

Description: 2 ranges of farmbuildings. Late C19. Stone rubble with brick dressings and slate roof gabled at the north end, hipped at the east end. L-plan, forming 2 sides of the farmyard to the south west of Kennicott Farmhouse (qv) which was built for the Tetcott Estate in 1856. The south range is probably a threshing loft over a shippin, the west range is longer and also 2 storey. 2 storeys. The west range has 2 doorways to the left with flat brick arches and 2 larger similar doorways to the right. A loft entrance to the left has a sloping slate canopy carried on timber brackets to the left, a small window and 2 loading doorways to the right. The south range has a 3 ground floor doorways to the right with flat brick arches, 1 large loft entrance to the right under a sloping slate canopy on timber brackets and a loft entrance to the left with a flat brick arch. Included for group value with Kennicott Farmhouse.

Listing NGR: SX3500698048

Name: Kennicott farmhouse

Grade: II

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Land at Swingdon Farm, Ashwater, Devon

UID: 90662

Description: Farmhouse. 1856 (datestone) for the Tetcott Estate. Stone rubble rendered above the plinth, slate hipped roof, brick chimneys. Double depth plan with principal rooms on either side of an entrance hall which contains stairs at the rear, rear service rooms. 2 storeys. Symmetrical 3-bay front with steps up to a central front door with a rectangular fanlight above with diamond glazing, flat porch canopy carried on moulded timber brackets. 1856 fenestration of sash windows with glazing bars, each window has a projecting keystone feature below a drip ledge carried on short timber brackets. Interior A very complete interior with joinery intact including a stair with bobbin-turned balusters and newel post. Ground floor room right has a black marble chimney piece flanked by fitted china cupboards with glazed doors with a pattern of diamond panes with wooden glazing bars. C20 grate to ground floor left room but also flanked by 1856 china cupboards. One of the best Tetcott Estate farmhouses with a very unaltered interior forming a group with 2 ranges of farmbuildings to the south west.

Listing NGR: SX3505498095

Name: Nethercott Farmhouse

Grade: II

UID: 435117

Description: Farmhouse. C17 origins, C19 addition, C20 alterations. Whitewashed rendered cob on stone rubble footings, corrugated iron roof over thatch, gabled at ends, 1 axial stack, 1 right end stack. C19 wing stone rubble with brick dressings and slate roof. The original plan is not clear but may have been a 3 room and passage-plan with a 2- storey porch, the hall stack backing on to the passage, a 2-storey gabled bay to the hall and a heated inner room. The lower end has been truncated and the ground floor of the lower end is used for storage. The present entrance is in the left return of the 2-storey hall bay. 2 storeys. Asymmetrical 4-window front with 2 short gabled projections to the front. A sloping asbestos canopy between the projections forms a porch to the front door in the left return of the right-hand projection. Most of the fenestration is circa late C19/early C20 2-, 3- and 4-light casements with glazing bars, first floor window right is an earlier C19 2-light casement, 12 panes per light. Interior Thoroughly modernized in the late C20 with C20 grates. Roof trusses mostly replaced in the C20, C19 joinery.

Listing NGR: SX3531996435

Name: K6 TELEPHONE KIOSK (NO ASHWATER 211)

Grade: II

UID: 90788

Description: 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: SX3863995254

Name: Ashwater Barton

Grade: II

UID: 90715

Description: Probably C17 core, with C19 remodelling. Stone rubble, partly colourwashed and rendered, slate roof gabled at right end, rendered chimney at right end, brick chimney at left end, rendered rear lateral stack in a shallow gabled projection with a slate roof. Single depth 3-room plan, probably originally with a through passage that no longer exists and the hall heated from the lateral stack with the inner room and lower end also heated. Present entrance into stair hall. 2 storeys. Asymmetrical 5-window front, the fenestration irregular at the left end. C20 lean-to porch on front at right. Late C19 and early C20 fenestration of 2- and 3-light casements of 6 and 8 panes per light except the hall window to the left of the front door which has 15 panes per light and ground floor window left which has 12 panes per light. Interior Fireplaces C20 but may conceal earlier features. Roofspace not inspected.

Listing NGR: SX3855995086

Name: Wembley House

Grade: II

UID: 90717

Description: Circa late C18 with C20 rear addition. Colourwashed rendered cob on stone rubble footings with a thatched roof, hipped at ends. The original plan was single depth with a wide central passage and 2 rooms each heated by massive projecting lateral stacks with set-offs on the rear. Small single-storey lean-tos adjoining each end may be contemporary. The 2 room and passage plan survives with a C20 single-storey flat-roofed rear addition, the rear right stack has been truncated and capped. 2 storeys. Symmetrical 3-window front with a central gabled porch. Fenestration probably early C20, a 2-light casement, 4 panes per light above the porch, other windows 3-light casements, 3 panes per light, the window to the left of the porch flanked by rough buttresses. One 2-light casement to the left-hand lean- to, 3 panes per light. Interior The right-hand fireplace has jambs of squared masonry and a timber lintel, the left-hand fireplace is C20.

Listing NGR: SX3857195263

Name: Holmdene

Grade: II

UID: 90718

Description: Circa early to mid C18. Whitewashed rendered cob on stone rubble footings, thatched roof gabled at ends, large projecting cob stack with set-offs and brick shaft and left end, projecting stone stack at right end. Single depth 2-room plan with off centre entrance directly into the right-hand room with the staircase opposite the entrance running axially against the rear wall. The right-hand room may originally have been unheated and the right-hand stack may be a C19 addition. 2 storeys. Asymmetrical 3-window front with an off-centre front door under a gabled brick porch. The thatch eaves are eyebrowed over 3 first floor 2-light casements, 6 panes per light. 2 windows to the left of the porch are similar, ground floor window right has 18 panes. All windows have slate sills. Interior Both fireplaces are partly blocked with probably C19 timber jambs and lintels. Roofspace not inspected but may be of interest.

Listing NGR: SX3861395257

Name: THE OLD RECTORY INCLUDING GARDEN WALL ADJOINING AT REAR

Grade: II

UID: 90721

Description: The Old Rectory including garden - wall adjoining at rear II House, formerly rectory. Circa mid C17 core, C18 and C19 remodelling and additions, C20 renovations in progress at time of survey (1985). Rendered colourwashed cob and stone, slate roofs half-hipped at the ends of the main range, 2 projecting rendered end stacks to main range, 2 stone stacks to rear wings. Complex development. A circa mid C17 house

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of which 1 room survives on the ground floor left of the main range was remodelled in the early C18 as a 3-storey range with ambitious Venetian windows to the rear and some good quality C18 joinery. In the circa early C19 a crosswing was added to the right of the main range providing a new entrance into a stair hall. A rear left wing may have been part of the original C17 house and used as a service wing in the C18, it has been refenestrated with Gothic windows on the side, said to have been inserted in the early C20 and originating from a chapel. A rear left block in the angle between the rear wing and the main range runs parallel to the main range and has a roof hipped at the left end and a small crosswing. 2 and 3 storeys. 2:1 window main range with regular fenestration, the early C19 crosswing at the right is 2 storey gabled to the front with an idiosyncratic bell turret at the apex of the gable, a notable feature: it is in 2-tiers, corbels in the gable of the wing support fluted pilasters and a round-headed arch fixed to the wall below a 4 square-slatted pentice. Above the pentice a pyramidal slated roof is carried on open round-headed timber arches. Central panelled front door in the crosswing with timber pilasters supporting a cornice and a first floor 16-pane sash, similar sash in the left return. To the left the main range is 3 storey with a ground floor 2-light casement, 8 panes per light. First and second floor windows are 16-pane sashes with an 8-pane stair window to the right on the second floor. 2 Venetian windows to the rear of the main range and the Gothic windows to the rear wing have replaced glazing bars although the apertures do not appear to have been altered. Interior Ground floor room left of the main range has a large fireplace with hollow-chamfered granite jambs and a replaced granite lintel. Various C18 panelled doors and doorframes survive. To the rear of the rear wing the remains of a circa early C19 picturesque garden feature survives consisting of a curved cob wall with a large rounded niche studded with small stones laid in patterns.

Listing NGR: SX3886295271

Name: HOUSE ABOUT 20 METRES NORTH EAST OF THORNDON HOUSE

Grade: II

UID: 90734

Description: House about 20m north east of - Thorndon House II House, disused at time of survey (1985). C17 with C19 alterations. Plastered cob on stone rubble footings, slate roofs gabled at ends, formerly thatched. Projecting stone stack at left gable end, axial stone stack. 3 room and through passage plan with the hall stack backing on to the passage, a heated lower end room and an unheated inner room. An addition at the higher end may originally have been an adjoining farm building, the first floor converted to accommodation. The eaves of the higher end and passage were raised, possibly in the C19 when a stair was inserted in the passage. Rear lean-to in concrete block. 2 storeys. Asymmetrical 3-window front, the left-hand (lower end) under a slightly lower roofline. Plank and stud door on front leading into passage. Further entrance on front at right leading into inner room. C19 fenestration of 2- and 3-light casements with glazing bars, some glazing no longer exists. Interior The hall has 2 chamfered cross beams with ogee stops and a large open fireplace. Roofspace not inspected.

Listing NGR: SX4036494747

Name: Westmanton farmhouse

Grade: II

UID: 90748

Description: Circa 1820. Whitewashed plastered cob on stone rubble footings, hipped slate roof with deep eaves, brick chimney at right end, 2 brick chimneys at left end. Double depth plan, probably with central stair hall. 2 storeys. 3-bay front with gabled porch with decorative pierced bargeboards and a decorative timber canopy, 6- panel door. 16-pane sashes, the ground floor windows have horns and are probably copies. Interior not inspected. An interesting example of the use of a vernacular material for a fashionable house.

Listing NGR: SX3985294688

Name: North Thorne Farmhouse

Grade: II

UID: 90743

Description: North Thorne Farmhouse - GV II Farmhouse. Circa late C16 with circa late C18/early C19 alterations. Stone rubble and cob, the higher end whitewashed and rendered, bitumen painted slate roof gabled at ends, formerly thatched. Projecting lateral stack on front heating hall with a tall stone chimney shaft of squared masonry, small rendered stack at right end heating inner room. 3 room and through passage plan the inner room probably originally unheated. A straight joint indicates that the lower end has been rebuilt, it is in use as a farmbuilding. A 2-storey rear addition to the higher end may have originated as a single-storey dairy or service rooms. The through passage plan survives with a blocked doorway leading from the passage to the lower end. A circa late C18 straight stair has been inserted at the rear of the hall. The roof has been raised and the roof trusses replaced, probably in the late C19 or early C20. 2 storeys. Asymmetrical 1:3 window front, the left-hand opening a loft entrance in the lower end. Wide open-fronted stone porch with a sloping corrugated asbestos roof and a wide front door leads into the through passage to the right of the lower end. Large slightly projecting lateral stack on the front heating the hall to the right of the passage. The stack has a tall stone shaft and a semi-circular projecting bread oven. 2 ground floor windows to the right are C20 3-light casements, 2 and 3 panes per light, 3 first floor C20 3-light casements 3 panes per light. The lower end has a first floor loft entrance above a 2-light window to the left of a ventilation slit. A lower farmbuilding adjoins the lower end at the left, it has a slate roof hipped at the left end, an entrance on the front at the right and an opening under the eaves on the left. Interior The fireplace to the hall stack is late C20, earlier jambs and lintel may be concealed behind. The hall has 1 large chamfered ceiling beam, stops may be hidden by the wall plaster. Large roughly-chamfered ceiling beam to the inner room which also has a C20 fireplace. The partition enclosing the stair has wide horizontal planking. Wide plank door between the passage and hall. Circa early C19 doorframe. The roof trusses over the higher end are C20.

Listing NGR: SX4069495985

Name: BARN IMMEDIATELY TO THE NORTH EAST OF FOXHOLE FARMHOUSE

Grade: II

UID: 90769

Description: Barn immediately to the north east - of Foxhole Farmhouse GV II Threshing barn. Circa early C18. Cob on stone rubble, bitumen-painted rag slate roof hipped at left end, gabled at right end. Barn with large opposed doorways forms the north side of the farmyard in front of Foxhole Farmhouse (qv). The central threshing area is single storey and machinery was formerly powered by a horse engine on the north side without a horse engine house. On either side of the threshing area the barn is 2 storey, the left-hand loft formerly used as a granary. The south elevation, facing the farmyard, has a large central doorway with a slate canopy carried on brackets and smaller doorways on either side under timber lintels, loading door to the loft to the right. Interior Some pegged collar rafter roof trusses; parts of the rear (north) threshing doors are original. Part of a group of very unaltered buildings at Foxhole Farm.

Listing NGR: SX4177397003

Land at Swingdon Farm, Ashwater, Devon

Name: Foxhole Manor

Grade: II

UID: 90771

Description: Circa late C17. Colourwashed rendered cob on stone rubble footings, turnerized rag slate roof hipped at left end, gabled at right end of main range, rear wing hipped at end. Main range with axial stack with brick shaft to left, stone stack with brick shaft at right end. 3 room and through passage plan with the hall and inner room heated from the axial stack. The inner room appears to have been in use as a kitchen at one time, the lower end is heated. The rear of the through passage leads into a rear right wing which is probably an C18 addition. A single-storey lean-to in the angle between the wing and the main range is probably a late C19 or C20 addition. 2 storeys. Long asymmetrical 5-window front with the through passage doorway to the right and an open porch with a slate roof supported on granite monoliths. C20 French windows on front at left. 1 small 12-pane C19 casement to the left of the front door with stanchions intact, elsewhere the fenestration is regular C20 3-light casements. Interior Hall fireplace with ashlar jambs and a replaced lintel, the inner room with 2 roughly hewn cross beams and a fireplace with ashlar jambs and a chamfered lintel. The through passage is slated. C20 roof trusses. The plan, with the hall stack against the inner wall is unusual in the region, and in Devon generally.

Listing NGR: SX4168496992

Name: BARN ABOUT 20 M NORTH OF FOXHOLE MANOR

Grade: II

UID: 90773

Description: Barn about 20 m north of - Foxhole Manor GV II Barn and adjoining horse engine house. C18 barn, horse engine house circa mid C19. Cob barn, formerly plastered, on stone rubble footings, corrugated iron roof, formerly thatched, gabled at ends. Polygonal stone rubble horse engine house with slate roof. Single storey. The barn has large opposed threshing doorways, a right gable end doorway under a timber lintel and a rear right window with a timber frame and slender timber mullions. Variations in the masonry of the base of the horse engine house suggest that it has been rebuilt in places. Interior of barn converted to calf-house. Part of a good farmyard group at Foxhole Manor Farm.

Listing NGR: SX4168997020

Name: Foxhole farmhouse

Grade: II

UID: 90768

Description: Foxhole Farmhouse - GV II Farmhouse and adjoining shippin with loft over. Probably medieval origins with C16 and C17 alterations. Cob on stone rubble footings, plastered to the front, asbestos slate roof gabled at ends of house, bitumen-painted slate roof to shippin, hipped at left end. Stone stack with tall shaft on front heating hall, stone stack at right end heating inner room. A probable jetty suggest that the original plan was an open hall house, but the extant building is largely C16 and C17. The late C16/early C17 plan was 3 room and through passage with a shippin at the lower end and a hall stack on the front, the inner room may have been unheated. A remodelling of the late C17 enlarged the inner room and added a rear right crosswing, containing a stair, the eaves of the main range may have been raised at the same time. 2 storeys. Asymmetrical 2-window front, the cross passage to the left with a C19 gabled porch canopy carried on timber brackets, the hall stack with a projecting bread oven to the right of the door and regular fenestration of 3-light C19 casements, 3 panes per light. The shippin adjoining at the left has 2 entrances under timber lintels and a loft doorway. Interior The interior of the house is virtually unaltered since the C19. The rear of the passage has been converted to a store room and the rear doorway is blocked by a small C20 bathroom under a lean-to roof. The passage walls are solid to the lower end, partition to the hall, which has a good circa late C16/early C17 granite fireplace with 1 hollow-chamfered granite jamb, 1 hollow-chamfered stone rubble jamb and a hollow-chamfered granite lintel. 2 chamfered ceiling beams have ogee stops and the ceiling of the cross passage appears to have been jettied into the hall. 2 keeping places and a circa early C19 hall bench survive. A fine circa 1700 open well stair with turned balusters in the crosswing with a first floor landing leading into 2 bedrooms and an apple loft over the passage. The pegged tie beam roof trusses are probably late C17 and contemporary with the extension of the house. An ingenious hinged section of the rear door of the hall was cut to allow cider barrels to be brought into the house. Foxhole farmhouse is said to have been the home of the Soby family, the present occupiers, for over 3 centuries and has been little altered since the late C17.

Listing NGR: SX4175396992

Name: STABLE ABOUT 10M NORTH OF FOXHOLE MANOR

Grade: II

UID: 90772

Description: Probably C18. Cob on stone rubble footings, corrugated iron roof gabled at ends, formerly thatched and limewashed. 2 storeys. Stable with central single entrance with pegged doorframe under timber lintel. Rear entrance to loft. Interior Large rough joists intact. Part of a good farmyard group at Foxhole Manor Farm.

Listing NGR: SX4167497005

Name: FARMBUILDING ABOUT 20M WEST OF FOXHOLE FARMHOUSE

Grade: II

UID: 90770

Description: Probably C18 with C19 modifications. Stone rubble and cob with a corrugated iron roof gabled at ends. The north end of the building consists of what was probably a large ash-house with a corbelled roof, the ash supplied by 2 ovens apparently sharing the same chimney. One of the ovens is lined with brick and may be an addition or modification of the C19. In the circa early C20 the stack was dismantled when the building was adapted as a cartshed. Single storey. 2 large rough openings on the east side are probably early C20, a doorway on the north gable end leads into the ash-house. Interior A stone rubble wall across the short length of the building divides the ash- and bake-house from the rest of the building. A blocked opening with a timber lintel in the wall gave access to the ash-house, a wider lower opening under a timber lintel in the wall leads to the bake ovens. The 2 bake ovens are on a raised stone rubble base, 1 has a triangular headed freestone opening and a neatly corbelled stone internal structure with a course of granite at the base, the second oven is brick-lined. A doorway with a timber lintel leads directly from the bake-house into the large ash-house which has a neatly corbelled conical stone roof with a small circular hole at the apex. Ashes from the bake-house were probably transferred directly into the ash-house for storage before being taken to the fields through the door in the north gable end of the building. A very unusual survival of a combination building of bake- and ash-house, the internal construction of the ash-house is particularly fine.

Listing NGR: SX4173096994

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Name: HOUSE ABOUT 50 METRES WEST OF BLAGATON FARMHOUSE

Grade: II

UID: 90769

Description: C17 with some minor circa mid C19 alterations when the house was divided into 2 cottages. Rendered cob on stone rubble footings, corrugated iron roofs gabled at ends formerly thatched. Massive stone stack on ridge heating hall, right gable end stack heating lower end no longer exists. 3 rooms and through or cross passage plan, the hall heated by a stack backing on to the passage, the inner room very narrow and unheated and the lower end heated at the right gable end. When the house was divided the entrance was altered to a baffle entry with the passage forming a narrow room at the lower end. The roof trusses were replaced circa late C19/early C20. 2 storeys. Asymmetrical 4-window front, front door leading into a lobby in front of the stack has a sloping slate roof. Separate entrance into lower end to the right probably constructed when the house was divided. C19 fenestration to the front elevation with 2- and 3-light casements with glazing bars. 2 timber C17 mullioned windows to the rear, 1 lighting the inner room has a king mullion and 1 diamond section mullion surviving. A 2-light timber mullioned window lights the rear wall of the passage. Interior The hall fireplace has squared stone rubble jambs and a chamfered lintel with straight cut stops, 1 chamfered axial beam to hall. A plastered partition wall between the hall and inner room is probably post C17. The lower end fireplace has a chamfered timber lintel. The stubs of the truncated C17 principal rafters exist below the circa late C19/early C20 trusses.

Listing NGR: SX4128397901

Name: PAIR OF JOHN BOX HEADSTONES ABOUT 13M SOUTH EWST OF THE PORCH OF THE CHURCH OF ST PETER AND ST JAMES

Grade: II

UID: 90776

Description: Early C19. Slate. The western headstone, commemorating John Box, died 1832, is nowy-headed with a carved border, an eternal lamp carved in the head. A scratch-moulded border surrounds an inscription with verse below. The eastern headstone commemorating John Box died 1833, was an elaborate shaped head and is of a similar design.

Listing NGR: SX4271399412

Name: LYCH GATE TO THE SOUTH OF THE CHURCH OF ST PETER AND ST JAMES

Grade: II

UID: 90778

Description: Probably 1870s, contemporary with the restoration of the parish church. A slate roof with gablets at ends is supported on chamfered, stopped open timber ends on stone walls, pair of timber gates below on either side of a timber coffin rest.

Listing NGR: SX4273299405

Name: 2 RANGES OF FARMBUILDINGS ABOUT 30M EAST OF LOWER FARM FARMHOUSE

Grade: II

UID: 90782

Description: Probably early C18. Cob on stone rubble footings, corrugated asbestos roof, gabled at ends, formerly thatched. The threshing barn projects at right angles from the front of the shippon forming a T-plan, the barn and west end of the shippon form the farmyard to the south of Lower Farmhouse (qv). Single-storey barn, 2-storey shippon. 5 doorways to the shippon and 3 ventilation slits, 3 loading doors to loft. The threshing barn has a large threshing doorway on the front to the right of a stone buttress, some patching in concrete block.

Listing NGR: SX4269499351

Name: ROW OF 4 DURRANT HEADSTONES ABOUT 1M EAST OF THE PORCH OF THE CHURCH OF ST PETER AND ST JAMES

Grade: II

UID: 90775

Description: Early C19. Slate. The northernmost headstone commemorates Thomas Durrant, died 1805, with a segmental head and verse below the inscription. The headstone immediately to the south has a shaped head and commemorates Edith Durrant, died 1802; vase of flowers carved in head, verse below inscription. The second headstone from the north commemorates John Durrant of Foxhole, (qv) died 1821 and is signed 'Richard Reddicliffe'. The headstone has an elaborate shaped head with heavy ogee mouldings, rectangular inscription panel raised from a textured border and an eternal lamp with festoons of bay leaves carved in deep relief in the head, good lettering and scrollwork to the inscription. The southernmost headstone, commemorating William Durrant, died 1825, has a moulded shaped head of 3 segmental arches, an angel in a roundel with swags carved in the head and an inscription framed by reeded pilasters and an entablature.

Listing NGR: SX4272899425

Name: Church Room

Grade: II

UID: 90779

Description: Probably 1870s and contemporary with the restoration of Halwill Church. Ashlar masonry to the churchyard, weatherboarded on the north side, stone chimney at east gable end, slate roof. The church room was formerly used as the church laundry; it adjoins Town Farmhouse at the west, access to the first floor is from the churchyard. 2 storeys. The east gable end facing the churchyard is C19 Gothic in style with a coped gable with kneelers and two 2-light cusped windows with square-headed hoodmoulds with label stops. Steps lead up to a door on the north side which is weather boarded with sash windows. Included for group value with the church.

Listing NGR: SX4275699359

Name: Lower Farm Farmhouse

Grade: II

UID: 90781

Description: Circa late C16 or earlier origins, alterations of the circa early C18. Whitewashed rendered cob and stone rubble. Corrugated asbestos roof, formerly thatched, gabled at ends. Axial stone rubble stack. The C16 plan was a 2-room house with a baffle entry into a small lobby in front of the side wall of the chimney breast. The hall, at the left end, is larger than the unheated right-hand room. Improvements of the early C18 added a very small kitchen at the left end with a gable end stack turning the former hall/kitchen into a hall/parlour and inserting a stair against the rear wall of the hall/parlour. The house was probably re-roofed at the same date, a woodstore with granary over added at the right end and a rear left dairy under a lean-to roof. In the C20 the eaves were raised when the thatch was replaced with asbestos. 2 storeys. The house has an asymmetrical 2-window front with a gabled porch with a slated roof to the right. The hall window, ground floor left, has a timber

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lintel and a 4-light late C19/early C20 casement, 2 panes per light. A small rectangular window to the left of the porch may be a former stair light. 2 first floor windows, one 4-light and one 3-light late C19/early C20 casements, 2 panes per light. The circa early C18 kitchen at the left end has a slate roof separate entrance on the front, a 2-light first floor casement, 2 panes per light, and a projecting left gable stack with set-offs and a dismantled shaft. The woodstore and granary block at the right end is under a slightly lower roofline, with an entrance to the woodstore on the front in the centre, a 1-light ground floor window to the left and a first floor 3-light casement, 2 panes per light. Steps lead up to the granary doorway on the right return. Interior The hall as 2 exposed C16 ceiling beams with deep chamfers and step stops, the fireplace has been modified in the C20 but is said to conceal earlier jambs and lintel. The early C18 stair has bobbin turned balusters to the first flight and splat balusters to a short flight on the first floor. Early C18 joinery includes 2- panel and plank and batten doors. C18 pegged collar rafter roof with X apex trusses below a C20 roof. Datestone of 1739 on front with initials "W.B.". The baffle entry plan is unusual for the region and Devon in general. The evolution of the plan and use of rooms is an interesting feature of this house which has not been much altered since the C19.

Listing NGR: SX4265499344

Name: Town Farmhouse

Grade: II

UID: 90783

Description: C17 or earlier origins, C19 remodelling. Cob on stone rubble footings, colourwashed and plastered. The C19 remodelling at the east end colourwashed stone rubble brought to course with weatherboarding to the first floor. Slate roofs gabled at ends, rendered stack at left end, C19 stone stack at left end of remodelled block. The C17 3 room and passage plan probably had the hall stack backing on to the passage. The passage and lower end have since been modified as a farmbuilding adjoining at the left end. The hall projects out to the front at the right and is now entered directly in the angle between the front wall and the projection. In the C19 the inner room was rebuilt with a higher roofline but preserving an old doorway between the C17 hall and the inner room. A rear right wing is also C19 and half-hipped to the rear. 2 storeys. Asymmetrical 2:2-window front, the front elevation of the C19 remodelling at the right (east) end flush with the front wall of the hall projection but with a taller roofline. Colourwashed slate-hung stone porch with a pyramidal slate roof in the angle of the hall projection which has a first floor gabled dormer. Fenestration of the hall block 2- and 3-light casements, 2 panes per light. The C19 4-pane sashes and 1 ground floor C20 3-light window. Interior The hall has exposed ceiling beams of large scantling. The C20 grate is said to conceal an earlier fireplace with granite jambs. 2 ovolo-moulded C17 doorframes, one with a good C17 batten and stud door. Roofspace not inspected but may be of interest. Group value with the Church and Lower Farm (qv).

Listing NGR: SX4268899423

Name: BASE OF CROSS ABOUT 22M SOUTH EAST OF THE PORCH OF THE CHURCH OF ST PETER AND ST JAMES

Grade: II

UID: 90777

Description: Medieval. Granite. A square base with a mortise for a cross shaft, the base on 2 granite steps. The corners of the base are chamfered at the top, the sides carved with various motifs in shallow relief: a cross, a St Andrew's cross, blind tracery in a roundel, a beast.

Listing NGR: SX4272799412

Name: CROSS AT ROADSIDE ABOUT 40M SOUTH EAST OF THE CHURCH OF ST PETER AND ST JAMES

Grade: II

UID: 90780

Description: Granite monolith. Roughly shaped cross head and about 1« metres of shaft.

Listing NGR: SX4274899394

Name: BRENDON FARMHOUSE AND ADJOINING FARMBUILDING

Grade: II

UID: 90766

Description: C17 or earlier origins. Cob on stone rubble footings, whitewashed and rendered to the front, asbestos slate roof gabled at ends, formerly thatched, rendered axial stack heating hall, projecting right end stack with stone shaft. 3 room and passage plan, the lower end a farmbuilding with loft over, the hall stack backing on to the passage and the inner room heated. The rear outshut and front hall projection are probably C18 additions. 2 storeys. Asymmetrical 4-window front with a C20 front door to the passage on the left, and the hall projection gabled to the front in the centre. Fenestration of 2- and 3-light C20 casements with glazing bars. The farmbuilding adjoining at the left end has a doorway on the front below a loft entrance. Interior The hall has C17 chamfered stopped ceiling beams and a C17 fireplace with granite jambs and a timber lintel supported on projecting corbels with rounded profiles. A doorway to the left of the fireplace leads into a C17 or C18 stair. Roofspace not inspected but may be of interest.

Listing NGR: SX4250299892

Name: Langaford Farmhouse

Grade: II

UID: 90727

Description: C17 or earlier with a C19 wing. Cob on stone rubble footings, whitewashed and rendered with a corrugated iron roof over thatch, gabled at ends some slate to the roof of the C19 wing, 1 massive projecting cob stack with set-offs at the left gable end, stone stack with a brick chimney shaft at the right gable end brick chimney to rear wing. Probably a 2 room and through passage plan, the hall, the larger of the 2 rooms to the left heated from the cob stack, the smaller right-hand room may originally have been unheated. The C19 wing to the rear of the lower end is gabled to the rear with an outshut with a catslide roof. 2 storeys. Asymmetrical 3-window front with C20 porch on front at right. C20 casements. A small rear projection of the main block has a catslide roof. Interior not inspected, said to be modernized but concealing rather than removing early features. Langaford Farmhouse (east) is one of 3 farms sited in a small hamlet which is similar to a Cornish townspace. Roofspace may be of interest.

Listing NGR:

Name: Whites farmhouse

Grade: II

UID: 90724

Description: C17 core, C18 and C19 alterations. Whitewashed rendered cob on stone rubble footings, slate roof gabled at ends, projecting stack at left end, 2 axial stack. Plan: the original plan was probably 3 room and through or cross passage with the hall stack backing on to the passage.

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A gabled projection to the front of the hall may have contained the stair or served as a projecting bay for the hall window. Service rooms in a single-storey cob lean-to at the rear are probably an C18 addition. The house has been remodelled and extended on either side of the hall. The present entrance, to the right of the hall stack leads directly into a stair hall and the lower end consists of 1 heated room and a small unheated storage room originally with separate access from outside. At the inner end of the hall there are now 2 rooms, a former pantry immediately to the left of the hall and a heated parlour at the left end of the range accessible via a passage to the rear of the pantry. The eaves have been raised and the thatched roof replaced with asbestos slates. 2 storeys. Long asymmetrical 5-window front with a small gabled projection to the front approximately in the centre and a C20 single-storey glazed lean-to on the front at the right, front door immediately to the right of the central axial stack and probably in the position of the former through passage doorway. Late C19 fenestration of 2- and 3-light casements with glazing bars. Interior The hall fireplace has been partly blocked in the early C20, earlier jambs and lintel said to be concealed behind, ceiling beams plastered over china cupboards to both hall and parlour. Late C19 stair with turned balusters, modern roof trusses. Whites is one of 3 farms sited in a hamlet which is similar to a Cornish townspace.

Listing NGR: SX4141599383

Name: COTTAGE ABOUT 10 METRES EAST OF RONJEN

Grade: II

UID: 90726

Description: Circa early to mid C19. Whitewashed plastered cob with a corrugated asbestos roof gabled at ends, formerly thatched right gable end stone stack. 2 cell cottage. 2 storeys. Symmetrical 2-window front with central porch with a sloping corrugated asbestos roof carried on cheeks. 2 first floor and 2 ground floor 2-light casements, 2 panes per light. Interior not inspected. The cottage is part of a small hamlet with 3 farms which is similar to a Cornish townspace. Included for group value.

Listing NGR: SX4148599410

Name: RONJEN AND FARMHOUSE ADJOINING AT WEST

Grade: II

UID: 90725

Description: C17 with C20 alterations. Whitewashed rendered cob on stone rubble footings, slate roof gabled at ends, left gable end wall partly stone rubble. Stone ashlar stack on ridge heating hall, brick chimney shaft on stone stack at left gable end heating inner room. The former stable block (Ronjen) is slightly set back. Probably originally a 3 room and through passage plan, the hall stack backing on to the passage and the lower end rebuilt as a stable block, probably in the C19. The rear of the passage was converted to a bathroom in the late C20 when the stable block was converted into a separate house. 2 storeys. The main block has an asymmetrical 3-window front with a C20 porch to the right leading into the former passage. Further C20 door to the left. First floor window left is a circa late C19 2-light casement, 4 panes per light, elsewhere the fenestration is C20 with altered embrasures. Interior not inspected. Ronjen and the farmhouse adjoining at the west is one of 3 farms sited in a hamlet which is similar to a Cornish townspace.

Listing NGR: SX4146699407

Name: Lower Luckworthy

Grade: II

UID: 90710

Description: Circa early C17, with some C19 rebuilding. The C17 building appears to have been cob on stone rubble footings. The right gable end has been rebuilt in stone rubble and brick, and the upper storey of the porch is also brick. External walls whitewashed and plastered. Corrugated iron roof gabled at ends. Large projecting stone stack at higher left gable end with set-offs and a brick shaft. Rendered axial stack heating hall with a brick shaft. Brick chimney at right gable end. The original plan was probably 3 room and cross passage with the hall stack backing on to the passage and a heated inner room. In the circa late C19 a stair was inserted in the passage, the trusses that carried a thatched roof were cut off below collar level with a new raised roof structure over them. The right gable end wall and upper storey of the porch were rebuilt and the partition between the inner room and the hall was removed. A salting room under a lean-to roof was added at the rear and a single storey dairy was added at an oblique angle to the inner room. 2 storeys. Asymmetrical 4-window front with gabled 2-storey porch with a circa early C17 outer doorway with 2 orders of ovolo-moulding and a good C17 wide panelled door. The jambs have been cut away at the bottom and rest on stone bases with urn stops. A second entrance on the front at the left has a circa C19 gabled porch with a doorway on the left return. 2 ground floor windows left are 4 over 8-pane sashes, ground floor window right is a 12-pane sash. 4 first floor 16-pane sashes, one to the upper storey of the porch. Interior Steps up to the hall from the passage. C18 2-panel door between passage and hall with H-L hinge. Hall fireplace has stone rubble jambs and a high, roughly- chamfered lintel with diagonal stops. The inner room lintel is unchamfered and probably a replacement. C20 fireplace to the lower end room. C19 stair with stick balusters in the passage, servants stair in the inner room behind a partition wall. The truncated principal rafters of the earlier roof trusses are straight and unchamfered. Shown as Muckworthy on OS map.

Listing NGR: SS4028701047

Scheduled Monuments

Name: Three bowl barrows 350m south east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34265

Description: The monument, which includes three bowl barrows in three separate areas of protection, is located on a high upland ridge overlooking the valleys of tributaries to Henford Water. The three barrow mounds vary in diameter between 31.2m and 9.6m, and in height between 0.8m and 0.6m. They are arranged in a linear grouping which lies on a north east to south west alignment. Each barrow mound is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as approximately 3m wide buried features. Five other barrows which make up the cemetery lie to the north east and south east and are the subject of separate schedulings. The central barrow of the group has been partially cut by a ditched hedge bank and the road. The southernmost barrow has also been partly cut by field boundaries to the south and west. The field boundaries which cross these barrows, together with stock proof fences, are excluded from the scheduling, although the ground beneath these features is included.

NGR: SX 37716 98478

Name: Three bowl barrows 350m south east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34265

Description: The monument, which includes three bowl barrows in three separate areas of protection, is located on a high upland ridge overlooking the valleys of tributaries to Henford Water. The three barrow mounds vary in diameter between 31.2m and 9.6m, and in height between 0.8m and 0.6m. They are arranged in a linear grouping which lies on a north east to south west alignment. Each barrow mound is

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surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as approximately 3m wide buried features. Five other barrows which make up the cemetery lie to the north east and south east and are the subject of separate schedulings. The central barrow of the group has been partially cut by a ditched hedge bank and the road. The southernmost barrow has also been partly cut by field boundaries to the south and west. The field boundaries which cross these barrows, together with stock proof fences, are excluded from the scheduling, although the ground beneath these features is included.

NGR: SX 37848 98575

Name: Three bowl barrows 350m south east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34265

Description: The monument, which includes three bowl barrows in three separate areas of protection, is located on a high upland ridge overlooking the valleys of tributaries to Henford Water. The three barrow mounds vary in diameter between 31.2m and 9.6m, and in height between 0.8m and 0.6m. They are arranged in a linear grouping which lies on a north east to south west alignment. Each barrow mound is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as approximately 3m wide buried features. Five other barrows which make up the cemetery lie to the north east and south east and are the subject of separate schedulings. The central barrow of the group has been partially cut by a ditched hedge bank and the road. The southernmost barrow has also been partly cut by field boundaries to the south and west. The field boundaries which cross these barrows, together with stock proof fences, are excluded from the scheduling, although the ground beneath these features is included.

NGR: SX 37942 98704

Name: Bowl barrow 220m east of Spry's Shop Cross, forming part of a round barrow cemetery

UID: 34266

Description: The monument includes a bowl barrow situated on an upland ridge overlooking the valley of a tributary to the River Claw, forming part of a round barrow cemetery. Seven other barrows which make up the cemetery lie to the south west, east and south east and are the subject of separate schedulings. The barrow includes a circular mound 19.9m in diameter and 1m high, surrounded by a quarry ditch from which material to construct the mound was derived. This ditch measures approximately 3m in width and partially underlies the field boundaries to the east and north of the barrow; elsewhere it survives as a buried feature, being barely discernible to the south as a flat area. The field boundaries which cross the edges of the monument to the north and east, together with the stock proof fences and a small trough on the eastern boundary only, are excluded from the scheduling, although the ground beneath these features is included.

NGR: SX 38011 99178

Name: Two bowl barrows 450m and 520m north east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34267

Description: The monument, which includes two bowl barrows in two separate areas of protection and forming part of a round barrow cemetery, is located on a high upland ridge overlooking the valley of a tributary to the River Claw. The western barrow mound measures 30.5m diameter and up to 1m in height. There is a roughly circular hollow, just east of the centre, which measures 3.4m in diameter and up to 0.2m deep; otherwise it appears as a gently sloping rounded mound. The eastern barrow mound measures 28.6m in diameter and 1.1m in height. It is a rounded mound of slightly steeper profile than the western barrow. Each barrow mound is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as approximately 3m wide buried features. Six other barrows which make up the cemetery lie to the west, east, south west and south and are the subject of separate schedulings.

NGR: SX 38391 991447

Name: Two bowl barrows 450m and 520m north east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34267

Description: The monument, which includes two bowl barrows in two separate areas of protection and forming part of a round barrow cemetery, is located on a high upland ridge overlooking the valley of a tributary to the River Claw. The western barrow mound measures 30.5m diameter and up to 1m in height. There is a roughly circular hollow, just east of the centre, which measures 3.4m in diameter and up to 0.2m deep; otherwise it appears as a gently sloping rounded mound. The eastern barrow mound measures 28.6m in diameter and 1.1m in height. It is a rounded mound of slightly steeper profile than the western barrow. Each barrow mound is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as approximately 3m wide buried features. Six other barrows which make up the cemetery lie to the west, east, south west and south and are the subject of separate schedulings.

NGR: SX 38494 99147

Name: Bowl barrow 250m north east of Oak Cottage, forming part of a round barrow cemetery

UID: 34268

Description: The monument includes a bowl barrow situated on an upland ridge overlooking the valley of a tributary to Dury Water and forming part of a round barrow cemetery. Seven other barrows which make up the cemetery lie to the south and south west and are the subject of separate schedulings. The monument includes an oval mound which measures 23.8m north east to south west by 18.2m north west to south east and is up to 0.3m high. The surrounding quarry ditch from which material to construct the mound was derived is preserved as a buried feature measuring approximately 3m in width. On the north western side the mound has been partly cut by a field boundary; the boundary itself marks the north western extent of the monument and is not included in the scheduling.

NGR: SX 38781 99221

Name: Bowl barrow 540m south east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34269

Description: The monument includes a bowl barrow situated on a high upland ridge overlooking the valley of a tributary to Dury Water and forming part of a round barrow cemetery. Seven other barrows which make up the cemetery lie to the west, north west, north, north east and south and are the subject of separate schedulings. The monument includes a circular mound which measures 23m in diameter and up to 0.5m high. It is surrounded by an approximately 3m wide quarry ditch from which material to construct the mound was derived. This is now preserved as a buried feature. The mound has been cut on its south eastern quadrant by what may be an old excavation trench which is up to 0.2m deep. The general profile is uneven in character.

NGR: SX 38616 98514

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Name: Bowl barrow 770m south east of Sandymoor Cross, forming part of a round barrow cemetery

UID: 34270

Description: This monument includes a bowl barrow situated on a high upland ridge overlooking the valley of a tributary to Dury Water and forming part of a round barrow cemetery. Seven other barrows which make up the cemetery lie to the north, north west and north east and are the subject of separate schedulings. The monument includes an oval mound measuring 16.6m long, north to south by 15.9m wide, east to west and 0.5m high. The surrounding outer quarry ditch from which material to construct the mound was derived survives as a buried feature approximately 3m wide. The ditched field boundary and stock proof fence which cross the southern side of the monument are excluded from the scheduling, although the ground beneath these features is included.

NGR: SX 38663 98195

Name: Beacon on Belland Moor 770m north east of Belland

UID: 34274

Description: This monument includes a beacon just below the summit of a high ridge forming the watershed between valleys of tributaries to Lana Lake and Henford Water. The monument survives as a low circular mound which measures 20.9m in diameter and up to 0.5m high. There is a linear depression across the centre which crosses the mound in an approximately east to west direction and measures up to 4m wide and a maximum of 0.2m deep. This is probably the remains of a track which cut across the field.

NGR: SX 36000 97016

Name: Thorn Barrow 520m south east of Coop, in Highermoor Plantations

UID: 32224

Description: This monument includes a bowl barrow known as Thorn Barrow, situated on a high upland ridge overlooking the valley of a tributary to the River Wolf. It is one of a number of single, widely dispersed barrows which lie in this area and are each the subject of separate schedulings. The monument survives as an oval mound which measures 49.5m north to south and 42.9m east to west and is up to 1.6m high. The surrounding quarry ditch from which material to construct the mound was derived is preserved as a buried feature which measures up to approximately 5m wide. The profile of the mound is very uneven, and is slightly lower in the south western quadrant. There is also evidence of old excavations in the form of an oval depression in the summit on the north eastern side which measures 9.5m long north east to south west, 8m wide south west to north east and is 0.2m deep, except for a smaller area which measures approximately 3.5m in diameter to the north which is 0.4m deep. The field boundary bank which crosses the outer edge of the ditch to the north west is excluded from the scheduling, although the ground beneath is included.

NGR: SX 41814 95726

Name: Foxhole Barrow

UID: 34241

Description: This monument includes a bowl barrow situated on an upland ridge overlooking the valley of a tributary to the River Carey. It is one of a dispersed group lying along this ridge. The barrow survives as a circular, flat-topped mound which measures 40.9m in diameter and 0.9m high. The ditch from which material to construct the mound was quarried surrounds it and survives as a buried feature approximately 3m wide.

NGR: SX 42780 96754

Name: Churchyard cross 5m north of Halwill church lychgate

UID: 27336

Description: This monument includes a churchyard cross 5m north of Halwill church lychgate. The cross survives as a square pedestal of two steps, a square ornamented socket stone and a fragment of shaft. The lower step is 1.78m square, 0.2m high and is built into the slope of the churchyard. The upper step is 1.16m square and 0.33m high. Above is a socket stone which is 0.7m square at the base and 0.5m high. The upper corners of the socket stone have been cut out and on all four faces there are designs in relief, although some are weathered, and have been subject to several interpretations. On the west face is a Latin cross, on two steps. The east face bears a large St Andrew's cross. The south face has what has been variously described as a St Andrew's cross or blind tracery in a roundel. The north face is very weathered and may represent some kind of beast or perhaps a plough. Set into the socket stone is a small fragment of shaft which is square in section and measures 0.22m square and 0.2m high. The cross is Listed Grade II.

NGR: SX 42726 99415

Name: Wayside cross at Halwill on a roadside 40m south east of the church

UID: 27335

Description: The monument includes a wayside cross of medieval date situated beside a minor road from Halwill to Halwill Junction. The cross is set on top of a hedgebank near the church entrance and opposite the original manor house. The cross is roughly made from moorland granite and has short arms. There is an incised device on the side facing north east, which may represent a St Andrew's cross. The cross is rectangular in section and measures 0.36m wide at the base, 0.46m wide at the arms and 0.36m wide at the head. It is 0.23m thick and 1.35m high. The cross is Listed Grade II.

NGR: SX 42747 99395

Name: Bowl barrow 220m east of Rectory Farm

UID: 30324

Description: This monument includes a bowl barrow situated on an upland ridge overlooking the valleys of tributaries to the River Carey. The barrow survives as an oval mound 26.8m long from north to south by 23.6m wide from east to west and 0.9m high. The surrounding ditch from which material to construct the mound was derived survives as a buried feature 2.5m wide.

NGR: SX 43324 98932

Name: Bowl barrow 240m south west of Lane End

UID: 28644

Description: The monument includes a Bronze Age bowl barrow situated on the summit of a hill to the north east of Halwill overlooking the valleys of two tributaries of the River Carey to the north and east. The upland area in which it lies supports a concentration of barrows, most of which are situated on ridges. The monument survives as an elongated oval mound which measures 27m long from east to west and 25m wide from north to south and is 0.8m high. The ditch, from which material to construct the mound was derived, survives as a 2m wide buried feature. The mound and ditch have been cut by a quarry to the east, which has been partly backfilled. The site was part excavated by Burnard in 1895. A

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platform of small, flat, fired stones which measured 3.6m long, 1.8m wide and 0.3m high was found at the centre of the mound and this was covered with charcoal and ash. A pit was also found nearby which measured 1.36m long, 1m wide and 1.2m deep. This contained calcined animal bone. Also recovered were a few sherds of Late Neolithic to Early Bronze Age pottery and an amber pendant. All fences and fence posts are excluded from the scheduling, although the ground beneath is included.

NGR: SS 43192 00068

Name: Bowl barrow in Cookworthy Plantation, 290m east of the Baptist chapel

UID: 28648

Description: The monument includes a Bronze Age bowl barrow situated on a hilltop location which originally overlooked the valley of a tributary to the River Carey. The barrow forms an outlier to a group situated to the south, which is the subject of a separate scheduling. The monument survives as a circular mound which has a more prominent profile on its southern and eastern sides. It measures 17.5m in diameter and is 0.7m high. The surrounding ditch, from which material was derived to construct the mound, is preserved as a 2m wide buried feature.

NGR: SS 40923 00546

Name: Four Bowl Barrows on Langaford Moor

UID: 28647

Description: The monument, which falls into three areas of protection, includes four Bronze Age bowl barrows situated on Langaford Moor. The barrows occupy a high upland ridge which enjoys commanding views across to Dartmoor in the south, and over valleys of tributaries of the River Carey. They form part of a concentration of similar monuments in the area. The four bowl barrows are aligned east-west along the line of the natural ridge. An outlier situated to the north, which occupies a different hilltop beyond a small river valley, is the subject of a separate scheduling. The westernmost barrow of the group survives as a 35m diameter circular, flat-topped mound standing up to 1.2m high. The central barrow survives as a 29m diameter circular flat-topped mound standing up to 0.5m high. To the east a land drain or trackway runs from north to south and has cut the quarry ditch on the eastern side of the mound. The easternmost barrows which lie within a single area of protection, survive as two conjoined mounds. The larger of the two is oval in shape and measures 22m long from east to west and 19m wide from north to south and is 0.8m high. To the SSE is the second, smaller circular mound which has a diameter of 9m and stands up to 0.3m high. All four barrows are surrounded by 2m wide buried ditches from which material was quarried during their construction.

NGR: SS 40856 00002

Name: Four Bowl Barrows on Langaford Moor

UID: 28647

Description: The monument, which falls into three areas of protection, includes four Bronze Age bowl barrows situated on Langaford Moor. The barrows occupy a high upland ridge which enjoys commanding views across to Dartmoor in the south, and over valleys of tributaries of the River Carey. They form part of a concentration of similar monuments in the area. The four bowl barrows are aligned east-west along the line of the natural ridge. An outlier situated to the north, which occupies a different hilltop beyond a small river valley, is the subject of a separate scheduling. The westernmost barrow of the group survives as a 35m diameter circular, flat-topped mound standing up to 1.2m high. The central barrow survives as a 29m diameter circular flat-topped mound standing up to 0.5m high. To the east a land drain or trackway runs from north to south and has cut the quarry ditch on the eastern side of the mound. The easternmost barrows which lie within a single area of protection, survive as two conjoined mounds. The larger of the two is oval in shape and measures 22m long from east to west and 19m wide from north to south and is 0.8m high. To the SSE is the second, smaller circular mound which has a diameter of 9m and stands up to 0.3m high. All four barrows are surrounded by 2m wide buried ditches from which material was quarried during their construction.

NGR: SS 41033 00019

Name: Four Bowl Barrows on Langaford Moor

UID: 28647

Description: The monument, which falls into three areas of protection, includes four Bronze Age bowl barrows situated on Langaford Moor. The barrows occupy a high upland ridge which enjoys commanding views across to Dartmoor in the south, and over valleys of tributaries of the River Carey. They form part of a concentration of similar monuments in the area. The four bowl barrows are aligned east-west along the line of the natural ridge. An outlier situated to the north, which occupies a different hilltop beyond a small river valley, is the subject of a separate scheduling. The westernmost barrow of the group survives as a 35m diameter circular, flat-topped mound standing up to 1.2m high. The central barrow survives as a 29m diameter circular flat-topped mound standing up to 0.5m high. To the east a land drain or trackway runs from north to south and has cut the quarry ditch on the eastern side of the mound. The easternmost barrows which lie within a single area of protection, survive as two conjoined mounds. The larger of the two is oval in shape and measures 22m long from east to west and 19m wide from north to south and is 0.8m high. To the SSE is the second, smaller circular mound which has a diameter of 9m and stands up to 0.3m high. All four barrows are surrounded by 2m wide buried ditches from which material was quarried during their construction.

NGR: SS 41312 00088

Name: Bowl barrow 500m north east of Lane End, Halwill Moor

UID: 28654

Description: The monument includes a Bronze Age bowl barrow situated 500m north east of Lane End in Halwill on a high upland ridge overlooking the valley of a tributary of the River Carey to the south east. This area supports a concentration of such barrows. The monument survives as a 34m diameter circular, flat topped mound standing up to 1.3m high. The ditch, from which material to construct the mound was derived, is preserved as a buried feature, 2m wide.

NGR: SS 43678 00651

Name: Three barrows including Great Halwill Barrow north of Halwill Junction

UID: 28643

Description: The monument, which falls into three areas of protection, includes three bowl barrows located on a high ridge which forms the watershed between the tributaries of the River Carey to the west, and those of the River Torridge to the east. Most spurs along the ridges in this area are rich in barrows, which indicates that the area was the focus of ritual activity in the past. The three barrows are aligned WSW-ENE. The westernmost barrow, which is known as Great Halwill Barrow, survives as a circular mound measuring 24m in diameter and 3m high. The mound itself lies immediately adjacent to a disused railway cutting which has partly cut its western and southwestern sides. The barrow was partly excavated by Worth in the 1890s and this work revealed several layers of burnt clay, some fragments of calcined animal bone, Late Neolithic to Early Bronze Age pottery, charcoal and an amber pendant. The central barrow of the three lies ENE of the first and survives as a

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37m diameter circular mound standing up to 0.65m high. The third barrow lies to the east and survives as a 33m diameter circular mound standing up to 1.65m high. A substantial field boundary bank crosses the mound from north to south on its eastern side and the ditch associated with this boundary has partly cut into the mound. Surrounding all three mounds, though now cut away on the western side of the westernmost mound, were ditches from which material was quarried during their construction. These have become infilled over the years but now survive as buried features 2m wide. All fences and fenceposts are excluded from the scheduling, although the ground beneath is included.
NGR: SS 44373 00244

Name: Three barrows including Great Halwill Barrow north of Halwill Junction

UID: 28643

Description: The monument, which falls into three areas of protection, includes three bowl barrows located on a high ridge which forms the watershed between the tributaries of the River Carey to the west, and those of the River Torridge to the east. Most spurs along the ridges in this area are rich in barrows, which indicates that the area was the focus of ritual activity in the past. The three barrows are aligned WSW-ENE. The westernmost barrow, which is known as Great Halwill Barrow, survives as a circular mound measuring 24m in diameter and 3m high. The mound itself lies immediately adjacent to a disused railway cutting which has partly cut its western and southwestern sides. The barrow was partly excavated by Worth in the 1890s and this work revealed several layers of burnt clay, some fragments of calcined animal bone, Late Neolithic to Early Bronze Age pottery, charcoal and an amber pendant. The central barrow of the three lies ENE of the first and survives as a 37m diameter circular mound standing up to 0.65m high. The third barrow lies to the east and survives as a 33m diameter circular mound standing up to 1.65m high. A substantial field boundary bank crosses the mound from north to south on its eastern side and the ditch associated with this boundary has partly cut into the mound. Surrounding all three mounds, though now cut away on the western side of the westernmost mound, were ditches from which material was quarried during their construction. These have become infilled over the years but now survive as buried features 2m wide. All fences and fenceposts are excluded from the scheduling, although the ground beneath is included.
NGR: SS 44493 00308

Name: Three barrows including Great Halwill Barrow north of Halwill Junction

UID: 28643

Description: The monument, which falls into three areas of protection, includes three bowl barrows located on a high ridge which forms the watershed between the tributaries of the River Carey to the west, and those of the River Torridge to the east. Most spurs along the ridges in this area are rich in barrows, which indicates that the area was the focus of ritual activity in the past. The three barrows are aligned WSW-ENE. The westernmost barrow, which is known as Great Halwill Barrow, survives as a circular mound measuring 24m in diameter and 3m high. The mound itself lies immediately adjacent to a disused railway cutting which has partly cut its western and southwestern sides. The barrow was partly excavated by Worth in the 1890s and this work revealed several layers of burnt clay, some fragments of calcined animal bone, Late Neolithic to Early Bronze Age pottery, charcoal and an amber pendant. The central barrow of the three lies ENE of the first and survives as a 37m diameter circular mound standing up to 0.65m high. The third barrow lies to the east and survives as a 33m diameter circular mound standing up to 1.65m high. A substantial field boundary bank crosses the mound from north to south on its eastern side and the ditch associated with this boundary has partly cut into the mound. Surrounding all three mounds, though now cut away on the western side of the westernmost mound, were ditches from which material was quarried during their construction. These have become infilled over the years but now survive as buried features 2m wide. All fences and fenceposts are excluded from the scheduling, although the ground beneath is included.
NGR: SS 44559 00303

Name: Upcott Barrow

UID: 32240

Description: The monument includes a bowl barrow situated on an upland ridge overlooking the valley of a tributary to the River Wolf. It is one of a dispersed group lying along this ridge. The barrow survives as a circular mound of rather uneven appearance, which measures 25.3m in diameter and 0.6m high. The ditch from which material was quarried to construct the mound, surrounds it and survives as a buried feature approximately 3m wide.
NGR: SX 44693 97442

Name: Hender Barrow

UID: 34242

Description: This monument includes a bowl barrow situated on an upland ridge overlooking the valley of a tributary to the River Wolf. It is one of a dispersed group lying along this ridge. The barrow survives as a circular mound which measures 24.9m in diameter and up to 1.6m high. It was cut on the north eastern quadrant in 1931 when a workshop, which is still standing, was constructed and consequently part of the mound was removed. There is also a central depression which measures up to 7.7m long, 4.2m wide and 0.4m deep. This may be the result of an unrecorded antiquarian excavation. On the western side a now disused vehicular track also cuts the edge of the mound. The surrounding quarry ditch from which material to construct the mound was derived is preserved as a buried feature, approximately 3m wide. The workshop and vehicular track are excluded from the scheduling, although the ground beneath them is included.
NGR: SX 45766 97689

Name: Four bowl barrows 340m north west of Mount Pleasant Farm

UID: 32194

Description: This monument includes four bowl barrows situated on the summit of a high ridge to the south west of Patchacott. This location overlooks the valleys of tributaries to both the Rivers Wolf and Lew. It commands a high vantage point with extensive views to both Dartmoor and Exmoor. The northern barrow measures 27.4m in diameter and is up to 1.2m high. The western of the two central barrows measures 30.7m in diameter and 1.1m high, whilst the other one stands to the same height and has a diameter of 30.6m. This barrow is crossed by a large field bank. The southern barrow is circular and measures 23.8m in diameter and is 0.5m high. Each barrow is surrounded by a quarry ditch from which material to construct the mound was derived. These survive mainly as buried features, though one ditch is visible as a 0.2m deep and 3.2m wide hollow to the south of the eastern of the two central barrows. The field boundary crossing one of the barrows is excluded from the scheduling, although the ground beneath is included.
NGR: SX 46953 97290

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Name: Bowl barrow 620m north of Higher Eworthy

UID: 30333

Description: This monument includes a bowl barrow situated on the summit of a hill overlooking the valley of a tributary to the River Wolf. The monument survives as a slightly oval 1.9m high mound which measures 26.8m long from east to west and 24.3m wide from north to south. A hollow in the centre suggests partial excavation, probably in antiquity. The surrounding ditch from which material to construct the mound was derived is preserved as a buried feature 3.5m wide. A stock proof fence which crosses the southern part of the monument is excluded from the scheduling, although the ground beneath is included.

NGR: SX 44470 95785

Name: Two bowl barrows on Broadbury, 140m and 230m south of Oakfield

UID: 30332

Description: This monument, which falls into two areas, includes two bowl barrows situated on the prominent upland ridge known as Broadbury. The southernmost barrow survives as a 26.8m diameter circular mound standing up to 1.3m high. The northernmost barrow survives as a circular mound with a diameter of 24.3m and it is 1.1m high. In each case the surrounding ditch, from which material to construct the mound was derived, survives as a buried feature between 2.5m and 3m wide.

NGR: SX 47859 95907

Name: Two bowl barrows on Broadbury, 140m and 230m south of Oakfield

UID: 30332

Description: This monument, which falls into two areas, includes two bowl barrows situated on the prominent upland ridge known as Broadbury. The southernmost barrow survives as a 26.8m diameter circular mound standing up to 1.3m high. The northernmost barrow survives as a circular mound with a diameter of 24.3m and it is 1.1m high. In each case the surrounding ditch, from which material to construct the mound was derived, survives as a buried feature between 2.5m and 3m wide.

NGR: SX 47997 95806

Name: Bowl barrow 70m east of Beechwood Bungalow

UID: CO 603

Description: The monument includes a bowl barrow, situated at the summit of a ridge which forms the watershed between the River Deer and the Derril Water, on the south western side of Affaland Moor. The barrow survives as a circular mound measuring up to 30m in diameter and 1.2m high. A surrounding quarry ditch, from which material to construct the mound was derived, is preserved as a buried feature. The ditch and mound have been cut slightly on the north western periphery by a field boundary. This boundary is excluded from the scheduling but the ground beneath is included. Further archaeological remains in the vicinity are the subject of separate schedulings.

NGR: SX3122099915

Name: Bowl barrow on Affaland Moor 780m north west of Forda Mill

UID: 30338

Description: This monument includes a bowl barrow situated on a high upland ridge called Affaland Moor, which overlooks the valley of the River Deer. It is one of a group of eight barrows which straddle this ridge; the remaining seven are the subject of separate schedulings. The monument survives as a circular mound which measures 27.5m in diameter and stands up to 0.9m high. The surrounding ditch from which material to construct the mound was derived is preserved as a buried feature 2.5m wide.

NGR: SS 31962 00184

Name: Bowl barrow on Affaland Moor 840m south west of Leworthy

UID: 30337

Description: This monument includes a bowl barrow on Affaland Moor, a high upland ridge overlooking the valley of the River Deer. This barrow is one of a group of eight barrows which straddle this ridge; the remaining seven barrows are the subject of separate schedulings. The monument survives as a circular mound 23.8m in diameter and stands up to 0.6m high. The surrounding ditch from which material to construct the mound was derived is preserved as a buried feature 2.3m wide.

NGR: SS 31718 00484

Name: Two bowl barrows 690m and 760m south west of Leworthy

UID: 30336

Description: This monument, which falls into two areas, includes two bowl barrows aligned north-south and situated on a high upland ridge known as Affaland Moor. These two barrows form part of a group of eight barrows spread along the ridge. The northernmost barrow of the two survives as a 0.2m high circular mound with a diameter of 25m. This mound was slightly damaged by the construction of a military building, which has subsequently been removed. The second barrow lies to the south west, measures 25m in diameter and is 1.2m high. Both mounds are surrounded by separate ditches from which material to construct the barrows was derived. These are preserved as buried features 2.5m wide. A boundary bank crossing the north side of the northern barrow is excluded from the scheduling, but the ground below is included.

NGR: SS 31567 00759

Name: Two bowl barrows 690m and 760m south west of Leworthy

UID: 30336

Description: This monument, which falls into two areas, includes two bowl barrows aligned north-south and situated on a high upland ridge known as Affaland Moor. These two barrows form part of a group of eight barrows spread along the ridge. The northernmost barrow of the two survives as a 0.2m high circular mound with a diameter of 25m. This mound was slightly damaged by the construction of a military building, which has subsequently been removed. The second barrow lies to the south west, measures 25m in diameter and is 1.2m high. Both mounds are surrounded by separate ditches from which material to construct the barrows was derived. These are preserved as buried features 2.5m wide. A boundary bank crossing the north side of the northern barrow is excluded from the scheduling, but the ground below is included.

NGR: SS 31615 00837

Land at Swingdon Farm, Ashwater, Devon

Name: Two bowl barrows 450m and 500m west of Leworthy

UID: 30335

Description: This monument, which falls into two areas, includes two bowl barrows aligned north-south and situated on a high ridge overlooking the valley of a tributary to the River Deer. These two barrows form part of a dispersed group of eight barrows spread across the length of this ridge. The northern barrow survives as a 0.7m high circular mound which measures 25.9m in diameter. The southern barrow survives as a circular mound which measures 28.8m in diameter and 1.2m high. Surrounding both barrows is the ditch from which material to build the mounds was obtained and these survive as buried features 3m wide. The boundary banks north east of the northern mound and south of the southern mound are excluded from the scheduling, although the ground beneath them is included.

NGR: SS 31741 01022

Name: Two bowl barrows 450m and 500m west of Leworthy

UID: 30335

Description: This monument, which falls into two areas, includes two bowl barrows aligned north-south and situated on a high ridge overlooking the valley of a tributary to the River Deer. These two barrows form part of a dispersed group of eight barrows spread across the length of this ridge. The northern barrow survives as a 0.7m high circular mound which measures 25.9m in diameter. The southern barrow survives as a circular mound which measures 28.8m in diameter and 1.2m high. Surrounding both barrows is the ditch from which material to build the mounds was obtained and these survive as buried features 3m wide. The boundary banks north east of the northern mound and south of the southern mound are excluded from the scheduling, although the ground beneath them is included.

NGR: SS 31762 01162

Name: Two bowl barrows 430m north west of Leworthy

UID: 30334

Description: This monument includes two bowl barrows aligned north east - south west situated 430m north west of Leworthy on a prominent ridge location overlooking the valley of a tributary to the River Deer. They form the northernmost pair of a dispersed group of eight barrows. The north eastern barrow survives as a circular mound which measures 18.2m in diameter and is 0.4m high. The second barrow survives as a circular mound which measures 20.7m in diameter and is 0.6m high. In each case the surrounding ditch from which material to construct the mound was derived is preserved as a buried feature. The remaining six barrows within this group are the subject of separate schedulings.

NGR: SS 31858 01392

Name: WERRINGTON PARK

UID: 1493

HISTORIC DEVELOPMENT

In the medieval period Werrington was one of the estates of the Abbot of Tavistock; at the Dissolution it passed with many of the abbey's other estates to the Earl of Bedford. From the Earls of Bedford the estate passed to the Drake family, and in 1650 was purchased from Sir Francis Drake's nephew by William Morice. Morice was created a baronet for his services to Charles II, and was made Secretary of State and a Privy Councillor at the Restoration. The late C17 and early C18 landscape is recorded in a view by Edmund Prideaux (1716). Sir William Morice's son, Nicholas, and his grandson, another William, undertook extensive alterations to the house and grounds in the early and mid C18. Sir Nicholas Morice was married to Catherine, daughter of the eighth Earl of Pembroke and sister of the ninth Earl (1693-1751), who with the third Earl of Burlington (1694-1753) was a noted amateur architect who worked at Castle Hill, Devon (qv). On the strength of these family connections, it has been suggested that the architect for Nicholas Morice's work at Werrington may have been William Kent (c 1685-1748) (Cherry and Pevsner 1989). In 1750 Werrington was visited by Dr Richard Pococke (1704-65), who commented on the beautiful improvement 'in wood and lawns' which had been made (Pococke 1888-9). Pococke's description also noted features including a ruined castle, a temple of the sun, a 'very fine terrace', a triumphal arch inspired by that at Lady Morice's cousin's seat, Highclere Castle, Hampshire (qv), and a hermitage 'like that at Richmond' [Richmond Park, Surrey (qv)], which had been designed by Kent in 1730. Other features noted included a 'model of what is called the Tomb of the Horatii, near Albano', a large alcove trellis seat near a serpentine stretch of river, a small building known as the Warren House, and the gothicised tower of the parish church. Pococke concluded that, 'this park is to be looked on as one of the most beautiful in England'; some of its mid C18 features are shown on a drawing of 1757 by William Borlase (DRO). Sir William Morice died without issue in 1750, and in 1775 the estate was sold to the first Duke of Northumberland (1714-86), whose interest in the property was principally connected with political patronage (Pett 1998). The Duke did however make improvements to the estate, including enclosing an extended park and building two bridges and a temple. The kitchen gardens were constructed by the third Duke in the early C19, but by the mid C19 the family's interest in the property had waned. In 1865 it was sold to Alexander Hey Campbell, while in 1882 it was again sold, this time to John Charles Williams (1861-1939) of Caerhays Castle, Cornwall (qv) (Gray 1995). Werrington was acquired as a sporting estate, but an arboretum in the grounds was developed with original introductions from Far Eastern expeditions led by Ernest Wilson (1876-1930), George Forrest (1873-1932), and Reginald Farrer (1880-1920), for which Williams had acted as sponsor. Today (2000) the site remains in private ownership.

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Werrington Park is situated c 2km north of Launceston, to the east of the B3254 which runs north-west from St Stephens to Yeolmbridge. The c 157ha site is bounded on all sides by agricultural land, from which the park is separated by a late C18 stone wall. The River Ottery flows from north-west to south-east through the site towards its confluence with the River Tamar c 1km east of the house. The river valley affords fine views to the south-east, while to the south of the river well-wooded land rises steeply. The park encompasses hills to the south-east and south-west of the house, and three combs which branch off the main valley. Smallacombe Wood, a plantation to the south-south-east of the house (outside the site here registered), forms part of the setting of the site and contains a folly, the Sugar Loaves (listed grade II) which was described in an C18 poem, *The Doom of Morice*, concerning Sir William Morice, third Baronet. This structure may correspond to the 'model of the Tomb of the Horatii' noted by Pococke in 1750 (Pococke 1888-9); Pevsner however suggests that the design may be derived from Thomas Daniell's (1749-1840) Indian drawings (published 1795-1808), which would indicate a date of c 1800 (Cherry and Pevsner 1989). The reciprocal vista to the Sugar Loaves from the park and house is today (2000) obscured.

ENTRANCES AND APPROACHES The mansion is today (2000) approached through mid C19 gates (listed grade II) adjacent to the late C19 North Lodge (listed grade II) which is situated in Werrington village to the north. The north drive extends through agricultural land to the north of the house before passing along the north-east boundary of the pleasure grounds to reach the east side of the house, immediately to the west of the kitchen garden. A further drive enters the site from a minor road to the east, adjacent to East Lodge (listed grade II). This drive passes west through agricultural land and to the south of the estate farm, before turning north-west to join the north drive to the east of the house. The principal drive enters the site from the B3254 St Stephens to Yeolmbridge road to the south-west. The drive passes between mid C19 gate piers (listed grade II) adjacent to the early C19 South Lodge (listed grade II), before winding down the wooded hillside south-west of the house. The drive crosses the River Ottery on the late C18 White Bridge (listed grade II) and sweeps north and east through the park to pass beneath the

Land at Swingdon Farm, Ashwater, Devon

south front of the house. The White Bridge and south drive formed part of the first Duke of Northumberland's improvements to the park undertaken c 1775.

The drive from West Lodge in Yeolmbridge to the north-west of the house is marked by a line of early C18 lime trees c 400m long which crosses the park and then passes along the south-west boundary of the pleasure grounds. The lime trees are shown on Edmund Prideaux's early C18 drawing of Werrington (1716).

PRINCIPAL BUILDING Werrington Park (listed grade I) stands at the top of a south-facing slope to the north of the River Ottery. The house is constructed to a courtyard plan, with a C16 range to the north being linked to an early C18 range to the south by east and west wings. The north range is constructed in rubble stone, while the symmetrical, two-storey south range is built from stuccoed brick under hipped slate roofs. The south range contains significant mid C18 rococo plasterwork and joinery.

The north range was remodelled in 1641 by Sir Francis Drake (nephew of the admiral) from the early C16 residence of the Abbot of Tavistock; further work was undertaken by Sir William Morice, first Baronet c 1650. The south range was constructed in the early C18 for Sir Nicholas, second Baronet, or Sir William, third Baronet, possibly to designs by William Kent (Cherry and Pevsner 1989). Further changes were made to the building in the late C18 and early C19 by the Dukes of Northumberland.

Immediately to the east of the house are the C18 stables and arched entrance to the estate yard (all listed grade II), while to the north-east of the house is a late C18 or early C19 icehouse (listed grade II).

GARDENS AND PLEASURE GROUNDS A grass terrace extends below the south facade of the house and is separated from the park by a ha-ha. Immediately to the west of the house a level lawn, the bowling green, is bordered by the remains of a formal planting of limes which may date from a late C17 or early C18 garden scheme; these trees are shown on Prideaux's drawing of 1716. Further informal pleasure grounds to the north and west of the house are separated from the park to the south and west by a C19 ha-ha (listed grade II) which is c 2m deep and lined with rubble stone. A low segmental-arched stone bridge leads west across the ha-ha to the park. The pleasure grounds to the west of the house occupy the site of the medieval parish church and churchyard which were removed by Sir William Morice in 1740.

PARK The park lies to the south and west of the house, and comprises the well-wooded valley of the River Ottery which flows from north-west to south-east through the site. To the north of the river an approximately rectangular-shaped lake, known as the Pond, is fed from the river by the Old Mill Leat; this continues to the east of the Pond to reach Ham Mill beyond the eastern boundary of the site. The lake was created in the early or mid C19 as part of the improvements made by Sir Nicholas or Sir William Morice and is shown in a drawing of 1757 by Borlase. The structure shown by Borlase on its north bank does not appear to survive (2000).

On the north-facing wooded hillside to the south of the Pond and the River Ottery is an early or mid C18 folly, the Terrace House (listed grade II); this structure may correspond to the hermitage described by Pococke in 1750 (Pococke 1888-9). The terraces of two cockpits also survive within the park. A terraced track which extends through the woodland east from the South Lodge to the Terrace House corresponds to the mid C18 terrace; beyond the Terrace House it continues as a track leading east and north-east to a ford on the River Ottery south-east of the house. A late C18 or early C19 footbridge, the Duchess's Bridge, which lies to the west of the ford, also links the park on each side of the river. To the east of South Lodge is the Arboretum which was laid out by John Charles Williams in 1908. It contains many original plant introductions, particularly rhododendrons, from expeditions to the Far East sponsored by Williams, together with hybrid rhododendrons and camellias bred by Williams himself.

Many of the landscape structures recorded by Pococke in 1750 (Pococke 1888-9) do not survive above ground today (2000). These include the temple of the sun, the triumphal arch, and the large trellis alcove near the river. The ruined castle stood on Castlehill to the south-west of the site here registered and no trace of this structure survives above ground.

KITCHEN GARDEN Two contiguous kitchen gardens on the south-east-facing slope to the east of the house are enclosed by brick walls (listed grade II). The gardens were constructed in the early C19 for Hugh, third Duke of Northumberland (1785-1847). Some early C20 glasshouses survive within the kitchen garden.

Appendix 3
Supporting Jpegs



The north and north-west of the field is framed by a small plantation of conifer trees, which will provide some local blocking between the turbine and its immediate environment; from the south.



The west side of the field, showing clear views to the surrounding countryside, where the ground drops away to the valley; from the east.

Land at Swingdon Farm, Ashwater, Devon



The south boundary of the field; the turbine is located quite close to this large hedgebank; from the north.



The south-east corner of the field; from the north-west.

Land at Swingdon Farm, Ashwater, Devon



The rough grass pasture of the field, showing the slight rise to the ground to the north towards the plantation of trees; from the south.



The north-west part of the field, showing the very slight undulations as the ground falls away to the west; from the south-east.

Land at Swingdon Farm, Ashwater, Devon



The southern and western part of the field, showing the fairly level pasture, which then fall to the west, into the valley; from the east.



The trees to the west-north-west which shield Blagdon Manor; from the east.



Winsford Hospital, showing how the one-and-a-half storey building is shielded by trees; from the north-east.



View of the large stone cross-base and lychgate in Halwill churchyard; from the north-east.



The roadside cross in Halwill, south of the church; from the east.



The historic headstones in the churchyard in Halwill; from the north.



The church, set within the wooded churchyard, at Halwill; from the east.



The church room located in the churchyard in Halwill; from the east.



Town Farm in Halwill; from the south-east.



Lower Town Farm in Halwill; from the north-east.



The range of buildings 30m east of Lower Town Farmhouse; from the north-east.



The hamlet of Langaford, with four heritage assets; from the south-east.



The entrance to Foxhole Manor, showing how the grounds are carefully planted to enclose the house and shield it from views; from the east.

Land at Swingdon Farm, Ashwater, Devon



Foxhole Farmhouse and farm buildings south and east of the Manor House, with no intervisibility to the turbine, set down a south-facing slope; from the north.



Foxhole Barrow located in a field on the high ground to the south of the proposed turbine, at 4.5km; with some views over the hedges to the north, on the lower ground to the wider landscape; from the south-east.



Thorn Barrow, located in Witherdon Wood plantation; from the south.



House 20m north-east of Thorndon House, viewed over the fields, looking towards the turbine site; from the south-east.



West Manton Farmhouse, set in its gardens and partially shielded by the trees which are planted to the north; from the south-west.



View over Ashwater towards the proposed turbine site, showing the position of the village on its hilltop, within the landscape and particularly the place of the church and church tower; from the south-south-east.

Land at Swingdon Farm, Ashwater, Devon



Holmdene and the K6 telephone kiosk in Ashwater, north-east of the main village green; from the south-west.



The church and Bell Tower Cottage, within Ashwater, east of the village green; from the north-west.

Land at Swingdon Farm, Ashwater, Devon



Wembley House framing the north side of the village green; from the south-east.



Ashwater Barton, to the south of the village green; from the north.



The Old Rectory, amongst the trees north-east of the village, set in a slight hollow; from the north-west.



Higher Prestacott farming settlement, amongst the trees just north of Ashwater and 2-2.5km south of the turbine site; from the north-west.



Higher Prestacott farming settlement, Buckingham Farmhouse, shielded by the barns to the rear; from the south-east.



Berrington Farmhouse, with views to the right hand side, up towards the turbine site, showing the farm, set in a slight hollow, with a plantation to the north, but otherwise clear views; from the south-east.



One of the fields south of Sandymoor Cross, with two Scheduled Monuments. One of the barrows is in the foreground, a very slight mound, with hedgebanks providing comprehensively local blocking; from the south.



Track to Braddon Farm, which leads into the plantation, part of which would shield the farm from views to the turbine; from the south-west.



View from the field in which the proposed turbine would be situated, back to the slight mound to the north of the opposite field, barely discernible, mostly surviving below ground, east of the road.



Bowl barrow, north-east of Oak Cottage, with limited views towards the turbine site, due to its low height; from the north-east.

Land at Swingdon Farm, Ashwater, Devon



Three bowl barrows near Sandymoor Cross, the very slight mounds are visible across this field; from the north-east.



Track down to Hole Farm, north of the turbine site, set amongst trees; from the west.



The three bowl barrows near Sandymoor Cross from the southern boundary of the field. The slight mound is more visible from this angle; from the south-west.



Entrance to Blagdon Manor, showing local blocking by trees; from the east.



Cholditch Farmhouse, located to the west of the A388, on the northern side of a small valley; from the south-east.



Beacon on Belland Moor, set in a wooded and overgrown enclosure to the south-west of the turbine site; from the west.



Barns east of Nethercott Farm, which block views to the turbine; from the north-east.



Nethercott Farmhouse, south-west of the turbine site; from the east.



Tetcott Estate, showing the building complex set within the parkland landscape; from the north-east.



Detailed views of the church and other buildings, set in the trees, on the Tetcott Estate; from the north-east.



North Tamerton church, with wide views over the valley to the east, and dominant in its landscape; from the south-east.



Detailed view of North Tamerton church; from the south-east.



Affaland Moor, with shallow barrow visible in the foreground, showing views out of the moor, to the south and east; from the north-west.



Another shallow barrow on Affaland Moor, showing its setting amongst shrubby and moorland trees; from the south-east.



A new turbine built to the north-west of Affaland Moor and clearly visible from the moor; from the south-west.



Barrow to the north-edge of Affaland Moor. This is the only clear upstanding earthwork, partly blocked by the adjacent plantation; from the south.



One of the slight barrow earthworks on Affaland Moor; from the east.



View across Affaland Moor, to the east, including a small mound set in the long rushy pasture; from the west.

Land at Swingdon Farm, Ashwater, Devon



Barrow in the fields north of Affaland Moor, showing wide views to the east; from the west.



Clawton Church, with wide views to the east; from the north-west.



View of the large Solar PV units visible from the churchyard at Clawton and just below Eastacombe Farm; from the south-west.



1 and 2 Church Road in Clawton, both cottages facing north; from the north-west.



The cottages to the east of 1 and 2 Church Road, blocking views to the turbine site; from the north-west.



The Clawton Bridge Methodists Church in Clawton; from the south-east.



The row of attached Listed cottages in Clawton: Thorpe Cottage, Tudor Rose, Mazoe, Elm Cottage; from the south-east.



Eastacombe Farm, with wide views to the high ground to the south-east; from the north-west.



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

Tel: 01769 573555
Email: mail@swarch.net